

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 Robert & Catarina Wise, seeking relief from Zoning By-law 2015-20 "Rural Residential Lakefront (RRL)" regulations Table 10C as follows:

- (i) to reduce the Min. Lot Frontage from 61m to existing 35.05m;
- (ii) to reduce the Min. Lot Area from 0.4h to existing 0.2ha;
- (iii) to reduce the Min. Side Yard Setback from 6m to existing 1.6m & 1.13m;
- (iv) to reduce the Min. Front Yard Setback from 30m to existing 15m;

For the purpose of constructing an addition to the westerly side of the existing dwelling with a sundeck and a covered deck at property identified as 285 Northshore Road.

**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 topics were discussed:

- Clients wish to redevelop and add an addition – triggers Minor Variance
- Undersized lot of record – doesn't meet 3 of 6 criteria – obtained a justification study

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 Robert & Catarina Wise, seeking relief from Zoning By-law 2015-20 "Rural Residential Lakefront (RRL)" regulations Table 10C as follows:

- (i) to reduce the Min. Lot Frontage from 61m to existing 35.05m;
- (ii) to reduce the Min. Lot Area from 0.4h to existing 0.2ha;
- (iii) to reduce the Min. Side Yard Setback from 6m to existing 1.6m & 1.13m;
- (iv) to reduce the Min. Front Yard Setback from 30m to existing 15m;

for the purpose of constructing an addition to the westerly side of the existing dwelling with a sundeck and a covered deck at property identified as 285 Northshore 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.

**CONDITIONS:**

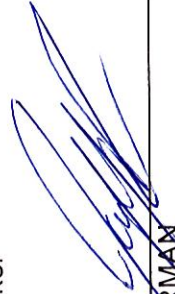
- 1) That the applicants enter into a Site Plan Control Agreement and that the Site Plan Control Agreement includes the recommendations outlined in FRI CORP's Justification Study.

**CONCURRING MEMBERS**

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

**NON-CONCURRING MEMBERS**

"CARRIED"  
J. Rogerson, Chairman

  
\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
SECRETARY-TREASURER