

Committee of Adjustment**Minutes**

Meeting #: CofA 06/2022
Date: Wednesday, June 1, 2022
Time: 4:00 pm
Location: Town of Pelham Municipal Office - Council Chambers
20 Pelham Town Square, Fonthill

Members Present John Klassen
Sandra Marsh
Brenda Stan

Members Absent Donald Cook
Bernie Law

Staff Present Sarah Leach
Jacquie Miller
Shannon Larocque

1. Attendance

Applicants, Agents and viewing members of the public via Town of Pelham YouTube Channel by Live-streaming.

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

Noting that a quorum was present, Chair Klassen 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.

2.1 Land Recognition Statement

Ms. Sarah Leach, Assistant Secretary-Treasurer, recited the land recognition statement.

3. Disclosure of Pecuniary Interest and General Nature Thereof

There were no pecuniary interests disclosed by any of the members present.

4. Requests for Withdrawal or Adjournment

Ms. Sarah Leach, Assistant Secretary-Treasurer stated no requests for withdrawal or adjournment have been made.

5. Applications for Minor Variance

5.1 A5/2022P - 27 College Street

Purpose of the Application

Application is made for relief of Section 6.1(c) "Maximum (Accessory Building) Height" – to permit a maximum height of 5.36m, whereas the by-law allows a maximum height of 4.75m.

Representation

The Applicant, Rick Yazwinski was electronically present.

Correspondence Received

1. Town of Pelham Planning
2. Town of Pelham Public Works
3. Town of Pelham Building

Applicants Comments

The Applicant, Mr. Yazwinski provided a brief summary of the proposal.

A Member asked what impact the build would have on surrounding trees. Mr. Yazwinski stated that the proposed location was intentional to minimize the impact on the surrounding trees and garden.

Public Comments

Ms. Sarah Leach, Assistant Secretary Treasurer indicated she checked the clerks@pelham.ca email address at 4:18 pm and confirmed no e-mails has been received with regard to the subject application. Ms. Leach indicated the public comment portion of the application could be closed. The Committee agreed to close the public portion of the meeting and deliberate.

Member Comments

The Members indicated they had no further comments or objections.

Moved By Sandra Marsh

Seconded By Brenda Stan

THAT application for relief of Section 6.1(c) “Maximum (Accessory Building) Height” – to permit a maximum height of 5.36m, whereas the by-law allows a maximum height of 4.75m, is hereby: GRANTED;

The above decision is based on the following reasons:

- 1. The variance is minor in nature as no significant impacts on the subject property with regard to massing, streetscape or sightline issues are anticipated.**
- 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 because it will facilitate the construction of a detached garage to accommodate the homeowner’s storage and studio use.**
- 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.**

Prior to Building Permit:

- 1. To the Satisfaction of the Director of Public Works**
 - 1. Submit an updated Lot Grading & Drainage Plan demonstrating that the drainage neither relies, nor negatively impacts neighbouring properties, to the satisfaction of the Director of Public Works, or designate.**

2. **Obtain a Driveway Access and Culvert Permit from the Town for the construction of a new driveway or any modifications to existing driveways/entrance. Installation and/or modification of new entrances shall be completed in accordance with Town Standards prior to Building Permit and the Applicant shall bear all costs associated with the works.**

Carried

6. Applications for Consent

None.

7. Minutes for Approval

None.

8. Adjournment

Moved By Sandra Marsh

Seconded By Brenda Stan

BE IT RESOLVED THAT this Meeting of the Committee of Adjustment be adjourned until the next regular meeting scheduled for July 5, 2022 at 4:00 pm.

Carried

John Klassen, Chair

Sarah Leach, Assistant Secretary-Treasurer