



City of Brockville Committee of Adjustment Minutes

3:00 PM - Wednesday, July 28, 2021

Virtual

The Committee of Adjustment meeting was called to order on Wednesday, July 28, 2021, at 3:00 PM, virtually, with the following present:

Members

Committee Chair Hugh A Bates

Present:

Committee Member Dave Cody

Committee Member Shelbi McFarlane

Regrets:

Staff:

Colin Herreywnen, Planner

Dayna Golledge, Administrative Coordinator - Planning/COA

Secretary-Treasurer

Chair's Remarks

"The Council for the City of Brockville, under by-law, has appointed us as members of the Committee of Adjustment. Our responsibilities are outlined in detail in the Planning Act and include the processing of applications for minor variances to certain by-laws, consideration of changes or extensions to non-conforming uses and the processing of consent applications where a minor variance is required prior to a consent being approved. Further information, if required, may be obtained from the Planning Department.

Anyone who wishes to speak at today's hearing is asked to direct their comments through the Chair, stating your full name and address for the record.

Anyone present, other than the applicant, who wishes to receive a copy of the decision of the Committee on any of the submissions being heard, must submit a written request with the Secretary-Treasurer for such notice. In order to be kept advised of any possible Local Planning Appeal Tribunal hearing, one must request in writing and be sent a copy of the Committee's decision on any particular application.

Any minor variance decision made by the Committee at today's meeting will become final 20 days after the date of making of the Decision, provided no appeals are lodged. In the case of a consent, the appeal period is 20 days after the date of the Notice of Decision."

Disclosure of Interest

Nil

Public Meeting

1. SR2021-140
Minor Variance A06-21 - 1200 Webster Crescent

Staff Planner provided a brief overview of the application explaining that Greg Ham from Seaway Design Group was acting on behalf of the owner, Bridlewood Homes Inc. The application was submitted requesting a reduction to the minimum rear yard setback to construct an uncovered deck that exceeds 1.5 metres in height. The request before the Committee is for a reduction to the minimum required rear yard from 7.5 metres to 4.9 metres. The Planner also clarified that the subject property is similar in size, shape and grading of surrounding lots within close proximity and that it appears to comply with all other zoning regulations.

No concerns were expressed by external agencies. The City Engineering and Infrastructure Department noted that they are not opposed to the application, but highlighted that care should be taken to ensure that grading is not altered.

The Chair noted that the key part of the application being approved is that the deck remains uncovered. Should the applicant or owner wish to cover or enclose the proposed deck they will have to return to the Committee for approval.

Staff do not feel that the proposed uncovered deck will have much impact on abutting properties and are satisfied that it meets regulations.

The Chair asked the Committee Members if there were any further questions or comments. No comments were put forward.

Member Cody read the motion:

THAT the following variance be granted:

- A reduction to the minimum rear yard setback for an uncovered deck that exceeds 1.5m in height, from the required 7.5 metres to 4.9 metres.

CARRIED

Approval of the Minutes

THAT the minutes of the Committee of Adjustment meeting dated 23 June 2021 be adopted as circulated.

CARRIED

Adjournment

THAT the Committee of Adjustment meeting be adjourned until its next scheduled meeting.

CARRIED

Hugh Bates, Chair

Dayna Golledge, Secretary/Treasurer