



**The Corporation of the Town of Saugeen Shores
Committee of Adjustment Meeting Minutes**

**Monday, August 26, 2024, 5:00 p.m.
Nuclear Innovation Institute
620 Tomlinson Drive, Port Elgin, Ontario**

Present: Diane Huber, Deputy Mayor
Mike Myatt, Vice Deputy Mayor
Rachel Stack, Councillor
Chad Zimmerman
Richard Beckett
Michael Martin
Hope Wallace

Staff Members: Mark Paoli, Director, Development Services
Dana Mitchell, Secretary-Treasurer/Zoning Coordinator
Morgan McCulloch, Licensing and Records Clerk
Candace Hamm, Development Services Officer
Julie Steeper, Planner

1. Call To Order

Chair Huber called the meeting to order at 5:05 p.m.

2. Land Acknowledgement

Member Martin read the land acknowledgement.

3. Disclosure of Pecuniary Interest and Nature

None declared.

4. Adoption of Minutes

4.1 Committee of Adjustment Minutes - July 15, 2024

Moved by: H. Wallace
Seconded by: R. Stack

That the minutes of the July 15, 2024 meeting be adopted as presented.

CARRIED

5. Applications

5.1 A-2024-023 Minor Variance 17 Beausoleil Road

Owner/Applicant: Barry's Construction and Insulation Ltd.

Request: This application seeks relief from the front yard and exterior side yard setbacks. The proposed front yard setback is 4.2 m, whereas the required front yard setback in the Zoning By-law is 6 m. The proposed side yard setback is 2.9 m, whereas the required side yard setback in the Zoning By-law is 4.5 m. If approved, the application would facilitate the new construction of a single detached dwelling at 17 Beausoleil Road.

Planner Julie Steeper presented the report regarding the subject file. The report recommended approval of the application with the conditions on the decision sheet.

Stu Doyle, agent of applicant, was present.

Public Comments:

Bonnie Hastings, resident of 15 Beausoleil Rd, was present. Resident Hastings stated that as long as the interior side yard setback is maintained and the front yard setback is in line with the rest of the houses on the street that she has no concerns.

Paul Salter, resident of 8 Archibald Cres, requested further clarification regarding which side yard setback is requiring relief. Secretary-Treasurer Mitchell explained Resident Hastings will be sent a copy of the decision and it will be clear that relief would be granted to the exterior side yard setback.

Committee Discussion:

Member Martin asked Planner Steeper if the reduced front yard setback will reduce the length of driveway. Planner Steeper explained no further relief is required. Member Martin followed up by asking the minimum driveway length. Development Services Officer, Candace Hamm, responded there is a minimum width requirement but not a minimum length requirement.

Vice Deputy Mayor Myatt asked the applicant to confirm the proposed house will be built in line with the houses on the street. The applicant explained that it will maintain the required 6 meter front yard setback and that he believes it will be close to the setback of the rest of the houses along the street. Vice Deputy Mayor Myatt further asked if the proposed driveway will be the same relative size as the rest of the street. The applicant answered that the house across the street has a double wide driveway similar to the proposal.

Member Zimmerman asked Planner Steeper to explain the sight visibility triangle. Planner Steeper explained the sight visibility triangle meets the intersection of the streetlines and that it is not impacted by the proposal.

Member Martin asked the applicant to explain what was meant by the proposal having adequate parking. The applicant explains that they will only be losing about 1.5 feet of the parking and that the remaining parking area will be roughly 18 feet in length.

Moved by: R. Stack
Seconded by: M. Martin

The application for Minor Variance from Comprehensive Zoning By-law 75-2006 to permit a reduced front yard setback of 4.2 m and a reduced exterior side yard setback of 2.9 m for a single detached dwelling. is hereby **granted** subject to the following conditions:

1. That any future development on the property conforms to the provisions of the Zoning By-law.
2. That the decision applies only to the proposed development as indicated on Schedule 'A' attached to and forming part of this decision.

CARRIED

6. Date of Next Meeting

The next meeting will be held on September 16, 2024.

7. Adjournment

Moved by: M. Myatt
Seconded by: R. Stack

That this Committee of Adjustment meeting of August 26, 2024 hereby adjourns at 5:30 p.m.

CARRIED