



City of
Peterborough

Committee of Adjustment Minutes

May 2, 2017

Minutes of a Meeting of Committee of Adjustment held on Tuesday, May 2, 2017 at 6:00 p.m. in the Council Chambers, City Hall.

Present: Ms. Brenda Campbell, Chair
Mr. Mauro DiCarlo
Mr. Claude Dufresne
Mr. Len Lifchus
Mr. Frank Steffler

Also Present: Ms. Banani Afsana, Planner, Policy and Research
Ms. Andrea Stillman, Permit Technician, Plans Examiner
Ms. Jennifer Sawatzky, Secretary-Treasurer

Committee of Adjustment was called to order at 6:00 p.m.

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest.

- File No.:** B22/16
Address: 266 Burnham Street
Applicant: Kevin M. Duguay

File No.: A40/16
Address: 266 Burnham Street
Applicant: Kevin M. Duguay

This matter relates to a severance application and a minor variance application submitted by Kevin M. Duguay, 560 Romaine Street, Peterborough, Ontario K9J 2E3, as applicant on behalf of Janice Gainey and David Holmquist, 266 Burnham Street, Peterborough, Ontario K9H 1T3, the owners of the property that is the subject of the application.

The purpose of the application is to sever the easterly portion of the subject property into two parcels having lot widths of 14 metres and 18 metres respectively, to create two new lots for future residential development with frontage on James Street. The applicant further requests variances to reduce the minimum building setback from the point of intersection of two side lot lines, the newly created east side lot line and the north side lot line, from 4.5 metres to 2.9 metres and to reduce the minimum required building setback from the north side lot line from 1.2 metres to 0.7 metres.

This application was originally scheduled for the November 15, 2016 Committee of Adjustment hearing, at which time the application was deferred to an undetermined meeting date to permit the applicant an opportunity to complete a Heritage Impact Assessment. As Mr. Frank Steffler was not in attendance at the November 15, 2016 hearing, he did not participate in the discussion or deliberation of the application.

Mr. Duguay of attended the meeting and addressed the Committee as follows:

- This matter was originally scheduled for the November 15, 2016 hearing. Following a recommendation from the Peterborough Architectural Conservation Advisory Committee (PACAC), the application was deferred to allow time to complete a Heritage Impact Assessment to assess the impact of the severance on the heritage value of the property.
- The Heritage Impact Assessment was reviewed by PACAC at their March 7, 2017 meeting. PACAC agreed with the conclusion of the Assessment and supports the creation of the proposed lots subject to a number of conditions to be addressed by a site plan agreement. As such, the application has returned to the Committee of Adjustment for consideration of the proposed severance.
- The property owners have reviewed the conditions proposed in the Staff Report and have no objection to the proposed conditions.
- The Minor Variance application will address the location of the existing building on the retained portion of property in relation to the reconfigured lot lines.
- Configuration of the Right-of-Way over the property has been addressed to the satisfaction of all parties.
- The owners are aware that a portion of the retaining wall associated with the driveway and garage at 30 James Street encroaches on the property along the eastern lot line. The location of the retaining wall will not affect the development or configuration of the lot to be created along the current eastern boundary of the property.

Ms. Banani Afsana, Planner, Policy and Research, presented Staff comments with respect to the application on behalf of the Building and Planning Divisions of the Planning & Development Services Department, City of Peterborough.

The Chair read a letter from David Cobden, 278 Burnham Street, Peterborough, Ontario K9H 1T3 in objection to the application.

The Committee was also in receipt of a letter from Annie and Richard Johnston, 43 James Street, Peterborough, Ontario K9H 1C5 submitted after the October 31, 2016 circulation of the application.

In response to questions from the Committee, the applicant advised as follows:

- The Heritage Consultant recommends that landscaping be established along the proposed western limit of the severed parcel to create a buffer between the heritage designated property and the proposed severed parcels. This will be reviewed during consideration of the Site Plan Application.
- The Planning Justification Report submitted with the application in October 2016 contains a typographical error in the Lot Summary on the second page. The first row describes the retained lot, the second row describes the proposed lot adjacent to the retained lot and the third row describes the proposed easternmost lot.

