



City of  
**Peterborough**

## **Committee of Adjustment Minutes**

**June 16, 2015**

Minutes of a Meeting of Committee of Adjustment held on Tuesday, June 16, 2015 at 7:00 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:** 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.

At the May 20, 2015 Committee of Adjustment meeting, the Committee agreed to adjourn the application to this meeting in order to permit the applicant an opportunity to provide staff and the Committee with further information on the number of bays and the use of the internal space within the existing and proposed building.

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 building on the property.
- City staff have completed a comparison of parking requirements in other municipalities and she is agreeable with the staff recommendation relating to parking.
- She has reviewed the site plan and determined that 12-13 additional parking spaces could be accommodated on the property. The current owner does not require them as the parking lot is not used to capacity, but they could be added if the property's use changes.
- A smaller addition than what has been proposed would not hold enough service bays to make the building expansion viable.

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.

As Mr. Mauro DiCarlo was not present during discussion of the application at the May 20, 2015 hearing, he did not take part in the discussion or decision in respect to this application.

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

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

- The proposed site plan is specifically designed for the current owner's use, and vehicle access has been designed accordingly. A car would not be able to drive around the building to leave the property by the second access/egress point to Clonsilla Avenue, but would instead have to turn around to leave the property the way it came in.
- If land use was to change, the owner would have to apply for an occupancy permit from the City.

The applicant showed a conceptual site plan to the Committee, illustrating where additional parking spaces could be accommodated on the property.

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

- The additional parking spaces are not in the plan, as the current business does not have a need for more parking. She wanted to show the Committee that more parking can be added if the use of the property changes.
- If a lesser variance to reduce the rear yard setback is granted, instead of the requested 2.37 metres, the number of proposed service bays will have to be reduced by four.
- The building addition cannot be expanded to the west without interfering with access to the oil interceptors located to the southwest of the building. Beyond the proposed expansion to the east is permeable surface for stormwater management.
- Landscaping and security fencing will be established to the east and rear of the building. They have no need to drive around the rear of the building.

In response to questions from the Committee, Kim Wallace, representing Kim Wallace Holdings Ltd, advised as follows:

- Due to the nature of the work done on site, repairs done in one service bay may require space in a second service bay for parts and equipment storage. Of the proposed twelve additional service bays, at any time six to seven may be in use to support work on a vehicle located in another service bay.

## **Decision**

The Committee reviewed the application and considered the limitations of the property to accommodate a building expansion of sufficient size for the proposed business expansion. The Committee noted that due to the requirement for access to the oil interceptors to the west of the proposed addition and the need for permeable open space to the east, the applicant could not modify the dimensions of proposed building expansion to maintain floor area with a lesser variance from the rear lot line. The Committee considered the impact of the variance to the rear lot line on the stormwater management controls on the property and determined that they would rely on a review and enhanced design of the stormwater management plan as a part of an amended site plan to mitigate the impact of the reduction of landscaped open space on the property.

The Committee considered the request for a reduction to the minimum building setback from the east side lot line and determined that the variance would have minimal impact on adjacent properties.

Considering the variance to required parking, the Committee determined that the primary function of the property is an auto body repair establishment and compared Peterborough's parking requirements to those of other cities of comparable size. The Committee determined that the requested variance to parking was reasonable considering that most vehicles on the property would be located in the service bays internal to the building while being repaired. The Committee further noted that the site plan would be reviewed should the use of the property change and that there was space for additional parking spaces should a change of use require them.

The Committee determined that the requested variances would accommodate development in keeping with the standard of development in the area.

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 rear lot line to 2.37 metres,**
- b) **Reduce the minimum building setback from the east side lot line to 6.79 metres, and**
- c) **Reduce the minimum number of motor vehicle parking spaces to 4 spaces per 100 square metres of building floor area used primarily as an auto body repair establishment.**

**CONDITIONAL UPON an amendment to the Site Plan Agreement to address a plan for stormwater management on the property, including the use of bio-retention cells and rain gardens, to effectively address on site stormwater management to the satisfaction of the Planner of Urban Design.**

2. **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, 4<sup>th</sup> 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.

At the May 20, 2015 Committee of Adjustment meeting, the Committee agreed to adjourn the application to this meeting in order to permit the applicant an opportunity to complete a parking utilization study.

Mr. Richard Straka advised that the applicant has requested that this application be adjourned to the next meeting of the Committee in order to permit further time to complete the study.

## **Decision**

**Accordingly, the Committee agreed to defer this application to an undetermined meeting date to permit the applicant an opportunity complete the parking utilization study, at which time the application would be re-advertised and re-circulated at the expense of the applicant/owner.**

3.     **File No.:**     **A29/15**  
       **Address:**    **270 King Street**  
       **Applicant:** **Doug Rose**

This matter relates to a minor variance application submitted by Doug Rose, 209 Aberdeen Avenue, Peterborough, Ontario K9H 4N7, as applicant on behalf of Marlis Lindsay, 270 King Street, Peterborough, Ontario K9J 2S2, the owner of the property that is the subject of the application.

