

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

**SUMMARY OF THE APPLICATION:**

A Minor Variance Application has been submitted by Marcus Wheeler, Bertrand Wheeler Architecture Inc. on behalf of Canarino Nissan, seeking relief from Zoning By-law 2015-30, Section 11.2.28.3(i) to reduce the Minimum Front Yard Setback from 7.6m to 3m for the purpose of constructing an addition on the building located at 240 Lakeshore Drive.

**OTHERS IN ATTENDANCE:**

Marcus Wheeler

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 request to reduce the front yard setback maintained the intent of the Zoning By-law and the Official Plan and was appropriate development in the area.

Mr. Wheeler was invited to discuss the application on behalf of his clients. Mr. Wheeler informed that Nissan Canada was requiring all Nissan dealerships to follow with new corporate branding of all sales offices. Although the request is for the 3m front yard setback, the actual addition would be further away however his clients requested the Committee to approve the 3m setback as is current for the rest of Lakeshore Drive's current C6L zone.

Discussion ensued with respect to Engineering's comments, future 3m road widening and laneway exchange, design of the addition, and pedestrian access to be maintained from Lee Avenue.

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 Marcus Wheeler, Bertrand Wheeler Architecture Inc. on behalf of Canarino Nissan, seeking relief from Zoning By-law 2015-30, Section 11.2.28.3(i) to reduce the Minimum Front Yard Setback from 7.6m to 3m for the purpose of constructing an addition on the building located at 240 Lakeshore Drive, **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.

  
"CARRIED"  
J. Rogerson, Chairman

**CONCURRING MEMBERS**

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

**NON-CONCURRING MEMBERS**

  
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CHAIRMAN

  
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SECRETARY-TREASURER