Minutes of the Committee of Adjustment
Corporation of the Municipality of Clarington

January 31, 2019

Municipal Administrative Centre, Council Chambers
40 Temperance Street, Bowmanville

Present	Todd Taylor	Chairperson
	Shelley Pohjola	Member
	Gord Wallace	Member
	Dave Eastman	Member
	Glynn Green	Member
	Shahzad Mir	Acting Secretary-Treasurer
	Mark Jull	Planner
Absent with notice	John Bate	Member

1. Call to Order

Chairperson, Todd Taylor called the meeting to order at 7:00 pm.

2. Disclosures of Pecuniary Interest

There were no pecuniary interests stated for this meeting.

3. Applications:

3.1 A2019-0001 Applicant: D.G. Biddle & Associates Ltd.
Owner: Janet Taylor/Simon Gill
4704 Pollard Road, Clarke
Part Lot 33, Concession 4
Former Township of Clarke

Applications A2019-0001 and A2019-0002 were considered together as they were similar in purpose and intent and submitted by the same applicant.

The owner's agent, Toni Rubino of D.G. Biddle, made a verbal presentation to the Committee regarding the application. The explanation for the proposed variance was similar to what was outlined in the report prepared for this application.

Committee member Shelley Pohjola directed Staff to an error on the keymap provided by Staff in the application that identified the property as 4707 Pollard Road.

Staff confirmed the correct address is 4704 Pollard Road and would make efforts to correct the error.

Committee member Gord Wallace asked whether the applicant is aware of the conditions to pay in full all taxes to the Municipality of Clarington.

Acting Secretary-Treasurer Shahzad Mir responded that condition is for the Land Division Committee and not the Committee of Adjustment.

Committee member Shelley Pohjola asked the applicant how long the current lots have been undersized.

The owner responded that the lots have been their current size for as long as she's known.

Chairperson Todd Taylor asked whether there were any members of the public in objection or support.

There were no members of the public present in objection or support.

Moved by Gord Wallace, Seconded by Shelly Pohjola.

"Based on our review of the application, all verbal comments received and the agency comments submitted, the application is deemed minor in nature, is considered desirable for the appropriate development and use of the land and maintains the general intent and purpose of the Zoning By-law and the Official Plans.

The application to satisfy a condition of a consent application by reducing the minimum lot area requirement for non-residential use from 40 hectares to 4.23 hectares in the Agricultural ("A") Zone is approved."

"Carried"

Moved by Shelly Pohjola, Seconded by Dave Eastman.

"Based on our review of the application, all verbal comments received and the agency comments submitted, the application is deemed minor in nature, is considered desirable for the appropriate development and use of the land and maintains the general intent and purpose of the Zoning By-law and the Official Plans.

The application to satisfy a condition of a consent application by reducing the minimum lot area requirement for non-residential use from 40 hectares to 38.54 hectares in the "Agricultural Exception (A-1) Zone" is approved."

"Carried"

3.2 A2019-0003 Applicant/Owner: Maurice & Elizabeth Recoskie
110 High Street, Bowmanville
Part Lot 12, Concession 2
Former Township of Darlington

The applicant Maurice Recoskie made a verbal presentation to the Committee regarding the application. The explanation for the proposed variance was similar to what was outlined in the report prepared for this application.

Committee member Shelley Pohjola, questioned the applicant whether they were aware of the condition of approval for the previous variance on April 12, 2018, to demolish the shed once the new garage had been built.

The applicant replied in the affirmative.

Chairperson Todd Taylor asked whether there were any members of the public in objection or support.

There were no members of the public present in objection or support.

Moved by Shelley Pohjola, Seconded by Dave Eastman.

Based on our review of the application, all verbal comments received and the agency comments submitted, the application is deemed minor in nature, is considered desirable for the appropriate development and use of the land and maintains the general intent and purpose of the Zoning By-law and the Official Plans.

The application to permit an existing shed by increasing the maximum permitted floor area of accessory buildings from 60 square metres to 98.91 square metres is **tabled**, subject to the following condition:

1. That a professional survey is provided to the Planning Services Department that shows all existing structures and buildings and their distance from property lines.

“Carried”

The Committee and Staff discussed the following issues:

1. Committee members would like access to original minor variance reports if they relate to current applications
2. Committee members requested staff to review the original meeting minutes for April 12, 2018

4. Adoption of Minutes of Previous Meeting

Moved by Shelley Pohjola, seconded by Gord Wallace.

"That the minutes of the meeting of the Committee of Adjustment, held on December 20, 2018, be **approved.**"

5. Other Business:

- Appeal date for the foregoing applications is February 20, 2019.
- Next Meeting of the Committee of Adjustment is February 21, 2019.

6. Adjournment

Moved by Shelley Pohjola seconded by Gord Wallace.

"That the meeting adjourn at 7:51 pm."