



City of
Peterborough

Committee of Adjustment Minutes

May 20, 2015

Minutes of a Meeting of Committee of Adjustment held on Wednesday, May 20, 2015 at 7:00 p.m. in the Council Chambers, City Hall.

Present: Ms. Brenda Campbell
Mr. Claude Dufresne
Mr. Len Lifchus
Mr. Frank Steffler

Regrets: Mr. Mauro DiCarlo

Also Present: Mr. Richard Straka, Planner, Policy and Research
Ms. Jennifer Sawatzky, Secretary-Treasurer

Committee of Adjustment was called to order at 7:00 p.m.

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest.

- File No.:** A19/15
Address: 726 Clonsilla Avenue
Applicant: J. Laurie Young

This matter relates to a minor variance application submitted by J. Laurie Young, 750 Fife's Bay Road, Selwyn, Ontario K9J 6X4, as applicant on behalf of Kim Wallace Holdings Ltd., 726 Clonsilla Avenue, Peterborough, Ontario K9J 5Y3, the owner of the property that is the subject of the application.

J. Laurie Young attended the meeting and addressed the Committee as follows:

- The owners are seeking minor variances to reduce the minimum building setbacks from the rear lot line and the east side lot line and reduce the minimum required number of parking spaces to allow an addition to the rear of the business on the property. The addition will create more vehicle bays to allow the business owner to increase the volume of business and hire more employees.
- The renovation of the building will include upgrades to the front façade of the building.

Ms. Young showed illustrations of the proposed renovation to the Committee.

Mr. Richard Straka, Planner, Policy & 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 Kevin Arscott, 1230 Lansdowne Street West, Peterborough, Ontario, K9J 2A1, in opposition to this application.

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

- Additional information on the number of new vehicle bays and the utilization of space within the existing and proposed building will assist Staff in evaluating whether to calculate parking requirements based on number of bays or floor area.
- City Staff will require that the building addition is constructed from fire rated materials.
- The proposed addition does not leave enough room for an emergency vehicle to drive behind the building.
- Because the stormwater management of the subject property and a part of the property to the south (1230 Lansdowne Street West) is interconnected, the extent of proposed development on the subject property may affect what can be developed on the vacant property to the east that cumulatively flows over the property to the south (1230 Lansdowne Street West).

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

- The tanks at the rear of the building are oil interceptor tanks used to prevent any oil in the business's wastewater from entering the sewer system; they are not used to store oil. To move the tanks would be expensive, so the addition has been designed to accommodate their current location.
- Parking spaces cannot be added to the front of the building, as the site plan requires the current width of the lane to be maintained. As the business operates currently, the parking lot is never at capacity.

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

- The large majority of the work done by the business is collision repair for insurance companies. His staff are currently working at capacity, and the expansion is required to expand the business and hire more staff.
- Due to the nature of the business, the majority of vehicles are towed to the site and parked internally while they are being repaired. He would like to be able to accommodate more vehicles inside, out of the elements, so that his staff may work on them.
- Many of the cars currently parked on site are from other businesses in the area that are using the space with permission.
- He owns the adjacent property at 740 Clonsilla Avenue but has future plans to develop the property, and he does not intend to merge the lots.
- The portable building at the rear of the property over the oil interceptors has already been removed.
- An adjournment until the next hearing of the Committee will be sufficient to prepare the required information.

Decision

The Committee reviewed the application and noted that additional information in respect to the use of the interior space of the building will assist in evaluating the impact of the requested variances. Therefore, the Committee agreed to adjourn the application to the next Committee of Adjustment hearing scheduled for Tuesday, June 16, 2015, to permit the applicant and the owner an opportunity to provide staff and the Committee with further information on the number of bays and use of the internal space within the existing and proposed building.

2. **File No.:** A20/15
Address: 217 Brock Street
Applicant: Fanglin Li

As the applicant was not in attendance, the Committee moved consideration of the item to the end of the agenda.

3. **File No.:** B06/15, A21/15, A22/15, A23/15 and A24/15
Address: 1071 Parkhill Road West
Applicant: M. J. Davenport & Associates Ltd.

