



COMMITTEE OF ADJUSTMENT MINUTES

Monday, January 22nd, 2024

5:00 p.m.

Tay Valley Municipal Office – 217 Harper Road, Perth, Ontario
Council Chambers

ATTENDANCE:

Members Present: Chair, Larry Sparks
Peter Siemons
Richard Schooley

Members Absent: None

Staff Present: Noelle Reeve, Planner
Garry Welsh, Secretary/Treasurer

Applicants/Agents Present: Glen Brown, Owner

Public Present: Stephen Tysick
Dave Thomas

1. CALL TO ORDER

The Chair called the meeting to order at 5:00 p.m.
A quorum was present.

2. AMENDMENTS/APPROVAL OF AGENDA

The Agenda was adopted as presented.

3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST AND GENERAL NATURE THEREOF

None at this time.

4. APPROVAL OF MINUTES

i) **Committee of Adjustment Meeting – November 27th, 2023.**

The minutes of the Committee of Adjustment meeting held on November 27th, 2023, were approved as circulated.

5. INTRODUCTION

The Chair welcomed the attendees and introduced the Committee Members, the Planner and the Secretary/Treasurer and identified the applicants. The Planner then provided an overview of the Minor Variance application review process to be followed, including:

- the mandate and responsibilities of the Committee
- a review of available documentation
- the rules of natural justice, the rights of persons to be heard and to receive related documentation on request and the preservation of persons' rights.
- the flow and timing of documentation and the process that follows this meeting
- any person wanting a copy of the decision regarding this/these application(s) should leave their name and mailing address with the Secretary/Treasurer.

The Chair advised that this Committee of Adjustment is charged with making a decision on the applications tonight during this public meeting. The decision will be based on both the oral and written input received and understandings gained.

Based on the above, the Committee has four decision options:

- Approve – with or without conditions
- Deny – with reasons
- Defer – pending further input
- Return to Township Staff – application deemed not to be minor

The agenda for this meeting included the following application(s) for Minor Variance:

MV23-14– Brown, Concession 2, Part Lot 15, geographic Township of South Sherbrooke

6. APPLICATIONS

i) **FILE #: MV23-14 – Brown**

a) **PLANNER FILE REVIEW**

The Planner reviewed the file and PowerPoint in the agenda package. The Planner noted that since the proposed cabin is to be situated behind the cottage, runoff will be directed to a soakaway pit, and a Site Plan Control Agreement will be placed on title, the potential effect on the lake will be mitigated.

b) APPLICANT COMMENTS

The applicant noted that although the lot extends far back from Christie Lake, the cabin is proposed to be closer to the cottage, due to restrictions from a steep slope, and a Hydro line easement which crosses the property. The Planner reported that the Rideau Valley Conservation Authority engineer determined that the slope should not be disturbed by future development, as that may affect stability.

The applicant also confirmed that vehicles will still be able to park in the existing parking spaces and that the property will continue to only be used seasonally.

c) ORAL & WRITTEN SUBMISSIONS

None.

d) DECISION OF COMMITTEE

RESOLUTION #COA-2024-01

MOVED BY: Peter Siemons

SECONDED BY: Richard Schooley

“**THAT**, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV23-14 is approved, to allow a variance from the requirements of Section 3.29 (Water Setbacks) of Zoning By-Law 2002-121, for the lands legally described as 550 Christie Lake Lane 51A, Concession 2, Part Lot 15, in the geographic Township of South Sherbrooke, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-914-020-06500;

- To permit a sleeping cabin at a water setback of 18m (59ft) rather than the 30m required.

AND THAT, the owners enter into a Site Plan Control Agreement prepared by the Township.”


ADOPTED

7. **NEW/OTHER BUSINESS**

None.

8. ADJOURNMENT

The meeting adjourned at 5:19 p.m.



Chairperson



Secretary/Treasurer