Decision – B22/16

The Committee heard from members of the public concerning the application, gave due consideration and weight to the comments made and received and

In that the severed and retained properties would conform to the Official Plan policy and comply with the Zoning By-law, and that Minor Variance application number A40/16 addresses the deficiencies from the Zoning By-law for the retained parcel, consent is granted to sever the easterly portion of the subject property into two parcels fronting onto James Street and having lot widths of 14 metres and 18 metres to create new lots for residential development
CONDITIONAL UPON THE FOLLOWING:

- i) **The approval of Minor Variance Application No. A40/16;**
- ii) **The approval of a Site Plan Application and Agreement, addressing the following conditions:**
 - a) **Appropriate placement of dwellings on the new lots, respecting the adjacent residential properties on James Street and 266 Burnham Street “The Pines”;**
 - b) **Retention of healthy white pine trees on the new lots as advised by an arborist/landscape architect;**
 - c) **Design and material of retaining walls at the new driveway and along James Street; and**
 - d) **Installation of a visual buffer between “The Pines” residence on 266 Burnham Street and the new dwellings on the proposed severed parcels, defining the east-edge of the heritage property.**
- iii) **The applicant shall provide an 8 metre by 5 metre daylight triangle road widening at the southwest corner of the retained lot (northeast corner of James Street and Burnham Street – 8 metres to be measured along Burnham Street) to the City of Peterborough free of encumbrances and at no cost to the City;**
- iv) **The applicant shall submit, either a draft reference plan showing the proposed severed and retained parcels or legal descriptions acceptable to the Land Registrar, to the Secretary-Treasurer. The applicant shall submit two copies of the reference plan to the City of Peterborough, if applicable; and**
- v) **All conditions shall be satisfied within 365 days of the Committee’s decision, otherwise this Consent Application will lapse.**

Decision – A40/16

The Committee heard from members of the public concerning the application and gave due consideration and weight to the comments made and received.

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the application should be approved as per the Staff Recommendation and that the variances are minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore variances for the retained parcel are granted to:

- i) **Reduce the minimum required building setback from the point of intersection of the east side lot line and the north side lot line from 4.5 metres to 2.9 metres; and**
- ii) **Reduce the minimum building setback from the north side lot line from 1.2 metres to 0.7 metres.**

Conditional upon the applicant submitting to the City the registered deeds of the new lots created in accordance with Consent Application No. B22/16.

- 2. **File No.: B04/17**
Address: 175 Murray Street
Applicant: George and Murray Development Corporation

- File No.: A17/17**
Address: 175 Murray Street
Applicant: George and Murray Development Corporation

This matter relates to a severance application and a minor variance application submitted by George and Murray Development Corporation, 6 Carlaw Avenue, Toronto,

Ontario M4M 2R5, as applicant on behalf of Murray Street Baptist Church, 175 Murray Street, Peterborough, Ontario K9H 2S7, the owner of the property that is the subject of the application.

The purpose of this application is to sever a portion of the lot along the easterly and southerly boundaries, having a width of 10.9 metres along Murray Street and a total land area of 918 square-metres, to be consolidated with the adjoining property at 475 George Street North to facilitate the construction of parking spaces for the proposed residential development. The applicant is also proposing a reduction of the minimum building setback from the newly established east side lot line and rear lot line from 18 metres to 1.8 metres, a reduction of the minimum required width of landscaped open space from 3 metres to 1.8 metres, and an increase of the maximum building coverage from 40% to 45% for the retained parcel to facilitate the proposed severance and recognize the location of the existing Murray Street Baptist Church on the subject property.

David Pearce of George and Murray Development Corporation attended the meeting and addressed the Committee as follows:

- The application proposes to sever an L shaped parcel of land from 175 Murray Street to assemble with the former YMCA property at 475 George Street North to provide parking for future residential development.
- The proposed severed parcel is subject to an agreement of purchase and sale which is conditional upon the success of the applications for severance and minor variance.

Ms. Banani Afsana, Planner, Policy and Research, presented Staff comments with respect to the application on behalf of the Building and Planning Divisions of the Planning & Development Services Department, City of Peterborough.

