

**MINUTES**  
**THURSDAY, NOVEMBER 21, 4:00 PM**  
**COUNCIL CHAMBERS - SPENCERVILLE**  
**COMMITTEE OF ADJUSTMENT**  
**A-03-19 (SHAVER)**

**Present:** Dwane Crawford  
Tim Nason  
Stephanie Summers

**Staff:** Dave Grant, CAO  
Wendy Van Keulen, Community Development Coordinator and  
Secretary/Treasurer to the Committee of Adjustment

**Public:** Alan Shaver, Applicant

**1. Welcome and Introductions**

Dwane Crawford welcomed the group to the meeting and introduced the committee, staff, and thanked the applicant for joining us. Mr. Crawford shared that the purpose of the application is to grant relief from the maximum lot coverage of 30% to 41%. He outlined the purpose of the Committee, and the process for appeals to the Land Planning Appeal Tribunal.

**2. Disclosure of Pecuniary Interest & the General Nature Thereof**

Mr. Crawford declared a pecuniary interest, as he is the Acting Chief Building Official for the Township at this time.

Stephanie Summers volunteered to chair the remainder of the meeting.

**3. Review and Discussion of Minor Variance A-03-19 (Shaver)**

The Committee asked if the notice was distributed to neighbouring properties. Mr. Shaver replied that some of his neighbours had come to him to inquire about the notice. Staff confirmed that the notice was distributed as per Planning Act requirements.

The Committee asked if there had been any comments received regarding the application. Staff have not received any comments or questions.

The Committee asked if our Building Official had made any comments on the application. The Building Official had previously reviewed the application and noted the reason for a maximum lot coverage is to manage storm water drainage. This can be easily managed at the building permit stage.

Tim Nason noted a discrepancy in lot size from the applicant's sketch compared to the staff report. The lot size on the Counties GIS software is not consistent with the lot size provided in the application. This affects the calculation of the total lot coverage, although the difference would be minimal.

The Committee inquired about the reasons for a maximum lot coverage. Are there reasons aside from Storm Water Drainage that should be considered? Staff responded that drainage was the main concern, but a higher lot coverage could also affect the aesthetics of the area.

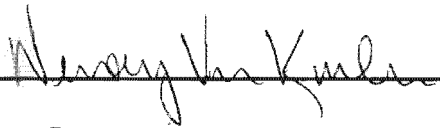
**4. Decision on Minor Variance A-03-19 (Shaver)**

**Moved** by: T. Nason seconded by: S. Summers that Committee approve Minor Variance A-03-19 to increase the maximum lot coverage to 1,224ft<sup>2</sup>.

**Carried**

**5. Adjournment**

The meeting was adjourned at 4:06pm.

X 

Secretary Treasurer