This matter relates to a severance application submitted by M. J. Davenport & Associates Ltd., 169 Lansdowne Street West, Peterborough, Ontario K9J 7P7, as applicant on behalf of Joseph Johnson and Peggy Johnson, 1071 Parkhill Road West, Peterborough, Ontario K9K 0E2, the owners of the property that is the subject of the application.

Murray Davenport and Michael Davenport, representing M. J. Davenport & Associates Ltd., attended the meeting and addressed the Committee as follows:

The applicants distributed an information package to the Committee.

- They are requesting consent to sever three lots from the original property in order to construct single unit dwellings on the severed properties for independent ownership.
- The alternative regulations applied to the R.1 zoning of the property require an increased lot width and area, as municipal services were not available when the zoning was applied to the property, and a larger lot size could accommodate well and septic. Because Parkhill Road West is scheduled for reconstruction this year, municipal sewer and water services can be installed while the road is under construction, facilitating the possibility of smaller sized lots.
- He has no objection to the Staff recommendation to increase the width of Lot 4 to 22.86 metres from the initial request of 21.09 metres, similar to other lots in the neighbourhood to the east.
- He does object to the recommended condition requiring the owner to enter into a development agreement to restrict the establishment of a building within 2.4 metres of the east side lot line, and would prefer that the variance be granted to permit a building to be constructed within the standard side yard setback of 1.2 metres.
- He considers the remaining conditions recommended in the Staff Report to be reasonable.

Mr. Richard Straka, Planner, Policy & 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 acknowledged receipt of a letter from Keith McAllister, 1051 Parkhill Road West, Peterborough, Ontario K9K 0E2, in opposition to this application.

Keith McAllister attended the meeting and addressed the Committee in opposition to this application. He expressed concerns related to the proposed lot width in relation to other residential lots in the neighbourhood and the distance between his dwelling and the potential location of a dwelling that could be established on Lot 4. Mr. McAllister distributed a photograph illustrating the windows along the western wall of his dwelling.

The Chair read a letter from John H. MacDonald, 502-1742 Ravenwood Drive, Peterborough, Ontario, K9K 2R6 and Ladd Skube 504-1742 Ravenwood Drive, Peterborough, Ontario K9K 2R6, in opposition to this application.

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

- If the Committee decides to grant a variance for the proposed Lot 4 to permit the severance of a 22.8 metre wide lot, the variance for the proposed Lot 1 will also have to be amended accordingly.
- If the Committee was to grant the applications, and the decision was appealed, the Ontario Municipal Board could oversee negotiations regarding any portion of the decision not affected by the appeal, depending on the reasons for the appeal.

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

- The engineering drawings from D.M. Wills Associates show the proposed driveway based on a 21.08 metre wide lot to the east of the retained lot. He discussed the possibility of a 22.8 metre wide lot with the City's Utility Services Department and they have indicated that the driveway can be moved to accommodate the adjusted lot line. The lot line has been moved as far to the west as possible without drastically impacting the driveway access to the rear garage.

Decision B06/15

The Committee considered the application and noted that the width of the lot to the east of the retained parcel, illustrated as Lot 4 on Exhibit B of the Staff Report, was less than the established standard of development along the south side of Parkhill Road.

Accordingly, consent to sever the westerly portion of the property to be divided into two lots, each measuring 24.3 metres, is GRANTED, however consent to sever the easterly 21.0 metres of the subject property is DENIED.

Having reviewed the established standard of development in the area, the Committee determined a lot width equal to the minimum lot width of other lots created to the east of the subject property along the south side of Parkhill Road West would be appropriate.

Accordingly, consent to sever the easterly 22.8 metres of the subject property to create a total of four lots for independent ownership is granted.

