

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 Joey Rogers & Sophie Blain, seeking relief from Zoning By-law 2015-30, Section 11.1.31.3 as follows:

- (i) to increase the Maximum Lot Coverage from 35% to 37.3%;
 - (ii) to reduce the Minimum Front Yard Setback from 3.3m to 1.06m;
 - (iii) to reduce the Minimum Exterior Side Yard Setback from 5.7m to 0.93m;
- and to vary Section 4.13.1 to reduce the required number of parking spaces from 6 to 4, for the purpose of constructing a new fourplex at 497 Chippewa Street.

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.

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

- Located across from Chippewa High School
- Abandoned duplex – torn down
- Rezoned to allow a fourplex
- New owner came up with house plans – variance to get closer to street
- Type of rentals needed in the City
- Smaller units – reduction in parking spaces requested
- Pre-consultation with Planning & Engineering prior to submission of application

Members requested clarification of surrounding properties.

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

RESOLUTION NO. 2

MOVED BY: Don Young

SECONDED BY: Phil Geden

“**THAT** the Minor Variance Application submitted by Miller & Urso Surveying Inc. on behalf of Joey Rogers & Sophie Blain, seeking relief from Zoning By-law 2015-30, Section 11.1.31.3 as follows:

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- and to vary Section 4.13.1 to reduce the required number of parking spaces from 6 to 4, for the purpose of constructing a new fourplex at 497 Chippewa Street, **BE APPROVED.**”

REASONS:

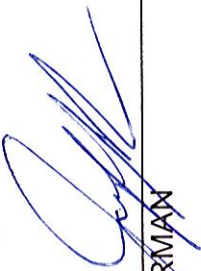
- 1) The variance in minor.
- 2) It is desirable for the appropriate development or use of the land, building or structure.
- 3) The general intent and purpose of the By-law and of the Official Plan are maintained.
- 4) As no public comment, written or oral has been received, there was no effect on the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


"CARRIED"

J. Rogerson, Chairman

CONCURRING MEMBERS

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



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER