

**MINUTES**  
**LAND DIVISION COMMITTEE**

**May 13, 2008**

A meeting was held at the County Building at 9:00 a.m. on the above date.

Present

Chair B. MacDougall. Warden J. Burns. Members G. Minielly and J. Foubister. Also present were Deputy-Secretary-Treasurer T. Dewsbury, Planners F. Garardo and W. Nywening.

Absent

None.

Discussion took place regarding the timing of applications made to the Land Division Committee. Warden J. Burns suggested that a letter be sent to the Ministry of Municipal Affairs and Housing indicating that the 30 day requirement for the hearing of minor variance applications does not allow sufficient circulation time for comments to be received by the committee.

Burns/Minielly: That the Land Division Committee send a letter to the Ministry of Municipal Affairs and Housing regarding the 30 day time period for the hearing of applications and indicate that the requirement needs to be lengthened.

Carried.

**Applications**

**Application A-001/08**

James Ollson a/f Kevin Saucier  
3240 Elm Street  
Township of Brooke-Alvinston

An application has been made for a minor variance to permit the construction of an addition to an existing garage/accessory use building on the lands described as Concession 6, Lot 18, Township of Brooke-Alvinston, (known municipally as 3240 Elm Street). The applicant is seeking relief for:

- a) A variance from the 10% maximum permitted lot coverage for an accessory use building,
- b) An extension of a legal non-complying height restriction, and
- c) An extension of a legal non-complying required front yard depth.

**COMMENTS**

The lands are designated "Rural Area" in the Brooke-Alvinston Official Plan and "Residential – 1 (R1)" in the Zoning By-law.

Attending the meeting was the applicant Kevin Saucier. Also attending was James Ollson.

The Planner read his report and the Deputy-Secretary-Treasurer read the submissions received from the Township of Brooke-Alvinston.

J. Foubister asked the applicant why he was requesting tripling of the size of the hobby shop. The applicant replied that he uses it for restoring old vehicles and that currently there are two being worked on. J. Foubister asked if he owned both of them. The owner also indicated that he does sign work as a hobby in the building.

Minielly/Foubister: That Application A-001/08 be denied and the applicant be referred to the Township of Brooke-Alvinston for a rezoning.

Carried.

Reasons:

Denied due to concerns that this expansion might allow for further commercial use.

In the opinion of the Committee:

1. The Variance is not minor in nature;
2. The intent of the official plan is not maintained;
3. The intent of the zoning by-law is not maintained; and
4. The variance is not desirable for the appropriate development or use of the land, building or structure.

The Chair advised of appeal procedures.

Committee discussed the request from the Council of the Township of Brooke-Alvinston to refund the applicant's minor variance application fee.

Minielly/Foubister: That the Land Division Committee deny the request of the Council of the Township of Brooke-Alvinston to refund the application fee to the applicant.

Carried.

### Adjournment

The Chair declared the meeting adjourned.

Time: 9:45 a.m.

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Bev MacDougall  
Chair

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Terrie Dewsbury  
Deputy-Secretary-Treasurer