

MINUTES OF THE BUSINESS MEETING OF THE NORTH BAY COMMITTEE OF
ADJUSTMENT HELD VIA ZOOM, ON TUESDAY, DECEMBER 8, 2020. FILE NO. A-17-20

PRESENT: M. Buchanan P. Walker
P. Geden D. Young

SUMMARY OF THE APPLICATION:

A Minor Variance Application has been submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Carlo & Amelia Guido, seeking relief from Zoning By-law 2015-30 as follows:

- (i) Table 10C to reduce the Min. Front Yard Setback for the dwelling from 30m to 25.33m for the existing structure and to 24.48m for the proposed addition;
- (ii) Table 10C to increase the Max. Lot Coverage from 10% to 13%;
- (iii) Table 10D to reduce the Min. Side Yard Setback for the accessory structure from 3m to 2.64m;
- (iv) Section 3.15 to permit a deck to encroach to a distance of 21.67m to the front yard property line;
- (v) Section 3.15 to permit a deck to encroach to a distance of 5.19m to the side yard property line;
- (vi) Section 3.20.1.5 to increase the Max. Height for an accessory structure from 4.1m to 5.11m and to permit the increase in the number of storeys from 1 to 1.5 storeys.

for the purpose of redeveloping the existing undersized lot of record at 151 West Peninsula Rd.

OTHERS IN ATTENDANCE:

Paul Goordige, Carlo & Amelia Guido, Beryl Johansen, Patrick Cantin

The Acting 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.

The Chairman invited Mr. Goodridge to present the application on behalf of his clients. Mr. Goodridge discussed the following items:

- Existing development on same footprint – now wish to build an addition
- NBMCA comments
- Septic System Designer consulted
- Remove one of the variances due to change in design/location – no longer required
- Justification Study submitted by FRICORP
- Comments from both abutting neighbours

Members from the Public were invited to discuss any concerns.

Beryl Johansen, 147 West Peninsula:

- Preferred they kept within the existing regulations of the By-law.
- Protect water quality
- Trout Lake Watershed Guidelines
- Preferred they not disturb beach and water quality

Patrick Cantin, 155 West Peninsula

- No issues with proposal
- Improvement to existing

Committee Members discussion the following:

- Did not receive amended sketch
- New location of proposed garage
- Proposed usage of additional ½ storey – no water/sewer to be connected to garage

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

RESOLUTION NO. 1

MOVED BY: Don Young

SECONDED BY: Paul Walker

“**THAT** the Minor Variance Application submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Carlo & Amelia Guido, seeking relief from Zoning By-law 2015-30 as follows:

- (i) Table 10C to reduce the Min. Front Yard Setback for the dwelling from 30m to 25.33m for the existing structure and to 24.48m for the proposed addition;
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- for the purpose of redeveloping the existing undersized lot of record at 151 West Peninsula Rd, **BE APPROVED."**

REASONS:

- 1) The variance is 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) Public comment has been received and considered and had no effect on the Committee's Decision as the application is consistent with all relevant planning legislation and represents good planning.

CONDITIONS:

That the applicants incorporate FRICORP's recommendations in their Site Plan Control Agreement and that security be provided with the Agreement to ensure the recommendations are implemented.

"CARRIED"
M. BUCHANAN, Acting Chairman

CONCURRING MEMBERS

M. Buchanan, Acting Chair
P. Geden
D. Young
P. Walker

NON-CONCURRING MEMBERS



ACTING CHAIRMAN



SECRETARY-TREASURER