

**Meeting #:** 09/2019  
**Date:** Tuesday, September 10, 2019  
**Time:** 4:00 pm  
**Location:** Town of Pelham Municipal Office - Council Chambers  
20 Pelham Town Square, Fonthill

**Members Present** Donald Cook  
Bernie Law  
Bill Sheldon  
Sandra Marsh

**Members Absent** John Klassen

**Staff Present** Holly Willford

**Others Present** Applicants, Agents and other interested members of the public

**1. Attendance**

Applicants, Agents and Interested Parties

**2. Call to Order, Declaration of Quorum and Introduction of Committee and Staff**

Noting that a quorum was present, Chair Sheldon called the meeting to order at approximately 4:00 pm. The Chair read the opening remarks to inform those present on the meeting protocols and he introduced the hearing panel and members of staff present.

**3. Disclosure of Pecuniary Interest and General Nature Thereof**

Bill Sheldon declared a conflict with regard to application A22/2019P as he is an adjacent neighbor.

**4. Requests for Withdrawal or Adjournment**

Chair Sheldon vacated Council Chambers and Member Cook took the place of Chair.

Holly Willford, Assistant Secretary-Treasurer of the Committee of Adjustment, advised the Committee that the applicant for items A22/2019P have requested to have their matter adjourned to allow the applicant time to work with the neighbor whom objected to the application to hopefully come to a resolution.

**Moved By** Sandra Marsh

**Seconded By** Bernie Law

**THAT application A22/2019 be adjourned sine die**

**Carried**

**5. Applications for Minor Variance**

**5.1 A22/2019P - 250 Canboro Road**

Application was adjourned, sine die.

**5.2 A23/2019P - 405 Canboro Road**

Member Sheldon returned to his seat as Chair.

**Purpose of Application**

Application for relief, pursuant to Section 7.7 (a) "Maximum Lot Coverage (Accessory)" to permit a maximum lot coverage of an accessory building of 4% whereas the by-law permits 1% to allow the construction of a pool cabana.

**Representation**

The Applicant was present.

**Correspondence Received**

1. Town of Pelham Planning Department
2. Town of Pelham Public Works
3. Town of Pelham Building Department
4. Niagara Region Planning & Development Services

**Applicant's Comments**

The Applicant had no comments.

**Public Comments**

There were no comments made by the public.

## **Members Comments**

There were no comments made by the members.

**Moved By** Sandra Marsh

**Seconded By** Bernie Law

**Application is made for relief of Section 7.7 (a) "Maximum Lot Coverage (Accessory)" to permit a maximum lot coverage of an accessory building of 4% whereas the by-law permits 1% to allow the construction of a pool cabana, is hereby: GRANTED.**

**The above decision is based on the following reasons:**

- 1. The variance is minor in nature.**
- 2. The general purpose and intent of the Zoning By-Law is maintained.**
- 3. The intent of the Official Plan is maintained.**
- 4. The proposal is desirable for the appropriate development and/or use of the land offer an enhanced rear yard amenity area and allow more flexibility in terms of property usage.**
- 5. This application is granted without prejudice to any other application in the Town of Pelham.**
- 6. No objections were received from commenting agencies or abutting property owners.**
- 7. The Committee of Adjustment considered the written and oral comments and agrees with the minor variance report analysis and recommendation that this application meets the Planning Act tests for minor variance.**

**The above decision is subject to the following conditions:**

- 1. That all necessary building permits are required prior to construction commencing to the satisfaction of the Chief Building Official and shall not be approved for any living accommodations or plumbing within the accessory building.**

**Carried**

**6. Applications for Consent**

None.

**7. Minutes for Approval**

None.

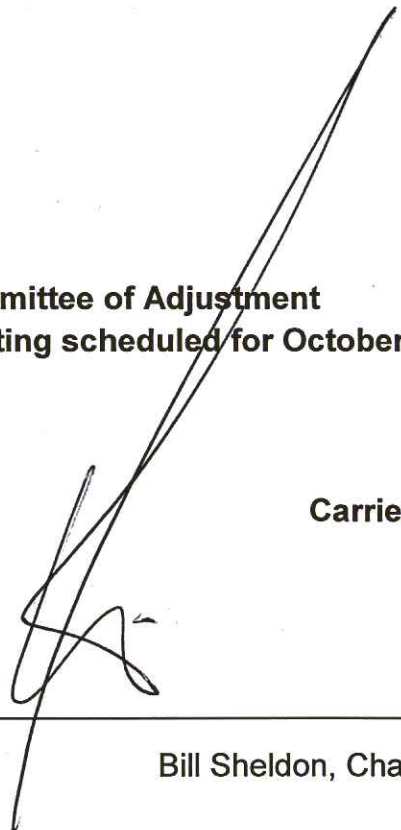
**8. Adjournment**

**Moved By** Sandra Marsh

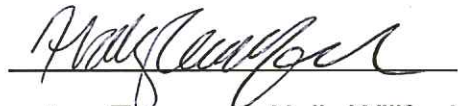
**Seconded By** Bernie Law

**BE IT RESOLVED THAT this Meeting of the Committee of Adjustment Hearing be adjourned until the next regular meeting scheduled for October 1, 2019 at 4:00 pm.**

**Carried**



Bill Sheldon, Chair



Assistant Secretary-Treasurer, Holly Willford