

Meeting #: CoA-10/2017
Date: Tuesday, October 3, 2017
Time: 4:00 pm
Location: Town of Pelham Municipal Office - Council Chambers
20 Pelham Town Square, Fonthill

Members Present Wayne Lockey
Brian DiMartile
John Klassen
Staff Present Nancy Bozzato
Judy Sheppard

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

Noting that a quorum was present, Chair Wayne Lockey, 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**

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

5. **Applications for Minor Variance**

5.1 A32/2017P - John & Colleen Keizer

Purpose of Application:

The subject land is zoned Agricultural "A" in accordance with Pelham Zoning By-law 1136(1987), as amended. The applicant is seeking relief of the following sections:

7.4(c) - Maximum Lot Coverage - seeking 10.1% whereas 10% is allowed; and

7.7(d) - Minimum Front Yard - seeking 12.93 metres whereas 13 metres is required; and

7.4(f) - Minimum Side Yard - seeking 5.58 metres whereas 9 metres is required.

Relief is sought to facilitate construction of an addition to the single family dwelling.

Representation:

Colleen and John Keizer, registered owners, appeared on behalf of the application.

Correspondence Received:

1. Town of Pelham Planning Department
2. Town of Pelham Building Department
3. Town of Pelham Fire and By-law Services Department
4. Region Comments

Applicant Comments

The owner, Mr. Keizer, had no comments.

Public Comments

There were no comments from the public.

Members' Comments

There were no comments from the members.

Moved By Brian DiMartile

Seconded By John Klassen

Application for relief of the following sections:

7.4(c) - Maximum Lot Coverage - seeking 10.1% whereas 10% is allowed, is hereby GRANTED.

7.7(d) - Minimum Front Yard - seeking 12.93 metres whereas 13 metres is required, is hereby GRANTED.

7.4(f) - Minimum Side Yard - seeking 5.58 metres whereas 9 metres is required, to facilitate construction of an addition to the single family dwelling, is hereby GRANTED.

The above decision is based on the following reasons:

- 1. The variance is minor in nature in that adequate open space is available for drainage and rear yard amenity and the setback mirrors**

that of the existing dwelling.

2. The general purpose and intent of the Zoning By-Law is maintained in that adequate open space / amenity area is maintained and there are no negative impacts on the neighbours, noting that the drainage can be fully accommodated on site.

3. The intent of the Official Plan is maintained in that no agricultural land is being impacted and there are no negative impacts on the neighbours.

4. The proposal is desirable for the appropriate development and/or use of the land in that it improves the indoor living space and maintains adequate outdoor amenity space and there are no negative impacts on the neighbours.

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 must be obtained prior to construction commencing, to the satisfaction of the Town of Pelham Chief Building Official.

Carried

6. Applications for Consent

6.1 B30/2017P - 4 High Street Inc.

Purpose of Application

Application is made for consent to a right-of-way in perpetuity over Part 2 to the benefit of Part 4 for use as a shared driveway for ingress and egress purposes. Parts 1, 2 & 3 are to be retained for continued use of the dwelling known municipally as 1022 Pelham Street.

Representation

Christian Venditti, authorized agent, appeared on behalf of this application.

Correspondence Received

1. Town of Pelham Planning Department
2. Town of Pelham Building Department
3. Town of Pelham Public Works & Utilities Department

Applicant's comments

Mr. Venditti advised the Committee that, due to the layout of the units, the Right-of-Way must be extended another 20 feet to the south therefore, he requested an adjournment to facilitate this change.

Members Comments

Neither staff nor the members were made aware of this change prior to the Hearing, therefore, it was decided that the application would need to be resubmitted with an amended sketch and the appropriate rescheduling fee. The members agreed that the application be adjourned.

Moved By John Klassen

Seconded By Brian DiMartile

That Application B30/2017P (4 High Street Inc.) be adjourned; and

That an amended sketch be resubmitted and the application be amended; and

That a rescheduling fee be applied.

Carried

7. Minutes for Approval

Prior to approving the minutes, the Committee made a motion to appoint a staff member as Assistant Secretary-Treasurer.

Moved By Brian DiMartile

Seconded By John Klassen

That, pursuant to the *Planning Act*, Section 44(8), Judy Sheppard be appointed to the Town of Pelham Committee of Adjustment as the Assistant Secretary-Treasurer and Acting Secretary-Treasurer in the absence of the Secretary-Treasurer.

Carried

**Moved By John Klassen
Seconded By Wayne Lockey
That the minutes of the September 12th, 2017, Committee of Adjustment
Hearing be approved.**

Carried

8. Adjournment

**Moved By Brian DiMartile
Seconded By John Klassen
BE IT RESOLVED THAT this Meeting of the Committee of Adjustment
Hearing be adjourned until the next regular meeting scheduled for
November 7, 2017 at 4:00 pm.**

Carried

Wayne Lockey, Chair

Secretary-Treasurer, Nancy J. Bozzato