Approval of the application is CONDITIONAL UPON THE FOLLOWING:

- i) **Approval of the associated minor variance application files A21/15, A22/15, A23/15 and A24/15;**
- ii) **Connection of the dwelling on the retained property to municipal sewer and water services, including payment of the costs associated with the services to the properties to the satisfaction of the City Engineer and Peterborough Utilities Services Inc.;**
- iii) **The owner entering into a development agreement with the City to require:**
 - a) **All of the lots to be graded appropriately in relation to Parkhill Road, each other and adjacent lands to the satisfaction of the City Engineer;**
 - b) **Development of a driveway and parking on each of the new lots designed to accommodate the ability of a motor vehicle to turn around on the property and drive out forward onto Parkhill Road;**
 - c) **Restriction of the establishment of any building within 2.4 metres of the east side lot line of Lot 4, being the easterly lot to be created, with a width of 22.84 metres; and**
 - d) **Modifications to a tree planting plan by the City for the property in response to the lots created, as per the decision of the Committee of Adjustment.**

- iv) **Payment of a Parks levy of an amount to be determined by the Parks Levy Review Committee; and**
- v) **Payment of a total tree levy in the amount of \$875.00 for the three new lots.**

Decision A21/15 – Lot 1

The Committee reviewed the application, considered the standard of lot widths in the neighbourhood, and determined that a variance to reduce the minimum required lot width to 53.2 metres, rather than 55.0 metres, would achieve this standard, and granting the variance would facilitate an appropriate lot width for Lot 4, being the lot to the east of the retained parcel.

Accordingly, the Committee determined that:

1. the variance is minor;
2. the proposal is not desirable for the appropriate development or use of the land;
3. the general intent and purpose of the Zoning By-law is maintained; and
4. the general intent and purpose of the Official Plan is maintained.

Therefore a variance is granted to decrease the minimum required lot width to 53.2 metres.

Decision A22/15 and A23/15 – Lots 2 and 3

The Committee noted that the reconstruction of Parkhill Road West will improve the grading between the road elevation and the subject property and allow for the installation of water and sewer services to the proposed new lots.

The Committee observed that the a reduction to the required lot width and area would be appropriate, as the installation of municipal services would facilitate the development of dwellings on smaller lots than the modified R.1 zoning currently allows, similar to others in the vicinity along Parkhill Road West.

The Committee considered the use and development of adjacent properties and determined that the impact of the variance was minor and would facilitate the severance of the property into four independently owned lots.

Accordingly, the Committee determined that:

1. the variances are minor;
2. the proposal is desirable for the appropriate development or use of the land;
3. the general intent and purpose of the Zoning By-law is maintained; and
4. the general intent and purpose of the Official Plan is maintained.

Therefore variances are granted to reduce the minimum required lot area to 1,264 square metres and the minimum required lot width to 24.3 metres.

Decision A24/15 – Lot 4

The Committee considered the application and noted that the proposed width of Lot 4 is less than the established standard of development along the south side of Parkhill Road.

Accordingly, the Committee determined that:

1. the variances are not minor;
2. the proposal is not desirable for the appropriate development or use of the land;
3. the general intent and purpose of the Zoning By-law is maintained; and
4. the general intent and purpose of the Official Plan is maintained.

Therefore a variance to reduce the minimum required lot area to 1,039 square metres and the minimum required lot width to 21 metres is DENIED.

However, the Committee noted that the reconstruction of Parkhill Road West will improve the grading between the road elevation and the subject property and allow for the installation of water and sewer services to the proposed new lots.

The Committee observed that the a reduction to the required width and area of the property would be appropriate, as the installation of municipal services would facilitate the development of dwellings on smaller lots than the modified R.1 zoning currently allows.

The Committee considered the use and development of adjacent properties and determined that a lesser variance would be minor and would facilitate the severance of an appropriately sized lot.

Therefore variances are granted to reduce the minimum required lot area to 1,117.2 square metres and the minimum required lot width to 22.8 metres.

4. **File No.:** A25/15
Address: 643 Charlotte Street
Applicant: Damon Toth and Sue Carlson

This matter relates to a minor variance application submitted by Damon Toth and Sue Carlson, 54 Second Line, RR #1, Bailieboro, Ontario K0L 1B0, as applicants on behalf of Sue Carlson, 54 Second Line, RR #1, Bailieboro, Ontario K0L 1B0, the owner of the property that is the subject of the application.

