TOWNSHIP OF GALWAY-CAVENDISH AND HARVEY

The Minutes of the Committee of Adjustment Meeting held March 15th, 2011at 1:00 p.m. at the Township Municipal Building, 701 County Road # 36

Present: Don LaCombe, Chair
Janet Clarkson
Bev Matthews
Madeline Pearson
Ron Windover

Staff present: Pat Kemp, CAO
Natalie Garnett, Clerk
Mike Zimmer, Chief Building Official/Zoning Administrator
Aiden Stanley, Planning Technician

Chair LaCombe called the meeting to order at 1:00 p.m. and reminded Committee members of the disclosure of interest as noted on the agenda.

1. Adoption of Minutes

Resolution No. CA 2011-12

Moved by: Mr. Windover
Seconded by: Mrs. Pearson

That the Committee of Adjustment Minutes of February 8th, 2011 be adopted as circulated. Carried.

2. Applications

2.1 Minor Variance A-11-06 D Troy & Mary Ellenor, being located in Part of Lot 14, Concession 9 (Harvey) and having Property No.1542-010-302-17200 (116 Fire Route 79A).

Section 5.2 –Regulations of Uses Permitted in Section 5.1-Minimum Interior Side Yard
Minor Variance to allow for a reduction in the minimum interior side yard setback from 4.57 m (15 ft.) to a minimum interior side yard setback of 1.83 m (6 ft) to allow for the construction of an addition to an existing cottage.

Section 5.2 – Regulations of Uses Permitted in Section 5.1-Minimum Water Yard
Minor Variance to allow for a reduction in the minimum water yard setback from 21.5 m (70 ft.) to a minimum water yard setback of 12.5 m (41 ft.) to allow for the construction of an addition to an existing cottage.

No comments were received regarding this application. Mr. Ellenor, the property owner was present at the meeting and advised that the neighbour had provided him with a letter of support.

Resolution No. CA 2011-13

Moved by: Mrs. Clarkson
Seconded by: Mr. Windover

That Minor Variance Application A-11-06 for Tory and Mary Ellenor be approved, and that a building permit be issued after the twenty appeal period provided all conditions and applicable law has been complied with. Carried.

2.2 Minor Variance A-11-07 Duncan and Elaine Durham (Agent: Greg Lawson), being located in Part of Lot 14, Concession 9 (Harvey) and having Property No. 1542-010-302-17300 112 Fire Route 79A)

Section 5.2 – Special Provisions for Waterfront Lots on Private Roads
Minor Variance to allow for a reduction in the setback from a private road from 12.2 m (40 ft.) to a setback from a private road of 9.14 m (30 ft.) to allow for the construction of a cottage.

Section 5.2 – Regulations of Uses Permitted in Section 5.1-Minimum Water Yard
Minor Variance to allow for a reduction of the minimum water yard setback from 21.5 m (70 ft.) to a minimum water yard setback of 10.7 m (35 ft.) to allow for the construction of a cottage.

Section 4.20.1 – Special Provisions for Accessory Structures
Minor Variance to allow for a reduction in the minimum side lot line for a boathouse of 15 m (50 ft.) to a minimum side lot line for a boathouse of 1.52 (5 ft.) to recognize the existing non-complying boathouse.

No comments against the application were received. A letter from the Trent Severn Waterway advised that they did not have any concerns with the application.

Resolution No. CA 2011-14

Moved by: Ms. Matthews
Seconded by: Mrs. Pearson

That Minor Variance Application A-11-07 for Duncan and Elaine Durham be approved, and that a building permit be issued after the twenty appeal period provided all conditions and applicable law has been complied with. Carried.

2.3 Minor Variance A-11-08 Rebecca Gibbens (Agent: David C. Muha) , being located in Part Lots 28 and 29 of Concession 12, Part lots 3 and 4 of 45R-14972 (Galway) and having Property No. 1542-020-102-27600 (32 East Clear Bay Road).

Section 5.2 – Regulations of Uses Permitted in Section 5.1
Minor Variance to allow for a reduction in the minimum water yard setback from 21.5 m (70 ft.) to a minimum water yard setback of 15.24 m (50 ft.) to allow for the construction of a guest cabin.

The Committee was advised that the application needs to be circulated to the Kawartha Region Conservation Authority for comment and as such it was

deferred to the April 12th, 2011 Planning Meeting.

2.4 Minor Variance A-11-09 Andrew Watt (Agent: Christine Watts), being located in Part of Lot 16, Concession 11 (Harvey) and having Property No. 1542-010-002-39700 (1643 Northern Ave).

Section 5.2 – Regulations of Uses Permitted in Section 5.1-Minimum Water Yard
Minor Variance to allow for a reduction of the minimum water yard setback of 21.5 m (70 ft.) to a minimum water yard setback (West Side) of 4.51m (14.8 ft.) to recognize the existing cottage and to allow for the addition of a second storey.

Section 5.2 – Regulations of Uses Permitted in Section 5.1-Minimum Water Yard
Minor Variance to allow for a reduction of the minimum water yard setback of 21.5 m (70 ft.) to a minimum water yard setback (East Side) of 3.29 m (10.8 ft.) to recognize the existing cottage and wood step and to allow for the addition of a second storey.

Section 5.2 – Regulations of Uses Permitted in Section 5.1-Minimum Water Yard
Minor Variance to allow for a reduction of the minimum water yard setback of 21.5 m (70 ft.) to a minimum water yard setback (South Side) of 9.14 m (30 ft.) to recognize the existing cottage and to allow for the addition of a second storey and deck.

Section 4.20.1 – Special Provisions for Accessory Structures
Minor Variance to allow for a reduction in the minimum side lot line for a boathouse of 15 m (50 ft.) to a minimum side lot line for a boathouse of 2.43 m (7.98 ft.) to recognize the existing boathouse.

No comments against the application were received. A letter from the Trent Severn Waterway advised that they did not have any concerns with the application. A representative from Kawartha Lakes Construction was present at the meeting.

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The Minutes of the Committee of Adjustment Meeting held March 15th, 2011at 1:00 p.m. at the Township Municipal Building, 701 County Road # 36

Resolution No. CA 2011-15

Moved by: Ms. Matthews
Seconded by: Mrs. Pearson

That Minor Variance Application A-11-09 for Andrew Watt be approved, and that a building permit be issued after the twenty appeal period provided all conditions and applicable law has been complied with. Carried.

Resolution No. CA 2011-16

Moved by: Ms. Matthews
Seconded by: Mr. Windover

That the Committee of Adjustment meeting close at 1:16 p.m. Carried**.**