

CORPORATION OF THE MUNICIPALITY OF CALVIN
MINUTES OF COMMITTEE OF ADJUSTMENT HEARING
TUESDAY JUNE 8, 2021

This Hearing of the Committee of Adjustment was held this date to hear the Minor Variance proposal of Mr. Wayne Brown and Mrs. Lorna Brown (Brown A-01-21).

Present were: Ian Pennell, Sandy Cross, Dan Maxwell, Heather Olmstead, Christine Shippam and Cindy Pigeau

Guests: 1 (Wayne Brown)

The hearing was called to order by Chair Ian Pennell at 6:31 pm.

The Chair stated that the Municipality has received an application for a minor variance to Zoning By-law No. 2000-11 (February 27, 2001), amendment By-Law No. 2008-011 (June 10, 2008) and amendment By-Law No. 2010-008 (March 9, 2010), on lands legally described as Concession 7, Part of Lot 17, Plan 36M525 Lot 3 Incl. RP 36R9935 Part 1, Municipality of Calvin, located at 89 Booth Road west side of Highway 630 on Smith Lake. The proposed minor variance will allow a reduction of the frontage distance between a single detached dwelling plus deck and the shoreline from 30 m to approximately 28.04 m. This request is being made in an effort to save and protect large white pine and spruce trees at the back of the single detached dwelling and allow for provisions of an eight (8) foot deck in the front of the single detached dwelling.

The Committee then heard from Mr. Brown who presented his proposal.

There was no representation by or in writing from anyone opposed to the application.

North Bay Mattawa Conservation Authority was circulated and responded that they had no objection to this application.

East Nipissing Planning Board was circulated and responded that they had no objection to this application.

Property owners within 60 m were circulated and provided no response.

The Committee then reviewed the Minor Variance application to see if it met all four tests for Minor Variance.

COMMITTEE of ADJUSTMENT DECISION - Request Granted

Application No.: **A-01-21**

Date of Hearing : **June 8th, 2021**

Date of Decision: **June 8th, 2021**

In the matter of Section 44 of the Planning Act, Zoning By-law No. 2000-11 (February 27, 2001), amendment By-Law No. 2008-011 (June 10, 2008) and amendment By-Law No. 2010-008 (March 9, 2010) and an application for (X) Minor Variance ; () permission to allowthe Municipality has received an application for a minor variance on lands legally described as Concession 7, Part of Lot 17, Plan 36M525 Lot 3 Incl. RP 36R9935 Part 1, Municipality of Calvin, located at 89 Booth Road west side of Highway 630 on Smith Lake. The proposed minor variance will allow a reduction of the frontage distance between a single detached dwelling plus deck and the shoreline from 30 m to approximately 28.04 m. This request is being made in an effort to save and protect large white pine and spruce trees at the back of the single detached dwelling and allow for provisions of an eight (8) foot deck in the front of the single detached dwelling.

Location of property: Lot: **Part Lot 17** Concession: **7**

Street Address: **89 Booth Road, Mattawa, ON P0H 1V0**

The request is hereby () refused (X) granted subject to the following conditions:

1.
2.
3.
4.

Reasons: The proposed use complies with the applicable policies of the Official Plan with respect to the scope of permitted uses and the criteria for development, and in this respect meets the intent of the first test. The second test is met given compliance with the permitted uses and compliance with the applicable zone standards and an exception that will not otherwise prejudice public health and safety. The variance is minor as there are no on-site or off-site impacts of any significance that would affect the development. The fourth test will be met since the intent is to provide for a permanent dwelling (house) on the lot.

Concur in the Decision:

-Sandy Cross..... Committee Member
-Dan Maxwell.....Committee Member
-Heather Olmstead.....Committee Member
-Ian Pennell..... Committee Member
-Christine Shippam - Declared a Conflict of interest.. Committee Member

NOTICE OF LAST DATE OF APPEAL

Notice is hereby given that the last date for appealing this Decision to the Local Planning Appeal Tribunal is June 28, 2021.

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the date of the decision, appeal to the Local Planning Appeal Tribunal against the decision of the Committee of Adjustment by filing with the Secretary-Treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment of the appeal fee of \$400.00 in a cheque made out to the Minister of Finance. (Section 45 (12) of the Planning Act)

MOTION - ADJOURNMENT

Moved by: Sandy Cross

Seconded by: Heather Olmstead

That this hearing of the Committee of Adjustment now be adjourned at 6:55 pm.

Carried.