



Meeting of the Committee of Adjustment  
Tuesday May 24, 2022  
Council Chambers, Fingal/Via Video Link

MEMBERS PRESENT: Chairperson: Mayor Grant Jones  
Members: Deputy Mayor Robert Monteith  
Councillor: Justin Pennings

Township Administration Present: Jeff Carswell , Secretary-Treasurer  
Heather James, Planner

**In Attendance:** Vince Vara

**C of A 2022-14** MOVED BY: Member Monteith  
SECONDED BY: Member Pennings

**THAT** the regular Council meeting adjourn to sit as a  
Committee of Adjustment to hear minor variance application  
MV 2022-04, filed by 8735506 Canada Ltd (Vara Homes Inc.)  
at **7:02 p.m.**

**CARRIED**

**C of A 2022-15** MOVED BY: Member Monteith  
SECONDED BY: Member Pennings

**THAT** the minutes from the Committee of Adjustment  
meeting of April 25, 2022 are hereby adopted.

**CARRIED**

Chairperson Jones called the Committee of Adjustment hearing for Minor Variance Application MV 2022-04 to order. To seek relief from Section 8.2(e) Regulations of the Residential 1 (R1) Zone to permit the construction of a 209.04 square metre footprint area, two-storey single detached dwelling with a reduced exterior side yard setback from the required 6.0 metres (19.7 feet) to the proposed 4.0 metres (13.1 feet) for the property located at 71 Wayside Lane .'

No members of the Committee declared a disclosure of interest on this application.

The Secretary-Treasurer reported that a sign was posted on property by May 13<sup>th</sup>, 2022 and notices mailed to property owners within 60 metres on May 11<sup>th</sup>, 2022.

Planner Heather James presented her report to the Committee.

Secretary- Treasurer reported that comments were received from staff indicating they had no concerns. Comments were received from Kettle Creek Conservation Authority, having no objection, as detailed in the Planning Staff Report. No other comments were received.

No questions were asked from the Committee or the public.

**C of A 2022-16**

MOVED BY: Member Pennings

SECONDED BY: Member Monteith

**RESOLVED** that the Committee of Adjustment approves Minor Variance Application MV 2022-04, filed by 8735506 Canada Ltd (Vara Homes Inc.) a per the attached decision sheet.

**CARRIED**



**COMMITTEE OF ADJUSTMENT FOR  
THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD**

**DECISION SHEET**

\*\*\*\*\*

**Application No.** MV 2022-04  
**Date of Hearing:** May 24, 2022  
**Owner/Applicant:** 8735506 Canada Ltd.  
c/o Vara Homes Inc.  
**Description:** Lot 101, Plan 11M-249  
**Municipal Address:** 71 Wayside Lane

**Lot Description:**

Frontage 19.09 metres (62.63 feet)  
Depth Irregular 37.02 metres (121.46 feet)  
Area 681.38 square metres (7,334.31 square feet)

In the matter of Section 45(1) of The Planning Act R.S.O 1990, the Township of Southwold Comprehensive Zoning By-law 2011-14, and an application for **minor variance**.

The owners are requesting a Minor Variance to seek relief from Section 8.2(e) Regulations of the Residential 1 (R1) Zone to permit the construction of a single detached dwelling on the subject lands.

**Decision:**

The application is hereby **granted** to obtain relief from Section 8.2(e) Regulations of the Residential 1 (R1) Zone to permit the construction of a 209.04 square metre footprint area, two-storey single detached dwelling with a reduced exterior side yard setback from the required 6.0 metres (19.7 feet) to the proposed 4.0 metres (13.1 feet), subject to the following conditions:

1. That the proposed development is substantially in accordance with the Minor Variance MV 2022-04 drawings, as appended to Report PLA 2022-10 and to Schedule A of this decision.

Reasons, in accordance with Report PLA 2022-10:

1. The variance maintains the intent and purpose of the Official Plan.
2. The variance maintains the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the lands and buildings.
4. The variance is minor in nature.

The effect of written and oral submissions on the Decision is contained within Report PLA 2022-10 and the minutes of the Committee of Adjustment Meeting of May 24, 2022.

MV 2022-04  
**TOWNSHIP OF SOUTHWOLD**  
**COMMITTEE OF ADJUSTMENT DECISION**  
**PAGE 2 OF 3**

We, the undersigned, concur in the decision and reasons given for the decision of the Committee of Adjustment for the Township of Southwold of this 24<sup>th</sup> day of May 2022.

<b>ELECTRONIC RECORDED VOTE</b>		<b>TO GRANT</b>	<b>TO REFUSE</b>	<b>Absent</b>	<b>Present</b>
Chairperson and Committee Member, Grant Jones	<u>✓</u>	<u>          </u>		( )	(✓)
Committee Member, Robert Monteith	<u>✓</u>	<u>          </u>		( )	(✓)
Committee Member, Justin Pennings	<u>✓</u>	<u>          </u>		( )	(✓)
Committee Member, Peter North	<u>          </u>	<u>          </u>		( )	( )
Committee Member, Sarah Emons	<u>          </u>	<u>          </u>		( )	( )

\*\*\*\*\***CERTIFICATION OF COMMITTEE'S DECISION**\*\*\*\*\*

I, Jeff Carswell, being the Secretary-Treasurer of the Committee of Adjustment for the Township of Southwold, certify that this is a true copy of the Committee's decision on the 24<sup>th</sup> day of May, 2022.

  
Secretary-Treasurer

May 24, 2022  
Date

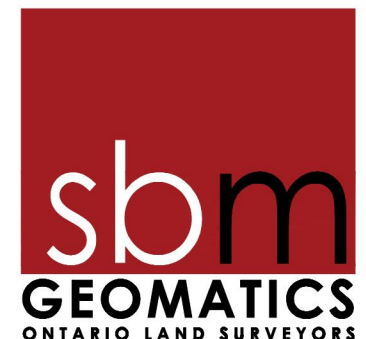
**Schedule A - MV 2022-04**





SCALE — 1:500

0 3 6 12 18 METRES



Chairperson Jones advised the Committee and the public that the last day for appealing this decision is June 13<sup>th</sup>, 2022. If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Township of Southwold Committee of Adjustment. If you are not the applicant, you should request a copy of the decision since it may be appealed to the Ontario Land Tribunal by the applicants or another member of the public.

**C of A 2022-17**

MOVED BY: Member Monteith

SECONDED BY: Member Pennings

**THAT** the meeting of the Committee of Adjustment to hear Application MV 2022-04, filed by 8735506 Canada Ltd (Vara Homes Inc.) adjourns at **7:08 p.m.** and the regular meeting of council reconvene.

**CARRIED**

  
Chairperson  
Secretary-Treasurer