



COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE

The City of Dryden is seeking community engaged individuals to sit on the Committee of Adjustment/Property Standards Committee.

Member Responsibilities:

To make informed decisions, each member is expected to:

- review materials filed with each application
- conduct visual site inspections of the subject property to assess the impacts the proposal may have on the surrounding area
- attend and participate at all public hearings scheduled on an as needed basis
- attend and participate in orientation and training programs.

Member Qualifications:

Be a City of Dryden resident or taxpayer interested in providing citizen input into the planning direction for the City. The role of appointees will involve reviewing Planning Applications and hearing appeals regarding orders issued by the Property Standards Officer on an as needed basis. Members should bring the following skills and expertise to the committee:

- a strong interest in development of the City of Dryden
- an understanding of the challenges in the neighbourhoods in the City
- knowledge in one or more areas of law, planning, architecture, government, economic development, community development, land development, urban forestry and environmental planning or citizen engagement and advocacy
- decision-making, communication and mediation skills to facilitate an open and fair hearing process
- adjudication experience and administrative public speaking and organizational skills.

Members cannot act as agents for applicants before the Committee of Adjustment.

Any application approval may be subject to such terms and conditions as the Committee considers reasonable and advisable.

The following are types of applications that a Committee of Adjustment would be reviewing.

Minor Variances

The Zoning By-law regulates how land and buildings are used and where buildings and structures can be located. This by-law also specifies lot sizes and dimensions, parking requirements, building heights and other regulations necessary to ensure proper and orderly development. However, sometimes it is not possible or desirable to meet all of the requirements of the Zoning By-law. In that case, a property owner may apply for approval of a minor variance. A minor variance provides relief from a specific Zoning By-law requirement, excusing a property owner from meeting the exact requirements of the bylaw.

Legal Non-Conforming Uses

Legal Non-Conforming Uses are uses of property that met all of the requirements of the Zoning By-law (and any other requirements) when they were established but no longer comply because the zoning requirements have changed. To ease the hardship this change could place on a property owner, the Committee can consider applications for extensions or enlargements of buildings or uses that no longer comply with the Zoning Bylaw as well as applications for a change from one legal non-conforming use to another use.

Land Division – Consent/Subdivision

A consent is commonly known as a severance and is the authorized separation of a piece of land to form a new lot(s) or a new parcel of land. Consents also involve adjusting boundaries of existing land parcels to enlarge or decrease a property, discharge of a mortgage over part of a parcel or registering an easement or right-of-way among others.

For the Committee to approve this type of application, the Planning Act requires that Members have regard to various interests and concerns some of which are:

- Effect on matters of Provincial interest
- Orderly development of safe and healthy communities
- Suitability of the land for the purposes for which it is to be subdivided, number, width, location, grades, elevations and adequacy of proposed roads and roads linking proposed roads with the established road system
- Dimensions and shapes of the proposed lots, restrictions or proposed restrictions on the land to be subdivided or the buildings and structures to be erected and restrictions on adjoining land.

Property Standards

Hear appeals of property standards orders issued to landowners for issues such as debris, garbage accumulation and property maintenance.

Applications

To apply to be a member of the City of Dryden Committee of Adjustment/Property Standards Committee, please complete the Boards and Committee Application form on the City of Dryden website: [Appointment to Boards and Committees Form - City of Dryden](#) by May 28, 2021.