



Staff Report

Planning & Development Services – Planning Division

Report To: Committee of Adjustment
Meeting Date: November 20, 2024
Report Number: PDS.24.145
Title: Recommendation Report – Minor Variance A26-2024 – 191 Summit View Crescent (Grandmont) ADDENDUM
Prepared by: Manuel Rivera, Planner I

A. Recommendations

THAT the Committee of Adjustment receive Staff Report PDS.24.145, entitled “Recommendation Report – Minor Variance A26-2024 – 191 Summit View Crescent (Grandmont) ADDENDUM”;

AND THAT the Committee of Adjustment GRANT a minor variance for A26-2024, subject to the following conditions:

1. That a permit is obtained from the Grey Sauble Conservation Authority;
2. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
3. That this variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. Should a building permit not be issued by the Town within two years, the variance shall expire on November 20, 2026.

B. Background

The following report is an addendum to PDS.24.109 that was presented before Committee of Adjustment on July 17, 2024. Please refer to the previous report for more details regarding the subject lands, existing buildings and/or structures, adjacent properties

The objective of this variance is to permit the construction of a 167 square metres detached garage, located closer to the front lot line, with a height of 6.75 metres.

During the time that PDS.24.109 report was written, it was noted that the subject property is regulated by the Grey Sauble Conservation Authority (GSCA). The previous report stated that a permit from the GSCA would be required as a condition for this minor variance, if approved by the Committee of Adjustment.

When the comments from the GSCA were received, they stated that the location of the proposed detached garage was within the Hazard Area along an adjacent watercourse. As of result, a permit would not be granted in the proposed location and recommended relocating the accessory building. The commentary provided by the GSCA raised some concerns with the Committee members and the application was granted deferral for a future meeting, no later than 60 days to allow the applicant to address these concerns.

In September, the applicant had informed Planning Staff that they have been in contact with the conservation authority. During that time, the GSCA suggested to the applicant if they were to conduct a Floodplain Analysis Study, and if the analysis was satisfactory, then they would update their hazard mapping for the subject property. This would allow the propose detached garage to remain in its original location. The applicant retained Greenland Engineering, who conducted this study and have submitted their findings to the GSCA.

In late October, Planning Staff received a response from the GSCA confirming they have reviewed the Floodplain Analysis Study from Greenland Engineering, and they will revise their hazard mapping to remove this feature from the subject lands. A permit from the GSCA would still be required for the proposed detached garage and therefore the GSCA had no further concerns. This information was relayed to the applicant to finalize the variance request.

C. Analysis

Pursuant to Section 45(1) of the Planning Act, the Committee of Adjustment is authorized to grant minor variances to by-laws enacted by the Town which are established to implement the Official Plan. Staff have reviewed the proposal against the relevant planning documents, including the four tests of a minor variance, as outlined in a previous Staff Report PDS.24.109. The analysis contained in the previous report along with the addendum comments above, Planning Staff are satisfied that the proposal can meet the four tests of Minor Variance, and recommend approval in accordance with the previous Staff Report and Draft Decision.

D. Attached

1. PDS.24.109
2. Draft Decision

Respectfully submitted,

Manuel Rivera
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Report Approval Details

Document Title:	PDS.24.145 Recommendation Report - Minor Variance Application A26-2024 - 191 Summit View Crescent (Grandmont) ADDENDUM.docx
Attachments:	- PDS.24.109 Recommendation Report - Application A26-2024 - 191 Summit View Crescent.pdf - A26-2024 Draft Decision.docx
Final Approval Date:	Nov 12, 2024

This report and all of its attachments were approved and signed as outlined below:

Shawn Postma - Nov 12, 2024 - 4:47 PM