

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

SUMMARY OF THE APPLICATION:

A Minor Variance Application has been submitted by Robert Roy & Erin Sones, 978 Leask Avenue, seeking relief from Table 5B of Zoning By-law 2015-30 to reduce the Minimum Front Yard setback for a 2 storey addition from 6m to 2.22m.

OTHERS IN ATTENDANCE:

Robert Roy and Erin Sones

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.

The applicants were invited to discuss their application and the following topics were discussed:

- Driveway slopes down – causing run-off – damage to dwelling
- Trying to raise grade to slope away from dwelling
- Close in carport to make workshop/workout room
- Frost issue – footings not deep enough
- Addition to be at 2.2m setback – less than current but another 17' to edge of pavement

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 Robert Roy & Erin Sones, 978 Leask Avenue, seeking relief from Table 5B of Zoning By-law 2015-30 to reduce the Minimum Front Yard setback for a 2 storey addition from 6m to 2.22m, **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 applicant acquire a DIA Permit for the redevelopment of the subject property;
- 2) That the applicant obtain a Private Approach Permit
- 3) That the applicant acquire a Building Permit for the proposed addition


"CARRIED"

J. Rogerson, Chairman

CONCURRING MEMBERS

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

NON-CONCURRING MEMBERS


CHAIRMAN


SECRETARY-TREASURER