

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

SUMMARY OF THE APPLICATION:

A Minor Variance Application has been submitted by Miller & Urso Surveying Inc. on behalf of Patricia Marshall seeking relief from Zoning By-law 2015-30, Section 4.13.1 to reduce the minimum number of on-site parking spaces for a fourplex from 5 to 4, and to vary Table 5B to reduce the minimum required lot area per dwelling unit from 171sq.m. to 118.5sq.m. for the purpose of legalizing an existing fourplex located at 654 Commercial Street.

OTHERS IN ATTENDANCE:

Rick Miller, Patricia Marshall

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 and applied the four tests and determined the application was minor in nature and represented good planning for the area. No objections from departments or agencies were received as a result of the circulation process.

The Chairman invited Mr. Miller to discuss the application on behalf of his client. Mr. Miller advised the property was a fourplex for many years. Throughout the process to legalize the fourplex, deficiencies in parking and lot area were identified. Through the intensification area, it was discovered the four parking spaces was sufficient however still require the reduction in lot area to permit the four units to remain.

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

RESOLUTION NO. 6

MOVED BY: Marc Buchanan

SECONDED BY: Phil Gedes

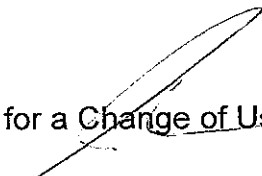
“**THAT** the Minor Variance Application submitted by Miller & Urso Surveying Inc. on behalf of Patricia Marshall seeking relief from Zoning By-law 2015-30, Table 5B to reduce the minimum required lot area per dwelling unit from 171sq.m. to 118.5sq.m. for the purpose of legalizing an existing fourplex located at 654 Commercial Street, **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.

CONDITIONS:

- 1) That the owner obtains a Building Permit for a Change of Use to legalize the fourplex.

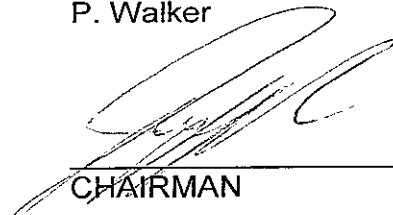

"CARRIED"
J. Rogerson, Chairman

CONCURRING MEMBERS

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

NON-CONCURRING MEMBERS


SECRETARY-TREASURER


CHAIRMAN