



Committee of Adjustment Hearing Minutes  
Wednesday, April 13, 2011  
9:00 a.m.  
Council Chambers, Town Hall

**MEMBERS PRESENT:**

Chair L. French  
R. Cannon  
J. Di Cresce  
J. Partridge

**MEMBERS ABSENT:**

B. Duncan (regrets)  
J. Metcalfe (regrets)  
S. Norberg (regrets)

**STAFF PRESENT:**

Community Development Planner: B. Lauder  
Senior Planner: E. Conley  
Manager of Development: S. Kirkwood  
Secretary-Treasurer: C. Pillsworth

1. **CALL TO ORDER**

The Chair called the meeting to order at 9:05 a.m.

2. **DISCLOSURE OF PECUNIARY INTEREST** – None stated.

3. **CONFIRMATION OF MINUTES**

That the Committee of Adjustment Minutes dated April 6, 2011 be approved.

Carried.

4. **REQUESTS FOR DEFERRAL OR WITHDRAWAL OF APPLICATIONS** – None.

5. **MINOR VARIANCE APPLICATIONS**

5.1 A013/11 Fernbrook Homes (Etobicoke Creek Ltd.)  
12088 Kennedy Road (Ward 2)

The purpose of the application is to increase the maximum number of model homes from four (4) to thirty (30) model homes; and, reduce the minimum depth on one side of the double car garage from 5.8 metres to 4.8 metres for the same thirty (30) model homes.

Mr. Riccardi, the agent, appeared before the committee to request approval of two minor variances. In order for building permits to be issued the plan of subdivision must be registered. Mr. Riccardi advised that Fernbrook Homes is in the process of fulfilling the conditions and in order to meet the closing date and occupancy commitments Fernbrook is seeking approval to begin the construction of thirty (30) model homes. Planning staff advised Fernbrook to apply for a minor variance to permit the construction of thirty (30) model homes instead of the permitted four (4) model homes. The variance will assist Fernbrook in starting construction of homes in order to meet sale closing dates. Fernbrook Homes has also applied for a rezoning to reduce the garage depth.

The Committee was informed that Planning staff had no concerns or objections to the approval of Application A013/11 and that a Report will be going to Council on April 19<sup>th</sup>, 2011 to support Fernbrook's Zoning By-law Amendment Application to reduce in the depth of the double car garages.

The Chair asked whether there was anyone in attendance either in support of or in opposition to the application. No one in attendance came forward.

The Committee inquired if the purchasers would be notified of the reduced depth of the garage and if there will be sufficient parking spaces for the homeowners? The Committee also inquired why this variance was not included in the original rezoning by-law for the whole subdivision.

Planning staff advised that a Warning Clause is being posted at the site indicating the reduction in garage depth. There will be two parking spaces in the garage; one will be for a smaller vehicle and two parking spaces on the driveway. Planning indicated that home design plans were not been provided at the time of the zoning by-law application.

The Committee having considered the comments and recommendations of the commenting agencies and the evidence heard at the meeting reached the following decision:

Moved by Julio Di Cresce – Seconded by Robert Cannon

That Application A013/11 to increase the maximum number of model homes from four (4) to thirty (30) model homes; and, 2) To reduce the minimum depth on one side of the double car garage from 5.8 metres to 4.8 metres for the same thirty (30) model homes be the approved subject to the following conditions:

1. That the Secretary-Treasurer receive a letter from the Legal Services Department advising that an Execution of a Conditional Building Permit Agreement and an Execution of an Agreement with respect to the Garage including the posting of securities has been completed.
2. That the Secretary-Treasurer has received payment from the applicant for Committee Members' Remuneration and mileage.

The decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building or structure referred to in the application; and,
2. The general intent and purpose of the zoning by-law and Town of Caledon Official Plan are maintained and the variance is minor.

Carried.

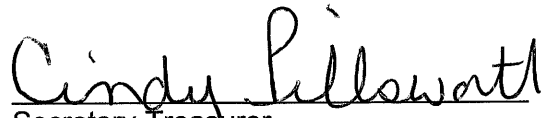
The Chair advised those persons who were in attendance of the 20-day appeal period from the date of the decision being rendered.

6. CLOSED MEETING – None scheduled

7. ADJOURNMENT

On verbal motion moved by Julio Di Cresce and seconded by Robert Cannon, the hearing adjourned at 9:25 a.m.

  
Chair  
Lily French

  
Secretary-Treasurer  
Cindy Pillsworth