

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

SUMMARY OF THE APPLICATION:

A Minor Variance application has been submitted by Goodridge & Goulet Planning & Surveying Ltd. on behalf of Richard Paquette and Carol Montpellier, 680 Peninsula Road, seeking relief from Zoning By-law 2015-30, Table 10C Rural Residential Lakefront (RRL) as follows:

- (i) to reduce the Min. Lot Frontage from 60m to existing 32m;
- (ii) to reduce the Min. Lot Area from 0.4ha to existing 0.18ha;
- (iii) to reduce the easterly Min. Side Yard Setback from 6m to 2.65m & 3.31m to recognize the existing side yard deficiency at the easterly portion of the property;
- (iv) to reduce the Min. Front Yard Setback from 30m to 20.5m to recognize the existing front yard setback deficiency

for the purpose of constructing an addition on the dwelling at 680 Peninsula Road.

OTHERS IN ATTENDANCE:

Paul Goodridge, John Demeis

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. Mr. Goodridge advised of the following:

- His clients wish for a larger kitchen and new garage
- Will maintain the lot coverage below 10%
- Wish to construct in same area as existing to minimize impact on lot
- Obtained a justification study from FRICORP – Conservation Authority in agreement with recommendations outlined in report

Further discussion ensued with respect to clarification of addition not consisting of additional fixtures, new detached garage to replace older structures, and small buildings in front yard meeting zoning by-law regulations.

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

RESOLUTION NO. 1

MOVED BY: Marc Buchanan

SECONDED BY: Don Young

“THAT the Minor Variance application submitted by Goodridge & Goulet Planning & Surveying Ltd. on behalf of Richard Paquette and Carol Montpellier, 680 Peninsula Road, seeking relief from Zoning By-law 2015-30, Table 10C Rural Residential Lakefront (RRL) as follows:

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for the purpose of constructing an addition on the dwelling at 680 Peninsula Road, **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) As no public comment, written or oral has been received, there was no effect on the Committee's Decision from the public.

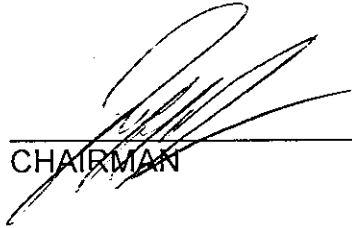
CONDITIONS:

- 1) That the applicants enter into a Site Plan Control Agreement with the City;
- 2) That FRICORP's recommendations be incorporated into the Site Plan Control Agreement;
- 3) That the applicants receive a File Review for the existing septic system to the satisfaction of the Conservation Authority

"CARRIED"
J. Rogerson, Chairman

CONCURRING MEMBERS

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



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER