

**MINUTES  
JANUARY 10, 2017  
COMMITTEE OF ADJUSTMENT  
TOWNSHIP OF RAMARA**

Minutes of the meeting of the Township of Ramara Committee of Adjustment held on Tuesday, January 10, 2017 at 9:30 a.m. in the Council Chambers, Administration Building, Brechin, Ontario.

Present:	Doug Cooper	Chair
	Randy Warren	Member
	Florian Camartin	Member
	Richard Whitty	Member
	Deb McCabe	Secretary Treasurer
Absent:	Mike Thompson	Member

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**1. OPENING THE MEETING**

The Acting Chair called the meeting to order at 9:30 a.m.

**2. ELECTION OF CHAIR**

**RESOLUTION NO. CA-01-2017**

MOVED BY: Richard Whitty

SECONDED BY: Randy Warren

THAT Doug Cooper be appointed as Chair for the year 2017

**CARRIED**

Doug Cooper assumed the position of Chair for the remainder of the January 10, 2017 meeting.

**3. CHAIRS INTRODUCTION**

The Chair read the introduction in accordance with the requirements of the Planning Act.

**4. DISCLOSURE OF PECUNIARY INTEREST**

The Chair asked the Members if they had any pecuniary interest in the applications before them and there was none.

**5. APPLICATIONS**

**5.1 MINOR VARIANCE APPLICATION A-31/16**

PROPERTY: Part of Lot 7, Registered Plan 295, Part 2, Plan 51R-13163, Rama – known municipally as 3700 Portage Bay Road

An application has been made by Mack and Lori Meloche, owners requesting a minor variance for the reduction in the minimum highwater mark setback from Lake Couchiching and the minimum front yard setback, to permit the construction of an addition to the existing dwelling, a deck and detached future garage. A request is also being made to recognize the existing non-complying interior side yard setback to the vinyl sided shed on the westerly side of the property. The proposal will require the following variances to Zoning Bylaw #2005.85, as amended:

SECTION	DESCRIPTION	ZONING BYLAW REQUIREMENT	PROPOSED	VARIANCE
15(2)(b)	Minimum Front Yard Setback (proposed garage)	7.50 m	<u>5.52 m</u>	<u>1.98 m</u>
15(2)(f)	Minimum Highwater Mark Setback (proposed deck)	15.00 m	<u>14.70 m</u>	<u>0.30 m</u>
SECTION	DESCRIPTION	ZONING BYLAW REQUIREMENT	EXISTING	VARIANCE
15(2)(d)	Minimum Interior Side Yard Setback (existing vinyl sided shed)	1.50 m	<u>1.04 m</u>	<u>0.46 m</u>

The Committee received amended report BP-49-16, dated January 10, 2017. The Secretary Treasurer outlined the purpose of the application and advised the Committee that circulation had occurred in accordance with Provincial Regulations, as well as provided updates since the deferred hearing on October 4, 2016.

**RESPONSES TO CIRCULATION:**

**MUNICIPAL WORKS:** *No objections – This is located on the private portion of Portage Bay Road and is not maintained by the Township*

**BUILDING DEPT.:** *Satisfied that if more bed area is needed for septic, it is available as per email from Prycon Custom Building and Renovations Inc. and location shown on site plan*

**PUBLIC SCHOOL BOARD:** *No objection*

**THOM PEART:** *Concerned with the location of the 2 sheds which are too close to the property line and create an eyesore. In the process of listing their property and this could have an impact on their sale. Also concerned with the previous owners placement of the dock.*

Mack Meloche, owner and Matt Pryce, Prycon Custom Building and Renovations Inc. were in attendance at the hearing. Mr. Pryce stated that what was presented to the Committee was laid out clearly and the setbacks have now been addressed correctly.

The Chair asked if there was anyone in the audience who had an interest in the application. There was no one.

Florian Camartin asked for clarification on the lot coverage percentage noted in the amended staff report and the original lot coverage percentage noted in the application. He stated he was unable to get into the property due to the amount of snow but did visit the site in the fall when the application was first before the Committee. As all questions have now been answered, he was in support of the application. The Secretary Treasurer advised that the lot coverage percentage noted in the report was correct as it was verified by the Ontario Land Surveyor.

Randy Warren agreed with the comments made by Mr. Carmartin. The issues raised regarding the shed on the property were taken into account, however, the shed is existing and the Committee are just recognizing the existing setbacks. There is still a metre of clearance between the shed and the lot line. If it was closer, he would have had more of an issue. As for the comments raised about the new structures proximity to the water, it is a known fact legally that no one has a right to view. He further added that in his opinion all previous concerns had been addressed and he was in favour of the application.

Richard Whitty said that he visited the site however he did not walk the property due to the amount of snow. He did look at the property from the road and felt that what was being proposed was doable. The shed is existing and had no concerns with recognizing the setbacks. He was in favour of approving the application.

Matt Pryce further added that the shed was an inherited condition as the current owners only took possession of the property in the fall of 2016.

Doug Cooper agreed with everything that had been said and felt the survey submitted addressed all previous concerns. He had no further concerns with the application.

**RESOLUTION NO. CA-02-2017**

MOVED BY: Doug Cooper

SECONDED BY: Randy Warren

THAT, having determined that the requirements of Sec. 45 (5&6) of The Planning Act, R.S.O. 1990 as amended and Sec. 3 of O.Reg. 200/96 have been complied with, Minor Variance Application A-31/16 **BE APPROVED,**

for the following reasons:

- This variance is minor in nature;
- This variance would not offend the intent of the Official Plan;
- This variance would not offend the intent of the Zoning By-law;
- This variance is desirable for the continued use of this property for residential purposes.

