

**PRESENT:** J. Rogerson  
P. Geden

M. Buchanan  
D. Young

**SUMMARY OF THE APPLICATION:**

A Minor Variance Application has been submitted by Miller & Urso Surveying Inc. on behalf of Antonino & Mary Delfino, 540 Peninsula Road, seeking relief from Zoning By-law 2015-30, Table 10C to increase the Maximum Lot Coverage from 10% to 12.8% (previous variance approved a lot coverage of 12%), and to reduce the Min. Front Yard Setback from 30m to existing 6.12m for the purpose of converting the existing deck across the front of the dwelling to a screened porch with a roof.

**OTHERS IN ATTENDANCE:**

Rick Miller, Sandra Reid, Adam Curran

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 with some conditions.

Mr. Miller was invited to discuss the application on behalf of his client who commented on the following:

- Existing deck – wants to close in a portion for screened in area with roof
- Increases lot coverage due to roof
- Doesn't meet 3 of the 6 criteria – Justification Study included
- Mitigating measures outlined as per FRICorp's Report
- Staff's recommendations can be accomplished
- Received copy of neighbour's comments - recommendations should address concerns

Dr. Reid commented on the following:

- Location of her property in relation to the applicant's property
- Commented on FRICorp's Study and Planning Staff Report
- New walkway & cement fire pit
- Recommended buffer ignored for past 14 years
- Her cottage has suffered water damage – prior to 2015, never any issues
- Previous variance due to improper construction of shed – instructed to remove shed and slab
- Extension of roof line a concern
- Certain date to meet recommendations preferred

Further discussion ensued as follows:

- Clarification for eavestroughs on east side of building or all around
- Water to be redirected to soakaway pits
- Clarification for existing garage to have eavestroughs all around
- Attempts to "fix" drainage problems
- Extensive water damage to neighbour's cottage
- Photographs attached to Dr. Reid's report
- Site Plan attached
- Site Plan Control Agreement to contain conditions – conditions to be met prior to issuance of a building permit
- Site Plan Control Agreement and buffer not a priority – should have been dealt with before it reached this point
- Responsibility to ensure water issues are addressed
- Possibility of deferring until conditions are met before entertaining this request
- Proximity of dwelling to lake
- Past variances approved
- Request to approve with conditions prior to issuance of building permit
- Suggestion of an Engineer's Report for water drainage issues
- Proposed conditions outlined in staff's report
- Elevations with respect to water drainage

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 Miller & Urso Surveying Inc. on behalf of Antonino & Mary Delfino, 540 Peninsula Road, seeking relief from Zoning By-law 2015-30, Table 10C to increase the Maximum Lot Coverage from 10% to 12.8% and to reduce the Min. Front Yard Setback from 30m to existing 6.12m for the purpose of converting the existing deck across the front of the dwelling to a screened porch with a roof, **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.

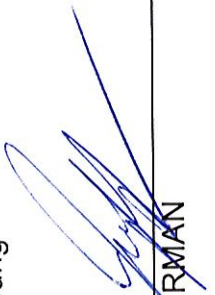
**CONDITIONS:**

- 1) Applicants must retain a Professional to create a revegetation plan to the satisfaction of the North Bay-Mattawa Conservation Authority and the City of North Bay;
- 2) The revegetation plan must provide a cost estimate to revegetate the 15m buffer to be held in security through the Site Plan Control Agreement;
- 3) Applicants must update the Site Plan Control Agreement to illustrate what is currently on the property, and;
- 4) Applicants must incorporate FRICORP's recommendation into their Site Plan Control Agreement.

"CARRIED"  
J. Rogerson, Chairman

**CONCURRING MEMBERS**

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

  
\_\_\_\_\_  
CHAIRMAN

**NON-CONCURRING MEMBERS**

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