Damon Toth and Sue Carlson attended the meeting and addressed the Committee as follows:

- The owners are seeking minor variances to reduce the minimum required lot area per dwelling unit, the minimum required lot width per dwelling unit and the minimum required building setback from the west side lot line to allow the dwelling to be used as a duplex.
- They would like to move from their current residence into Peterborough's downtown core, and plan to renovate the century home on the property into a high-end duplex and live in the main floor unit.
- To maintain the privacy of the residents in the upper and lower units, they would like to retain two parking spaces at the front of the property for the use of the upper unit and use the remaining two parking spaces at the rear of the property for the lower unit. This will allow main floor residents the private use of the rear yard and gardens, as the upper floor tenants will not have to travel through the rear yard to access the entrance to their unit.
- They have observed a number of other duplexes and single unit dwellings in the area with double wide driveways onto Charlotte Street.

Mr. Richard Straka, Planner, Policy & 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 Bernice Pepe, 635 Charlotte Street, Peterborough, Ontario, K9J 2X2, in respect to the application expressing concerns with the use and maintenance of the rear laneway and requesting that the two front parking spaces be maintained.

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

- In order to maintain the existing green space in the rear lot of the property, they would prefer not to remove the fence blocking the end of the front driveway to allow cars driving through from Charlotte Street to access the parking at the rear of the property.
- There is adequate space on the property to facilitate snow removal and storage, and they have not any issues related to snow removal in the five years they have owned the property.
- Since they will be using the laneway to access the parking in the rear of the property, they plan on maintaining the rear laneway between the entrance off Albertus Avenue and their property, including leveling the grade and spreading gravel, in addition to winter snow removal.

Decision

The Committee reviewed the application and noted that the variance would acknowledge the established location of the existing dwelling and that the applicants have not proposed an expansion to the building on the property. The Committee considered the use and development of properties in proximity to the subject property and determined that the use of the dwelling as a duplex was appropriate and that the impact of the variances would be minor and in keeping with the established standard of development of the neighbourhood.

Accordingly, the Committee determined that:

1. the variances are minor;
2. the proposal is desirable for the appropriate development or use of the land;
3. the general intent and purpose of the Zoning By-law is maintained; and
4. the general intent and purpose of the Official Plan is maintained.

Therefore variances are granted to:

- a) **Reduce the minimum required lot area per dwelling unit to 275 square metres;**
- b) **Reduce the minimum required lot width per dwelling unit to 7 metres; and**
- c) **Reduce the minimum required building setback from the west side lot line to 0.4 metres regarding the south corner of the one storey frame addition established to the rear of the dwelling.**

Conditional upon the Following:

- i) **Payment of a parks levy of an amount to be determined by the Parks Levy Review Committee; and**
- ii) **Establishment and maintenance of 4 motor vehicle parking spaces on the property in accordance with the regulations of the Zoning By-law, to the satisfaction of the Chief Building Official.**

5. **File No.:** A26/15
Address: 840 Water Street
Applicant: regionalArchitects

This matter relates to a minor variance application submitted by regionalArchitects, 110 Adelaide Street East, 4th Floor, Toronto, Ontario M5C 1K9, as applicant on behalf of D. D. 840 Water Ltd., 3300 Bloor Street West, Suite 1801, Toronto, Ontario M8X 2X2, the owner of the property that is the subject of the application.

The purpose of this application is to request an increase of the maximum number of apartment units from 34 to 38, a decrease in the number of required motor vehicle parking spaces from 67 to 41, a decrease in the number of required loading spaces from 2 to 1, a reduction to the minimum required rear and side yard setbacks from 4 metres to 3.4 metres, a reduction to the minimum distance a motor vehicle parking space may be located from a lot line from 1.5 metres to 0 metres, and a reduction in the minimum required landscaped open space from 30% to 21% to permit the addition of four additional apartment units within the existing building on the property.

Staff advised that the applicant has requested that this application be adjourned in order to permit further time to complete a parking utilization study.

The Chair read a letter from Rosemary Vass, 813 Water Street Peterborough, Ontario K9H 3N7 and Stephen Vass, 11 Argyle Street, Peterborough Ontario K9H 7M2, in opposition to this application.

Decision

In order to permit the Applicant an opportunity to complete a parking utilization study, the Committee agreed to adjourn this application to the next Committee of Adjustment hearing, scheduled for Tuesday, June 16, 2015.

6. **File No.:** A27/15
Address: 544 Hopkins Avenue
Applicant: Steve and Jen Milsom

This matter relates to a minor variance application submitted by Steve and Jen Milsom, 544 Hopkins Avenue, the owners of the property that is the subject of the application.

