

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

Don Young was appointed as Acting Chair in the absence of Jeff Rogerson.

SUMMARY OF THE APPLICATION:

A Minor Variance Application has been submitted by Ron Foster on behalf of Brad & Judy Brophy, 100 Nelson Avenue, seeking relief from Zoning By-law 2015-30 to permit a covered deck to encroach further than the distance specified in Section 3.15 Table of Permitted Encroachments to 1.35m Front Yard Setback.

OTHERS IN ATTENDANCE:

Ron Foster, Brad Brophy

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 Acting Chair invited Mr. Brophy to discuss the application. Mr. Brophy explained they wish to replace the deck with a permanent roof. They wish to have a sitting area to extend their living space. The projection would not be out of line with the neighbourhood.

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

RESOLUTION NO. 2

MOVED BY: Marc Buchanan

SECONDED BY: Phil Geden

“THAT the Minor Variance Application submitted by Ron Foster on behalf of Brad & Judy Brophy, 100 Nelson Avenue, seeking relief from Zoning By-law 2015-30 to permit a covered deck to encroach further than the distance specified in Section 3.15 Table of Permitted Encroachments to 1.35m Front Yard Setback, **BE APPROVED.”**

REASONS:

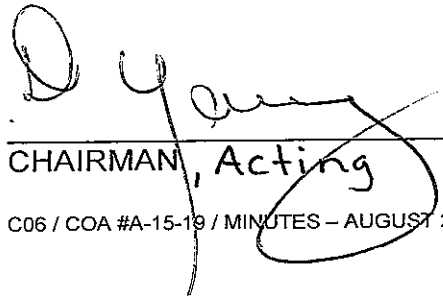
- 1) The variance in minor.
- 2) It is desirable for the appropriate development or use of the land, building or structure.
- 3) The general intent and purpose of the By-law and of the Official Plan are maintained.
- 4) As no public comment, written or oral has been received, there was no effect on the Committee's Decision from the public.
- 5)

"CARRIED"
D. Young, Acting Chairman

CONCURRING MEMBERS

P. Geden
M. Buchanan
D. Young, Acting Chair
P. Walker

NON-CONCURRING MEMBERS



CHAIRMAN, Acting



SECRETARY-TREASURER