



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

**Monday, September 16, 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 Michael Martin Hope Wallace
Members Absent:	Richard Beckett
Staff Members:	Mark Paoli, Director, Development Services Jay Pausner, Manager, Planning and Development Dana Mitchell, Secretary-Treasurer/Zoning Coordinator Morgan McCulloch, Licensing and Records Clerk Candace Hamm, Development Services Officer Jake Bousfield-Bastedo, Planner

1. Call To Order

Chair Huber called the meeting to order at 5:00 p.m.

2. Land Acknowledgement

Member Wallace read the land acknowledgement.

3. Disclosure of Pecuniary Interest and Nature

None declared.

4. Adoption of Minutes

None.

5. Applications

5.1 A-2024-027 Minor Variance 573 Hilker Street

Owner/Applicant: Anita Idema

Request: The applicant is seeking a minor variance to permit a maximum height for an accessory structure of 6.9m where 6m is permitted. A second variance is sought to allow an Additional Residential Unit to be 62% of the gross floor area of the primary dwelling, where 40% is permitted.

Planner Jake Bousfield-Bastedo presented the report regarding the subject file. The report recommended approval of the application with the conditions on the decision sheet.

Anita Idema, applicant and owner, was present to answer questions regarding the application.

Public Comments:

None.

Committee Discussion:

Member Vice Deputy Myatt asks the Planner what the parking requirements are for Additional Residential Units. Planner Bousfield-Bastedo defers to Town Staff. D. Mitchell answers one parking spot is required per ARU. The applicant explained there will be a piece of land to the east of the driveway that will be used to create an additional parking spot.

Chair Huber suggested the tree in the rear yard be limbed up to keep it in place. The applicant acknowledged she has an arborist coming to limb the tree so that it can remain in place.

Moved by: R. Stack

Seconded by: M. Martin

The application for Minor Variance from Comprehensive Zoning By-law 75-2006 to increase the maximum accessory structure height from 6.0m to 6.9m and to increase the maximum gross floor area of an Additional Residential Unit from 40% to 62% of the gross floor area of the primary 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 October 21, 2024.

7. Adjournment

Moved by: R. Stack

Seconded by: H. Wallace

That this Committee of Adjustment meeting of September 16, 2024 hereby adjourns at 5:14 p.m.

CARRIED