**CARRIED**

## 6. MINUTES

### RESOLUTION CA-03-2017

MOVED BY: Randy Warren

SECONDED BY: Florian Camartin

THAT the minutes of the November 8, 2016 hearing be approved as presented.

**CARRIED**

## 7. NEW AND UNFINISHED BUSINESS

- 7.1 The Committee members received the memo from the Secretary Treasurer dated January 10, 2016 regarding the 2017 Committee of Adjustment budget. A discussion took place concerning the amount budgeted for the 2017 year.

Florian Camartin stated in his opinion it was a sad day for the Committee of Adjustment when Council and staff reduce the money allotted so drastically. The Committee members need education in order to provide the required service to the tax payers. He indicated he was not totally surprised that the budget was the same amount as 2016 as he felt that perhaps comments that were made by the Committee may have gone against them. He understood that Council has to act within their financial limits but felt money was still being wasted in areas that aren't necessary. In 2016 \$1500.00 was set aside for a party for the Mayor when he was running for County Warden. He also stated that he had visited the Works Yard and at that time, a truck was being worked on to make it presentable for the Manager to take it to attend a meeting. Why would a ¾ ton truck be used to attend a meeting? He stressed his disappointment and frustration with the allocation of money to unnecessary expenses when it is imperative that the Committee of Adjustment need education in order to be transparent. He indicated he cannot accept the reduction in the budget for the Committee based on the issues at hand. The applications approved create additional money coming into the Township via building permits, taxes, etc.... The Committee always try and find the best solution for the applicants as well as the Township when hearing an application.

Randy Warren agreed with everything said by Mr. Camartin. Even attendance at the fall one day seminar hosted by OACA would benefit the Committee members for education purposes. He indicated he would accept the budget amount this year, however, if it is presented the same next year, he feels he may have to speak up. He understands the Township is trying to get their finances in order but the Committee does need education in order to fulfill their obligations.

Richard Whitty also said that he was disappointed that the budget is the same as last year. Mr. Whitty referred to the dollar amount that was noted in the yearend report and the amount of applications submitted in 2016. Based on previous years and the amount spent by the Committee, the fees taken in certainly cover all expenses by the Committee members. In essence the fees incurred by the Committee of Adjustment does not cost the Township any money. How does the expenses of the Committee of Adjustment become a burden on the tax payers?

Doug Cooper stated it is imperative that the Committee keep up to date on legislation and further added that he has always gained something from OACA conferences and seminars. He was impressed with the new members of Council that had taken the initiative to attend meetings and Councillor Sharpe even attended a site visit for an application. He felt that other members of Council should attend hearings so they can learn what transpires at a meeting and what the Committee are dealing with. What took place in 2015 and early 2016 was difficult and he regrets what happened, however, he feels that perhaps it is the intent by some to not have the Committee of Adjustment members educated. Yes, the Township is struggling and he can accept that. He hopes that the Committee of Adjustment can get back to functioning as it should not how it is forced too.

- 7.2 The Committee received the draft Committee of Adjustment yearend report 2016.

Richard Whitty stressed that there were no applications denied in 2016, which indicates the Committee work with the applicants to come up with solutions.

Randy Warren further added that the Committee could just deny applications when there isn't enough information but instead the Committee work with the applicants by deferring applications until such time as all information to make a decision is received.

Doug Cooper said the report was very well written and thorough. A yearend report was not provided to the Committee or Council at the end of 2015. He feels that providing a report to Council defines what the Committee has accomplished in a year.

**RESOLUTION CA-04-2017**

MOVED BY: Richard Whitty

SECONDED BY: Randy Warren

THAT the Committee of Adjustment yearend report PD-01-17 be received;

AND THAT it be forwarded to Committee of the Whole on January 23, 2017

**CARRIED**

- 7.3 The Committee received the memo from the Secretary Treasurer dated January 10, 2017 regarding the March 2017 hearing date

**RESOLUTION CA-05-2017**

MOVED BY: Richard Whitty

SECONDED BY: Randy Warren

THAT the date for the March 2017 hearing be changed to March 14, 2017

**CARRIED**

- 7.4 The Committee received the memo from the Secretary Treasurer dated January 10, 2017 regarding Minor Variance File A-20/16, 2440 Lakeshore Drive.

**RESOLUTION CA-06-2017**

MOVED BY: Randy Warren

SECONDED BY: Florian Camartin

THAT the hearing on Minor Variance Application A-20/16 be deferred until May 2017 or earlier, at the request of the applicant to enable them to provide the information requested by the Committee of Adjustment at the August 9, 2016 hearing in Resolution Number CA-48-2016

**CARRIED**

**8. ADJOURNMENT**

**RESOLUTION CA-07-2017**

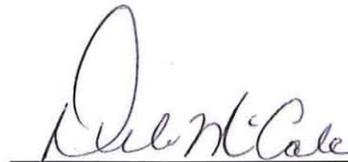
MOVED BY: Randy Warren

SECONDED BY: Florian Camartin

THAT, the meeting be adjourned. (10:13 a.m.)

*February 7, 2017*  
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ADOPTED:

  
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Doug Cooper, Chair

  
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Deb McCabe, Secretary Treasurer