

COMMITTEE OF ADJUSTMENT MINUTES

June 26, 2024 - 7:00 pm

Members Present: Chair Steve Robinson, Deputy Chair Diane Hales, Deputy Mayor Dan Sagemen, Councillor Ronn Dodge, Councillor Dave Marsh, Committee Member Robin Loader

Member Absent: Committee Member Ryan Lichty

Staff Present: Planner Will Nywening, and Secretary-Treasurer Jennifer Turk

Staff Absent: Planner Ken Bulgin

1. Call to Order

Chair Robinson called the meeting to order at 7:00 pm.

2. Declaration of Pecuniary Interest

No declarations were declared June 26, 2024.

3. Approval of Agenda

COA24-0626-01 Moved by: Diane Hales

Seconded by: Dan Sageman

THAT the June 26, 2024, Committee of Adjustment Agenda be approved as presented.

Carried

4. Adoption of Minutes

COA24-0626-02 Moved by: Ronn Dodge

Seconded by: Robin Loader

THAT the minutes of the May 22, 2024, Committee of Adjustment Meeting be adopted as presented.

Carried

5. Applications

5.1 <u>7:00 pm - Minor Variance A10-2024 for Stephen & Virginia Loeb - 7358</u> Kimmerly Drive 5.1.1 Report COA 12-2024 - Minor Variance A-10/2024 - 7358 Kimmerly Drive, Port Franks - Stephen & Virginia Loeb

Stephen and Virgina Loeb were in attendance to represent the subject planning application.

Secretary-Treasurer advised of additional comments that were received outside the Planner's Recommendation Report.

Comments were received from Ausable Bayfield Conservation Authority and County of Lambton Building Services and both were supportive of the application as presented.

Planner Will Nywening presented the Recommendation Report.

Chair Robinson inquired if the applicants had any further information to add to their application. Mr. Loeb provided a summary of the proposal.

Chair Robinson inquired if any Committee Members had any comments or questions regarding the application. Committee Member Robin Loader inquired about intentions to keep the height to the maximum allowed at 6.1m. Mr. Loeb advised that the maximum allowed height was not thought of nor purposely intended to be ignored. The height being requested would assist aesthetically to the single detached dwelling.

There were no members in the Gallery to ask for further comments or questions regarding the application.

COA24-0626-03 Moved by: Dan Sageman Seconded by: Diane Hales

THAT Minor Variance Application A10-2024, affecting lands known as 7358 Kimmerly Drive, Port Franks, which would permit a detached accessory building in an exterior side yard and with a 7.19m height, be approved, subject to the following conditions:

- 1. That the building be constructed in general conformity with the size, dimensions, and design shown in the plans submitted in support of the application;
- 2. That the driveway width within the road allowance boulevard be limited to 6m;
- 3. That the foundation elevation be kept as close to original grade or lower as reasonably possible;

- 4. That the structure be placed to meet minimum building code setbacks from the private sewage disposal system;
- 5. That the applicant satisfy the County of Lambton Building Services Department with respect to the condition of the private sewage disposal system or upgrade or replace same as required by the County;
- 6. That the septic system area be demarcated and protected against vehicular traffic and against use as a laydown area during construction; and
- 7. That the municipality be provided confirmation that the applicant has paid the ABCA's \$175 application review fee.

Carried

6. Other Business

6.1 Next Meeting - July 24, 2024

Secretary-Treasurer Jennifer Turk advised the committee that there are two (2) minor variance applications for July Committee of Adjustment. Both applications are for accessory buildings. One location is on Klondyke Road and the other location is Ipperwash Road.

7. Adjourn

COA24-0626-04 Moved by: Robin Loader

Seconded by: Dave Marsh

THAT the meeting adjourns at 7:19 p.m.

Carried