Ms. Afsana advised that Planning Staff recommend that the Committee impose an additional condition to the recommendation in the Staff Report requiring the property owner to provide a 0.5 metre wide strip of land across the frontage of the severed parcel at no cost to the City for the future widening of the Murray Street road allowance.

No one spoke in objection to the application and no written objections were received.

In response to questions from the Committee, Ms. Afsana advised as follows:

- It is standard practice for the Utility Services Department (USD) to note concern with a reduction of available parking spaces. USD have not provided the Planning Department with information on any potential impact of the loss of available parking for Murray Street Baptist Church.

In response to questions from the Committee, the applicant advised as follows:

- He has no objection to the addition of a condition to provide the City with a strip of land for road widening across the frontage of the severed portion of the property.

Decision – B04/17

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

In that both the retained parcel and the lot addition to 475 George Street North conform to the Official Plan policy, and that Minor Variance application number A17/17 addresses the deficiencies from the Zoning By-law for the retained parcel, consent is granted to sever a portion of the subject lot along the easterly and southerly boundaries, having a width of 10.9 metres fronting on Murray Street and a total land area of 918 square-metres, to be consolidated with the adjoining property at 475 George Street North CONDITIONAL UPON THE FOLLOWING:

- i) **The approval of Minor Variance Application No. A17/17;**
- ii) **The approval of Zoning By-law Amendment Application No. Z1702;**
- iii) **Conveyance of a 0.5 metre wide strip of land across the frontage of the severed parcel, free of encumbrances and at no cost to the City, for the future widening of the Murray Street road allowance.**
- iv) **The owner's solicitor shall provide an undertaking, describing the property to be severed be consolidated with the 475 George Street North. Such that the two parcels consolidated shall be considered as one lot and shall not be dealt separately, Section 50 (3) or 50 (5) shall apply to any subsequent conveyance or transaction involving the parcel of land that is subject to this Consent application;**
- v) **The applicant shall submit either a draft reference plan showing the proposed severed and retained parcels or legal descriptions acceptable to the Land Registrar, to the Secretary-Treasurer. The applicant shall submit two copies of the reference plan to the City of Peterborough, if applicable;**
- vi) **The applicant shall provide a draft transfer/deed of the subject parcel of land to the Secretary Treasurer; and**
- vii) **All conditions shall be satisfied within 365 days of the Committee's decision, otherwise this Consent Application will lapse.**

Decision – A17/17

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the application should be approved as per the Staff Recommendation and that the variances are minor, the proposal is desirable for the appropriate development of the adjoining land at 475 George Street North, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore variances for the retained parcel are granted to:

- i) **Reduce the minimum required east side yard setback and the rear yard setback with the severed parcel from 18 metres to 1.8 metres;**
- ii) **Reduce the minimum required width of landscaped open space from 3 metres to 1.8 metres; and**
- iii) **Increase the maximum building coverage from 40% to 45%.**

Conditional upon the applicant submitting to the City the registered deed in accordance with Consent Application No. B04/17.

**3. File No.: A18/17
Address: 618 Goodwin Terrace
Applicants: Don and Deb Brockie**

This matter relates to a minor variance application submitted by Don Brockie and Deb Brockie, 618 Goodwin Terrace, Peterborough, Ontario K9J 0H6, the owners of the property that is the subject of the application.

The purpose of this minor variance application is to reduce the minimum building setback from the rear lot line from 7.6 metres to 6.8 metres to allow the attached covered deck at the back of the dwelling on the subject property.

Mr. Brockie attended the meeting and addressed the Committee as follows:

- He was granted a minor variance at the March 7, 2017 hearing to increase the maximum permitted building coverage for his covered deck. The requirement for the variance to the setback from the rear lot line was overlooked at that time, and he is requesting the second variance to permit the existing development.

Ms. Banani Afsana, Planner, Policy and Research, presented Staff comments with respect to the application on behalf of the Building and Planning Divisions of the Planning & Development Services Department, City of Peterborough.

No one spoke in objection to the application and no written objections were received.

