



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

**Monday, December 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 Richard Beckett Michael Martin Hope Wallace
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

Councillor Stack read the land acknowledgement.

3. Disclosure of Pecuniary Interest and Nature

None declared.

4. Adoption of Minutes

4.1 Committee Minutes - August 26, 2024

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

That the Committee of Adjustment approve the minutes of August 26, 2024, as presented.

CARRIED

4.2 Committee Minutes - September 16, 2024

Moved by: H. Wallace
Seconded by: M. Martin

That the Committee of Adjustment approve the minutes of September 16, 2024, as presented.

CARRIED

5. New Business

5.1 Public Hearing Cancelled - A-2024-011 Minor Variance 91 Grosvenor Street South

5.2 Public Hearing - A-2024-042 Minor Variance 574 Harbour Street

Chair Huber declared the public hearing open and indicated the purpose of the public hearing.

Planner Jake Bousfield-Bastedo presented the report regarding the subject file. The application proposes an extension to a legal non-conforming use. The existing cottage is proposed to be rebuilt on the same footprint but with a full second storey, whereas the current structure has only a partial second storey. The report recommended approval of the application with the conditions on the decision sheet.

Dana Kiefer, Agent for the Applicant, presented information regarding the application.

Jeff Hohl, owner, was present to answer questions regarding the application.

Chair Huber asked if any members of the public would like to address Council on this matter.

There were no members of the public wanting to speak to the Committee.

There were no additional written submissions.

Committee members had the following clarifying questions:

- A question was raised regarding the height difference between the existing and proposed dwelling, it was clarified by the Agent of the Applicant the new mid-peak height will be 7 metres.
- A question was raised regarding the maximum height permitted for the lot, it was confirmed the maximum height permitted is 10 metres.
- A question was raised regarding the measurement of the encroachment of paving stones on to Town property, it was explained that the Agent of the Applicant did not have a measurement but that the encroachment will be dealt with as a condition of approval. Municipal Staff further explained if an encroachment application is submitted by the owner, it will go to Council for consideration.

In the absence of any further questions, Chair Huber declared the public hearing closed.

Committee Members had no comments.

Moved by: M. Martin

Seconded by: M. Myatt

The application for enlargement/extension or change of legal non-conforming use is hereby **granted** subject to the following conditions:

1. That the approval applies only to the development as shown on Schedule 'A' Attached to and forming part of this decision
2. That the concrete paver patio encroachment be removed, or that the encroachment be appropriately addressed to the satisfaction of the property owner where the encroachment exists.

CARRIED

6. Next Meeting

Moved by: R. Stack

Seconded by: R. Beckett

That the January 13, 2025 Committee of Adjustment meeting be held at 4:30 p.m. at the Nuclear Innovation Institute.

CARRIED

7. Adjournment

Moved by: R. Stack
Seconded by: C. Zimmerman

That this Committee of Adjustment meeting of December 16, 2024, hereby adjourns at 5:23 p.m.

CARRIED