

**MUNICIPALITY OF TWEED
MINUTES OF THE COMMITTEE OF ADJUSTMENT/PLANNING
MEETING**

January 4, 2019

The Committee of Adjustment/Planning met Friday, January 4, 2019 at 10:00 a.m. in the Council Chambers with the following members in attendance:

Committee Members:	Michael Cassidy, Steve Ferguson and Phyllis Savoie (Chair)
CAO/Clerk-Treasurer:	Betty Gallagher

1. Call to Order:

The meeting was called to order at 9:56 a.m.

2. Introductions:

Nev Bezaire, the owner of property at 1151 French Settlement Road, attended the meeting regarding her Minor Variance Application A4/18.

Allan Ferguson, the owner of the property on Luffman Road attended the meeting regarding his Minor Variance Application A5/18.

Councillor Treanor also attended to hear the Committee's decision on the Minor Variance Application A4/18.

3. Approve the Agenda:

Moved by M. Cassidy; Seconded by S. Ferguson
That the Committee Members approve the Agenda as presented. Carried.

4. Approve the Minutes:

Moved by S. Ferguson; Seconded by M. Cassidy
That the Committee Members approve the Minutes from the November 30, 2018 Committee Meeting. Carried.

5. Business Arising from the Minutes – None.

6. Disclosure of Interest – None.

7. Business for the Meeting

i. Minor Variance Application A4/18

The Committee reviewed Minor Variance Application A4/18 from Nev Bezaire for property located at 1115 French Settlement Road, Hungerford, Concession 12, Part Lot 5. The purpose of the application was to provide relief from Section 7.3 of Zoning By-law No. 2012-30 from the minimum requirement for 958 square feet of gross floor area for a residential unit to 840 square feet. There was a discrepancy in the application as Ms. Bezaire noted the proposed outside dimensions for the house were 42 ft x 20 ft, 840 square feet, but the application noted 685 square feet which was the inside measurement of the gross floor area. The Committee agreed that its mandate is to give consideration for the outside dimension of the gross floor area as indicated in the Comprehensive Zoning By-law and not the inside measurement. The application was approved as it was considered minor in nature.

Moved by M. Cassidy; Seconded by S. Ferguson

That the Committee of Adjustment/Planning vote in favour of Minor Variance Application A4/18 with no conditions. Carried.

ii. Minor Variance Application A5/18

The Committee reviewed Minor Variance Application A5/18 from Allan Ferguson for property located at Part Lot 34, Concession 2, Plan 21R14366 Part 1, Hungerford. The purpose of the application was to provide relief from Section 5.25.2 of Zoning By-law No 2012-30 to allow for one corner of the proposed garage to project approximately 8 feet beyond the front of the house. The applicant indicated that the location of the existing well would be in the way of the garage doors if the garage was built parallel with the proposed house. The application was approved as submitted as it was considered minor in nature.

Moved by M. Cassidy; Seconded by S. Ferguson

That the Committee of Adjustment/Planning vote in favour of Minor Variance Application A5/18 with no conditions. Carried.

8. Adjournment:

The meeting adjourned at 10:25 a.m.