Jen Milsom attended the meeting and addressed the Committee as follows:

- The owners are seeking a minor variance in order to reduce the minimum building setback from the point of intersection of the two side lot lines, reduce the minimum setback from the Cambridge Street line, reduce the minimum required length of a motor vehicle parking space and increase the maximum number of motor vehicle parking spaces that may be located within 6 metres of a street line to permit the establishment of a 16' x 22' attached garage to the north end of the property.

Mr. Richard Straka, Planner, Policy & 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, the applicant advised as follows:

- The portable garage and shed will be removed from the property prior to the construction of the garage.
- The garage will be finished with the same siding and roofing as the kitchen addition at the rear of the house. It will be similar in style to the neighbouring property and have only one storey.

Decision

The Committee considered the established development of the property and the established standard of development of other properties in the vicinity and determined that the variances to permit the construction of a one storey garage are minor and would contribute to a more functional use and development of the property.

Accordingly, the Committee determined that:

1. the variances are minor;
2. the proposal is desirable for the appropriate development or use of the land;
3. the general intent and purpose of the Zoning By-law is maintained; and
4. the general intent and purpose of the Official Plan is maintained.

Therefore variances are granted to:

- a) **Reduce the minimum building setback from the point of intersection of the two side lot lines of a corner lot to 1.2 metres;**
- b) **Reduce the minimum building setback from the Cambridge Street line to 5.4 metres;**
- c) **Reduce the minimum required length of a motor vehicle parking space to 5.4 metres; and**
- d) **Increase the maximum number of motor vehicle parking spaces that may be located within 6 metres of a street line to 3.**

PROVIDED THAT the garage is limited to one storey in height.

7. **File No.: A28/15**
Address: 741 George Street North
Applicant: Trevelyan Architect Inc.

This matter relates to a minor variance application submitted by Trevelyan Architect Inc., 201-148 Hunter Street West, Peterborough, Ontario K9H 2K8, as applicant on behalf of Cader Inc., 1619 Fifth Line, Selwyn, Ontario K9J 6X5, the owner of the property that is the subject of the application.

Ken Trevelyan, representing Trevelyan Architect Inc., attended the meeting and addressed the Committee as follows:

- He has been working with the City on the site plan for the redevelopment of the existing buildings from townhouses to apartments to create a total of 57 apartment units.
- A modification to the site plan has resulted in the requirement for minor variances to reduce the minimum width of landscaped open space between a parking area and a rear or side lot line, a reduction to the minimum length of a parking space, and a reduction to the minimum width of the parking lot aisle.
- The property was developed by Trent University in the late 1960s as a series of townhouses to use as student residences. There are a total of five buildings on the property, three containing four to six townhouses, one with 11 apartment units, and a small cottage.
- The property was rezoned in 2010 to allow 59 units, and the requirement for the variances was not evident at that time.
- The owner proposes to split each of the townhouse units into two apartments, and add a small laundry facility addition to one of the townhouse blocks.

Mr. Richard Straka, Planner, Policy & 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.

Dwayne Collins, representing the P. R. Community & Student Association, 751 George Street North, Peterborough, Ontario K9H 3T2, attended the meeting and addressed the Committee to express concerns related to snow storage or removal from the property, the preservation of the trees along the north side lot line, and the potential for light emitting from car headlights to impact events on the grounds of the Sadleir House facility.

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

- He is open to working with the P. R. Community & Student Association to develop an appropriate barrier between the properties.
- The excavation at the north end of the property will be only six inches deep, two metres from the north property line. There should be minimal impact on the root systems of the existing trees and extra care will be taken during construction.

Decision

The Committee reviewed the application and considered the location of the subject property on a high capacity arterial roadway and its identification in the City's Official Plan as being on a transportation corridor and an intensification corridor. Accordingly, the Committee determined that the location is desirable for residential intensification.

