

PRESENT: J. Rogerson
M. Buchanan
P. Walker

SUMMARY OF THE APPLICATION:

A Minor Variance Application has been submitted by Miller & Urso Surveying Inc. on behalf of Evan McCrory and Meaghan Denault, seeking relief from Zoning By-law 2015-30, Table 10C "Rural Residential Lakefront" zone regulations as follows:

- 1) Min. Lot Frontage from 61m to existing 12.6m
- 2) Min. Lot Area from 0.4ha to existing 0.0508ha
- 3) Min. Side Yard Setback for the dwelling from 6m to existing 2.26m & 1.77m respectively
- 4) Min. Front Yard Setback for the dwelling from 30m to existing 5.69m and 7.46m respectively
- 5) Max. Lot Coverage from 10% to 29.4%
- 6) Min. Side Yard Setback for existing detached garage from 3m to 0.14m
- 7) Min. Rear Yard Setback for existing detached garage from 3m to 0.2m and 1.2m respectively, and to also vary
- 8) Section 3.31 of the General Provisions to reduce the distance from the shoreline for a septic system from 30m to 24.5m for the existing septic system
- 9) Section 3.15.1 to permit a side deck to encroach up to 0.51m from the easterly side yard
- 10) Section 3.15.1 to permit the front deck to encroach to a distance of 2.73m and 4.46m from the front yard respectively

for the purpose of redeveloping the existing, undersized lot of record located at 403 Anita Avenue.

OTHERS IN ATTENDANCE:

Rick Miller

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 Chairman invited Mr. Miller to discuss the application on behalf of his clients. Mr. Miller informed the Committee:

- Fully developed existing lot of record
- Clients wish to tear down and rebuild on same foundation
- Only change is to close in the covered entrance and entrance to be relocated on the side
- Septic located in the tiered area of the property – will not require file review from the Conservation Authority

Discussion ensued with respect to the following:

- current building used as seasonal or year round
- how will the development improve water quality
- FRI recommendations
- Staff report with recommendations
- existing foundation vs new foundation
- Building Services will require engineering report to make sure
- Currently constructed with concrete blocks
- How will demolition materials be removed

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

RESOLUTION NO. 1

Moved By: Paul Walker

SECONDED BY: Marc Buchanan

“THAT the Minor Variance Application submitted by Miller & Urso Surveying Inc. on behalf of Evan McCrory and Meaghan Denault, seeking relief from Zoning By-law 2015-30, Table 10C “Rural Residential Lakefront” zone regulations as follows:

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for the purpose of redeveloping the existing, undersized lot of record located at 403 Anita Avenue, **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 a planting scheme be incorporated as outlined in FRI CORP Ecological Services Supplemental documentation dated November 2020
- 2) That the proposed dwelling and front yard deck be moved as far back as possible in the event that the current foundation is not structurally stable/sound for the proposed redevelopment
- 3) That a Site Plan Control Agreement be entered into prior to the redevelopment of the property.


"CARRIED"
J. Rogerson, Chairman

CONCURRING MEMBERS

J. Rogerson, Chair
M. Buchanan
P. Walker



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER