

**MINUTES
COMMITTEE OF ADJUSTMENT
A-01-17 ELLIOT
MONDAY, FEBRUARY 27, 2017
4:00 PM
COUNCIL CHAMBERS, SPENCERVILLE**

PRESENT: Linda Chapeskie
Pamela Somerville
Tory Deschamps

STAFF: Shelbi Deacon, Community Development Coordinator
Secretary-Treasurer

APPLICANT: James Peter Elliot

PUBLIC: Pamela Jane Baker
Luis Zelayta

The meeting was called to order at 4:05 p.m. by the Chair.

The Chair introduced a report received from South Nation Conservation regarding the Variance Request. The report noted that SNC felt that the height variance did not meet the intent of the Township's Zoning By-Law and Official Plan in regards to development in the flood plain.

The applicant explained the background and intended use of the proposed structure as storage for a boat on the bottom story and for storage of outdoor furniture and other items on the second story. Additionally, a screened in porch would be added to the second story would be added.

The applicant and the committee discussed exploring potential other ways to construct the structure within the 4m height limit set out in the existing zoning by-law for a boathouse that would meet the applicant's needs for housing a boat and storage of other items. It was noted that there was an error made in the initial notice and that the maximum height for a boat house was 4m rather than 6m.

The committee had no objection to the variance in side yard setback so long as the Township felt there was adequate space for possible future draining along the road allowance.

The committee allowed comments from the members of the public present.

Pamela Baker noted that she owned a neighboring property, and had concerns about the possibility of encroachment on the road allowance as well as the future use of the boathouse if the height variance was permitted.

Luiz Zelayta was introduced as the applicant's builder of the boathouse, and noted some information about the construction of the structure on the existing slope as well as possible alternatives.

It was the consensus of the committee that while they understood the desire to have an upper floor to the boat house, that the creation of possible habitable space in the floodplain would not be supported.

Committee agreed to grant the requested minor variance to allow the side yard setback to be reduced to 0.2m. The committee denied the request for the variance in the maximum height.

The meeting adjourned at 5:22 p.m.