The Committee considered the request to reduce the minimum required length of a parking space and determined that the proposed dimension is appropriate, would maintain the functionality of the parking area and is a typical dimension for properties located within the Central Business District. In respect to the request for a reduction to the width of landscaped open space along the rear lot line, the Committee determined that the variance would have minimal impact on the open space adjacent to the Rotary Trail at the rear of the property. The Committee further considered the request for a reduction to the width of landscaped open space along the north side lot line, and determined that although granting the variance would reduce the opportunity for snow storage on site, the impact could be mitigated by requiring a clause in the site plan agreement to address snow removal from the property.

In respect to the potential for light pollution from cars impacting the use of the outdoor space of the adjacent property to the north, the Committee determined that a condition to include a clause in the site plan agreement requiring the construction of a barrier along the parking area at the northern lot line would lessen the impact of the car headlights.

The Committee noted the proposed "saw toothed" angled parking along the north lot line and acknowledged that care and attention would be taken to preserve the roots of trees established in relation to the north lot line that would be reflected in the wording of the site plan agreement.

The Committee determined that the requested variances would facilitate a functional site plan and that any impacts on the adjacent property could be mitigated through a site plan agreement.

Accordingly, the Committee determined that:

1. the variance is minor;
2. the proposal is desirable for the appropriate development or use of the land;
3. the general intent and purpose of the Zoning By-law is maintained; and
4. the general intent and purpose of the Official Plan is maintained.

Therefore variances are granted to:

- a) Reduce the minimum width of required landscaped open space between a parking area and a rear and north side lot line to 0 metres;
- b) Reduce the minimum length of a motor vehicle parking space to 5.5 metres; and
- c) Reduce the minimum width of a parking lot aisle to 6.0 metres.

CONDITIONAL UPON the owner entering into a site plan agreement with the City that would address, among other site plan requirements, the following:

- i) Snow removal from the property;
- ii) The installation of appropriate screening to block light emitting from vehicle headlights from affecting the property to the north; and
- iii) Care and attention to the preservation of the roots of trees established in relation to the north lot line during the construction of the parking spaces.

8. **File No.:** A20/15
Address: 217 Brock Street
Applicant: Fanglin Li

This matter relates to a minor variance application submitted by Fanglin Li, 819 Spillsbury Drive, Peterborough, Ontario K9K 1K9, as applicant on behalf of himself and Hua Gao Li, 819 Spillsbury Drive, Peterborough, Ontario K9K 1K9, the owners of the property that is the subject of the application.

The applicant has applied for relief from regulation 18.2 e) of the C.6 Commercial Zoning District to permit the use of the street level of the building for residential purposes.

The applicant was not in attendance.

Mr. Richard Straka, Planner, Policy & 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 reviewed the application, and noted that the property is located in the Commercial Core Area of the City. Given the intent of the Official Plan to encourage commercial uses on the grade level of buildings located in the Central Area, with residential use located on upper floors, the Committee determined that the variance did not uphold the intent of this policy.

The Committee considered the C.6 Commercial District zoning that is applied to the subject property and adjacent properties and noted that the zoning anticipates either the conversion of the existing buildings in the neighbourhood to a mixed commercial and residential use or their redevelopment for commercial use. The Committee determined that the requested variance was not desirable, undermines this intent of the Zoning and delays the possibility of a continuous main floor commercial use of the buildings along this section of Brock Street.

Accordingly, the Committee determined that:

1. the variance is not minor;
2. the proposal is not desirable for the appropriate development or use of the land;
3. the general intent and purpose of the Zoning By-law is not maintained; and
4. the general intent and purpose of the Official Plan is not maintained.

Therefore a variance to provide relief from regulation 18.2 e) of the C.6 Commercial Zoning District to permit the use of the street level of the two storey building to be used for residential purposes is DENIED.

Minutes

Mr. Claude Dufresne indicated that the date specifying the next meeting of the Committee of Adjustment should be changed to Wednesday, May 20, 2015.

The minutes were amended to reflect the corrected date.

Moved by Claude Dufresne

That the minutes of the Committee of Adjustment hearing held on April 21, 2015 be approved, as amended.

"CARRIED"

Other Business

There were no items of other business.

Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Tuesday, June 16, 2015.

Adjournment

Moved by Frank Steffler

That this meeting of the Committee of Adjustment adjourn at 9:15 p.m.

"CARRIED"

(Sgd.) Brenda Campbell, Chair

(Sgd.) Jennifer Sawatzky, Secretary-Treasurer