



<b>Report To:</b>	Committee of Adjustment
<b>Meeting Date:</b>	2024-10-23
<b>Report Number:</b>	PL2024-093
<b>Title:</b>	<b>SUPPLEMENTARY REPORT</b> – Application for Minor Variance, A9-24 for Jamie and John Allen, Cedar Lane, Plan 815 Lot 4
<b>Open/Closed Session:</b>	Open Session
<b>Prepared By:</b>	Bill White, MCIP, RPP, Senior Planning Consultant Triton Engineering
<b>Prepared/Approved By:</b>	Kenneth Melanson, MCIP, RPP, Senior Manager – Development & Community Services

**Executive Summary:**

At the September 25, 2024 committee meeting, the applicant requested this proposal be deferred the next meeting to further revise their application due to concerns over one of the variances requested. Staff, in the September 25<sup>th</sup> report, did not support all the variances requested. The applicant has revised their application to maintain some variance requests, but to amend their proposal to remove the variance causing concern with Staff. Committee can approve the variance (as amended), approve as originally requested or refuse the applicant. Staff are recommending the Committee approve the variance as amended.

**Recommendation:**

**Be it resolved that Committee of Adjustment:**

- 1) Receive as information Staff Report PL2024-093 and supplementary report regarding minor variance A9-24 by Jamie and John Allen for Cedar Lane, Plan 815 Lot 4; and
- 2) Approve two of the three minor variances requested on the required front yard and north side yard only subject to the following conditions:
  - a. That no porch projection be permitted into any part of the front yard established by the 2.1 metre setback from the front property line established by arc of the Cedar Lane road allowance.
  - b. That the attached garage for the home is setback a minimum 0.5 metres from the front building face of the proposed home established by the 2.1 metre front yard and that a minimum south side yard of 3.0 metres be maintained with room for one parking space beside the proposed home.
  - c. That a permit from the Saugeen Valley Conservation Authority be obtained if needed.

**Reasons for Recommendation:**

Staff support the variances requested in the amended application – with the one variance (for covered porch projecting) has been amended and removed.

**Discussion:**

The applicant requested a one-month deferral of the application to consider options related to their variance application. The applicant has amended their proposal to remove the porch

projection variance, originally requested and before the Committee in September. They have maintained their requests for the other variances, which were supported by staff.

Attached to this supplemental report is the original report from September 25, 2024 committee. The amended proposal still achieves the policies noted in the original staff report and can be supported, now that the porch projection variance has been removed.

**Conclusion:**

Staff recommend support of the two remaining variances – as these were supported in the previous staff report (Attachment 1).

**Link to Township of Southgate Strategic Plan:**

Goal 7 of the Township of Southgate Strategic Plan supports improved access to housing and streamlined approval process (action 7C).

**Attachment(s):**

Attachment 1 – Committee of Adjustment staff report from September 25, 2024.