Decision

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the application should be approved as per the Staff Recommendation and that the variance is minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore a variance is granted to reduce the minimum building setback from the rear lot line from 7.6 metres to 6.8 metres to allow the covered deck at the rear of the dwelling PROVIDED THAT any alterations to the existing lot grading patterns or roof drainage will not adversely impact adjacent properties.

4. **File No.: A19/17**
Address: 1208 Pulpit Road
Applicants: Roman Trippel and Rachel Kelly

This matter relates to a minor variance application submitted by Roman Trippel and Rachel Kelly, 1208 Pulpit Road, Peterborough, Ontario K9J 7M7, the owners of the property that is the subject of the application.

The purpose of the application is to reduce the minimum building setback from the east side lot line from 3 metres to 1.8 metres to allow an expansion of the existing garage attached to the dwelling on the subject property.

Mr. Trippel and Ms. Kelly attended the meeting and addressed the Committee as follows:

- They are seeking a minor variance to reduce the minimum required building setback from the east side lot line to permit an expansion of their garage.

Ms. Banani Afsana, Planner, Policy and Research, presented Staff comments with respect to the application on behalf of the Building and Planning Divisions of the Planning & Development Services Department, City of Peterborough.

No one spoke in objection to the application and no written objections were received.

In response to questions from the Committee, Ms. Afsana advised as follows:

- It is the property owners' responsibility to comply with the requirements of the Endangered Species Act prior to any development. The owners have been advised to contact the Ministry of Natural Resources and Forestry (MNRF) for direction.

In response to questions from the Committee, Ms. Stillman advised as follows:

- The Building Division is required to comply with all applicable legislation, code and regulations when reviewing applications for building permits. A building permit will not be issued for the garage expansion until the owners have provided clarification from the MNRF.

In response to questions from the Committee, the applicant advised as follows:

- They have received notification of the potential for endangered or threatened species habitat, and will contact the MNRF for further direction

Decision

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the application should be approved as per the Staff Recommendation and that the variance is minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

The Committee was aware of comments provided by the Otonabee Region Conservation Authority (ORCA) regarding the habitat for endangered or threatened species on or in proximity of the subject property and acknowledged the property owner's responsibility to contact the Ministry of Natural Resources and Forestry (MNRF) to ensure the development is in compliance with the Endangered Species Act (ESA).

Therefore a variance is granted to reduce the minimum building setback from the east side lot line from 3 metres to 1.8 metres to permit an expansion to the existing attached garage PROVIDED THAT any alterations to the existing lot grading patterns or roof drainage will not adversely impact adjacent properties.

5. **File No.:** A20/17
Address: 547 Armour Road
Applicant: Anthony Camposeo

This matter relates to a minor variance application submitted by Anthony Camposeo, 1000 Simcoe Street West, Oshawa, Ontario L1G 8E6, the owner of the property that is the subject of the application.

The purpose of the application is to reduce the minimum required building setback from the centre line of Armour Road from 16 metres to 12 metres to allow the construction of a new two-storey dwelling on the existing non-complying footprint, replacing one and a half-storey dwelling on the subject property.

Mr. Camposeo attended the meeting and addressed the Committee as follows:

- He is proposing to construct a two-storey, single unit dwelling on the footprint of the existing 1.5 storey dwelling on the property.
- The existing dwelling has been established on the property since 1912, and he feels that the variances permitting a two-storey dwelling on the existing footprint will have minimal impact on the adjacent properties.

Ms. Banani Afsana, Planner, Policy and Research, presented Staff comments with respect to the application on behalf of the Building and Planning Divisions of the Planning & Development Services Department, City of Peterborough.

Ms. Afsana advised that Otonabee Region Conservation Authority (ORCA) have issued a permit for the proposed development and noted that comments on the application were provided to the Planning Department subsequent to the publication of the Staff Report. Ms. Afsana read the comments into the record and advised that Staff recommend that an approval of the application should be conditional upon the carport and covered deck never being converted to habitable space, the property being developed as a single-unit dwelling, and no additional dwelling units being permitted, as per ORCA's recommendation.

No one spoke in objection to the application and no written objections were received.

In response to questions from the Committee, the applicant, Mr. Camposeo, confirmed that he had been advised of ORCA's recommendations.

