

MINUTES OF THE BUSINESS MEETING OF THE NORTH BAY COMMITTEE OF ADJUSTMENT  
HELD VIA ZOOM ON TUESDAY, SEPTEMBER 22, 2020. FILE NO. A-12-20

PRESENT: J. Rogerson  
P. Geden  
P. Walker

M. Buchanan  
D. Young

SUMMARY OF THE APPLICATION:

A Minor Variance Application has been submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Kathy & Todd Laroche, 36 Van Horne Crescent, seeking relief from Zoning By-law 2015-30, as follows:

- i) Section 3.20.1.5 to increase the Max. Lot Coverage for all accessory structures from 10% to 16%
- ii) Section 3.20.1.7 to reduce the Min. Distance from the main dwelling for the lattice shed from 1.2m to zero (0)
- (iii) Section 3.20.1.4.2 to reduce the Min. Side Yard Setback for an accessor structure having an opening facing the side property line from 1.2m to 1.18m for the purpose of adding one additional 14.86m<sup>2</sup> accessory structure.

OTHERS IN ATTENDANCE:

Paul Goodridge

The Chairman called the Hearing to Order at 9:30 a.m. and outlined the procedure to be followed and read the Notice of Hearing. A Planning Report was distributed prior to the Hearing which outlined the four tests applied under the Planning Act in order to determine if the application was minor in nature. Staff concurred the requested variances maintained the intent of the Zoning By-law and the Official Plan and was appropriate development for the area.

Mr. Goodridge was invited to discuss the application on behalf of his clients and the following items were discussed:

- 10% Max. Lot Coverage for Accessory structures – if attached by-law permits 39%
- Lot smaller than typical lots – existing large detached garage in rear yard exceeds 10%
- Current garage and lattice shed – requesting additional garden shed
- Lattice shed not meeting spatial separation – used to be a pool pump structure
- Garden shed to be used for typical yard equipment storage

Being no further questions or comments the following resolution was then passed:

RESOLUTION NO. 5

**MOVED BY: Marc Buchanan**

**SECONDED BY: Don Young**

**"THAT** the Minor Variance Application submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Kathy & Todd Laroche, 36 Van Horne Crescent, seeking relief from Zoning By-law 2015-30, as follows:

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- (iii) Section 3.20.1.4.2 to reduce the Min. Side Yard Setback for an accessor structure having an opening facing the side property line from 1.2m to 1.18m for the purpose of adding one additional 14.86m<sup>2</sup> accessory structure, **BE APPROVED.**"

REASONS:

- 1) The variance in minor.
- 2) It is desirable for the appropriate development or use of the land, building or structure.
- 3) The general intent and purpose of the By-law and of the Official Plan are maintained.
- 4) As no public comment, written or oral has been received, there was ~~no~~ effect on the Committee's Decision from the public.

CONCURRING MEMBERS

J. Rogerson, Chair  
P. Geden  
M. Buchanan  
D. Young  
P. Walker

~~"CARRIED"  
J. Rogerson, Chairman~~

NON-CONCURRING MEMBERS

CHAIRMAN

SECRETARY-TREASURER