Decision

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the application should be approved as per the Staff Recommendation and that the variance is minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore a variance is granted to reduce the minimum required building setback from the centre line of Armour Road from 16 metres to 12 metres to permit the construction of a new, two-storey dwelling on the footprint of the existing dwelling on the subject property PROVIDED THAT the property is developed as a single-unit dwelling and no additional dwelling units are permitted, the carport and covered deck will never be converted to habitable space, and any alterations to the existing lot grading patterns or roof drainage will not adversely impact adjacent properties.

6. **File No.:** **A21/17**
 Address: **534 Otonabee Drive**
 Applicant: **Alan Didone Construction Ltd.**

This matter relates to a minor variance application submitted by Alan Didone Construction Ltd., 1694 Waddell Crescent, Peterborough, Ontario K9K 2G8, the owner of the property that is the subject of the application.

The purpose of the application is to reduce the minimum building setback from the centre line of Otonabee Drive from 19 metres to 17 metres for the proposed one-storey, single unit dwelling and reduce the minimum building setback from the centre line of Otonabee Drive from 19 metres to 16.5 metres for a proposed verandah and an attached garage.

Mr. Didone attended the meeting and addressed the Committee as follows:

- He is seeking the minor variance to permit a reduced setback from the centre line of Otonabee Drive for a proposed single dwelling unit.
- Although he does not require the variance to develop the property, locating the dwelling closer to the street line will result in larger side yard setbacks from the neighbouring properties than what can be achieved under the existing regulations due to the triangular shape of the lot.

Ms. Banani Afsana, Planner, Policy and Research, presented Staff comments with respect to the application on behalf of the Building and Planning Divisions of the Planning & Development Services Department, City of Peterborough.

The following persons attended the meeting and addressed the Committee in opposition to this application:

- i) Ron Twiddy, 528 Otonabee Drive, Peterborough, ON K9J 7R1 spoke in objection to the application and expressed concerns with the compatibility of the reduced setback with the existing development in the neighbourhood and the potential for the development to obstruct the view from Milford Drive.
- ii) Rosemary Stoldt, 538 Otonabee Drive, Peterborough, ON K9J 7R1 spoke in objection to the application and expressed concerns with the proximity of the proposed development to the streetline and the size of the proposed dwelling in relation to the lot size.

In response to questions from the Committee, the applicant advised as follows:

- He does not require a variance to construct a dwelling in compliance with the existing regulations of the Zoning By-law. However, the variance will permit the dwelling to be closer to the street line leaving a larger setback from the adjacent properties.

Decision

The Committee heard from members of the public concerning the application and gave due consideration and weight to the comments made and received.

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the application should be approved as per the Staff Recommendation and that the variances are minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore variances are granted to:

- i) **Reduce the minimum required building setback from the centre line of Otonabee Drive for a one-storey single unit dwelling from 19 metres to 17 metres; and**
- ii) **Reduce the minimum required building setback from the centre line of Otonabee Drive from 19 metres to 16.5 metres for a verandah with a width of 2.2 metres and an attached garage with a width of 4.3 metres.**

7. **File No.: A22/17**
Address: 71 McDonnel Street
Applicant: Brian McCarthy
Agent: Kevin M. Duguay

This matter relates to a minor variance application submitted by Brian McCarthy, 114 Maria Street, Peterborough, Ontario K9H 1B9, as applicant on behalf of Sarah Wallis, 114 Maria Street, Peterborough, Ontario K9H 1B9, the owner of the property that is the subject of the application.

The purpose of the application is to reduce the minimum required building setback from 6 metres to 0.4 metres from the McDonnel Street street line, increase the projection of overhangs into the street line building setback from 0.6 metre to 5.9 metres, reduce the minimum building setback from the east side lot line from 1.2 metres to 0.4 metres, increase the projection of overhangs into the east side building setback from 0.6 metre to 1 metre, and increase the maximum building coverage from 40% to 80%.

Mr. Kevin Duguay, authorized agent for the applicant, attended the meeting and addressed the Committee as follows:

- The applicant is currently renovating the existing dwelling on the property and is requesting the variances to permit a verandah attached to the east side of the dwelling.
- Many dwellings in the area are built at the street line and the proposal fits in with the context of the neighbourhood.
- McDonnell Street is a local street between Water Street and Dickson Street and it is unlikely that the City would widen the road or change the existing curb faced sidewalks.
- The verandah would have no impact on the function of the street or neighbouring properties and would improve the appearance of the façade.
- Brian McCarthy, the applicant, is in attendance and can answer any questions of the Committee.

Ms. Banani Afsana, Planner, Policy and Research, presented Staff comments with respect to the application on behalf of the Building and Planning Divisions of the Planning & Development Services Department, City of Peterborough.

The following persons attended the meeting and addressed the Committee in opposition to this application:

- i) Jean Kirk, 496 College Street, Peterborough, Ontario K9H 3K3 spoke in objection to the application and noted that the increase lot coverage seems unusual for the context of the neighbourhood.

The Chair acknowledged that correspondence was received from George Kerr, 512 College Street, Peterborough, Ontario K9H 3K3 in support of the application.

In response to questions from the Committee, Staff advised as follows:

- The extension of the verandah beyond the doorway towards the east end of the building is not required to function as a weather protected entrance to the dwelling. Staff do not consider the variances to be minor and do not support an increase to the building coverage on the already overdeveloped lot.

In response to questions from the Committee, Mr. Duguay advised as follows:

- The property in its existing configuration is non-complying. However there is already a concrete platform with steps established toward the east end of the building. The proposal is to remove the concrete platform and replace with the verandah, creating a consistent appearance to the façade.
- Due to the slope of the front lawn, it isn't functional amenity space for residents of the dwelling, who would more likely use the parks and trails in close proximity to the property.

In response to questions from the Committee, Mr. McCarthy advised as follows:

- Because the eastern portion of the dwelling is set back further than the remainder of the dwelling, restricting the verandah to the entrance give the façade an awkward appearance. Constructing the verandah in accordance with the proposal will replace the existing concrete pad, which is in poor repair, and will improve the appearance of the dwelling.
- The right of way will not be impacted by the verandah.
- The stairs are located at the western side of the entrance and will not extend past the bedroom window to the west.

Decision

The Committee heard from members of the public concerning the application and gave due consideration and weight to the comments made and received.

Having reviewed the application, considered the information presented both in the Staff Report and presentation, and heard from both the applicant and members of the public in respect to the application, the Committee determined that the proposed verandah would improve the appearance of the dwelling and create outdoor amenity space for residents. The Committee acknowledged the extent of the existing building coverage and determined that an increase in building coverage of 5% from the existing non-complying use would not have a significant impact on other properties in the surrounding neighbourhood. The Committee agreed that the verandah should be built in accordance with the proposal illustrated in Exhibit 19 of the Staff Report and that no development shall block the existing right-of-way at the eastern limit of the property. The Committee determined that the variances are minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore variances are granted to:

- i) Reduce the minimum required building setback from the McDonnell Street street line from 6 metres to 0.4 metres;**
- ii) Increase the projection of overhangs into the street line building setback from 0.6 metre to 5.9 metres;**
- iii) Reduce the minimum building setback from the east side lot line from 1.2 metres to 0.4 metres;**
- iv) Increase the projection of overhangs into the east side building setback from 0.6 metre to 1 metre; and**
- v) Increase the maximum building coverage from 40% to 80%.**

PROVIDED THAT the verandah is constructed in accordance with the proposal illustrated in Exhibit 19 of the Staff Report dated May 2, 2017 and any alterations to the existing lot grading patterns or roof drainage will not adversely impact adjacent properties.

Minutes

Moved by Claude Dufresne

That the minutes of the Committee of Adjustment hearing held on April 4, 2017 be approved.

“CARRIED”

Other Business

The Secretary-Treasurer distributed a memo from Dean Findlay, Chief Building Official, regarding the Committee’s evaluation of applications where development has occurred prior to the owner obtaining a building permit.

Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Tuesday, June 6, 2017.

Adjournment

The meeting was adjourned at 7:51 p.m.

(Sgd.) Brenda Campbell, Chair

(Sgd.) Jennifer Sawatzky, Secretary-Treasurer