Doug Rose attended the meeting and addressed the Committee as follows:

- He is speaking to the Committee as the applicant and future owner of the property. He is seeking variances to the regulations of the zoning by-law to allow him to convert the existing single unit dwelling with a Bed and Breakfast to a legal triplex.
- He plans on residing in one of the units of the property as his principal home.

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, Staff advised as follows:

- The Province's *Growth Plan for the Greater Golden Horseshoe* encourages higher densities of residential development, and properties in the neighbourhood are zoned to anticipate future redevelopment to include three storey multi-residential properties.
- The Building Division will determine if the property has two legal parking spaces, if they cannot be established, the property will be subject to the requirement of cash in lieu of parking.

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

- He currently owns three heritage properties and has an interest in preserving the heritage features of the building. He does not plan on adding an external staircase to access the upper unit, but will create a dormer in the rear of the building to accommodate an internal staircase and ventilation. He is planning on adding only one or two dormers to the building.
- He believes there are two legal parking spaces on the property and doesn't anticipate that parking will be an issue due to the property's proximity to the downtown core and access to transit.

## **Decision**

The Committee reviewed the application and noted the location of the property in relation to the Commercial Core area of the City. The Committee considered the intent of the Official Plan and the Provincial Growth Plan to increase density and accommodate growth in areas of the City within close proximity to the central core and public transit. The Committee further considered the zoning of the property, anticipating a larger scale residential development, and determined that large scale redevelopment would not be likely in the near future and that increasing density while maintaining the heritage characteristics of the neighbourhood was appropriate development considering the use of neighbouring properties.

The Committee considered the longstanding location of the building on the property, and determined that the impact of the variances to the building setback and lot width and depth would be minor considering there is no proposed increase to the footprint of the existing building. The Committee determined that the variance to the west side lot line associated with an additional unit within the existing building where established would have little impact on the adjacent property used as office space and a place of assembly.

In respect to the request to reduce the minimum number of motor vehicle parking spaces, the Committee considered the location of the property in an area subject to the City's cash in lieu of parking policy and noted its proximity to shopping, services and bus stops for several transit routes and determined that a reduction in the number of parking spaces was not necessary.

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 to 144 square metres,**
- b) **Reduce the minimum lot width per unit to 4.9 metres,**
- c) **Reduce the minimum required lot depth of the property to 28 metres,**
- d) **Reduce the minimum building setback from the west side lot line to 0.56 metres, and**
- e) **Grant relief from the definition of a storey to permit an increase in the finished floor space of an attic with a height of 2.1 metres to 60% of the floor area of the building located directly below the attic.**

**Conditional upon the Following:**

- i) **The owner entering into an agreement with the City to not alter the established roof line or height of the building within 11.5 metres of the street line.**
- ii) **Payment of a parks levy for two units, and**
- iii) **Payment of cash in lieu of two parking spaces should they not be able to be established on the property in accordance with the Zoning By-law to the satisfaction of the Building Division.**

4. **File No.: B07/15**  
**Address: 367 Rogers Street**  
**Applicant: TVM 367 Rogers Street Inc.**

This matter relates to a severance application submitted by TVM 367 Rogers Street Inc., 112-801 Eglinton Avenue West, Toronto, Ontario M5N 1E3, the owner of the property that is the subject of the application.

Amit Sofer, representing TVM 367 Rogers Street Inc., attended the meeting and addressed the Committee as follows:

- The applicant is requesting consent to sever and convey the northerly portion of the property to support a proposed development at 127 Hunter Street East.
- He is the president of TVM Group, the company behind the redevelopment of the former St. Joseph's Hospital.
- The property had been used as overflow parking for hospital property.

- The first phase of the property's redevelopment at 185 Hunter Street East is complete and the second phase at 384 Rogers Street is in progress. The redevelopment encompassed less residential units than originally anticipated and there is no need for the overflow parking to support the development.
- As the balance of the redevelopment is yet to be finalized, he would like to retain the southern half of the parking lot to support additional parking requirements for additional development of the hospital properties.
- He would not develop the retained property until the redevelopment at the former St. Joseph's Hospital site is complete and is established that the land is not needed for overflow parking.

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, Staff advised as follows:

- Due to the zoning on the proposed severed property, the use would be restricted to a parking lot, which could not be developed without a zoning amendment, as the parcel would not by itself have frontage on a street.
- Ideally, the parcel could serve as a parking lot associated with the future development of 127 Hunter Street East without actually being merged.
- As there is currently no application for development, Site Plan Control does not apply at this time to either the parcel to be severed or 127 Hunter Street East.

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

- The property was previously used as a filling depot for the railway. If the severed property were to be merged with 127 Hunter Street East, it would impose a requirement to manage the environmental concerns over the entire merged property. Currently there is asphalt surface covering the contamination at 367 Rogers Street.

In response to questions from the Committee, Paul Bennett of Ashburnham Realty, 378 Aylmer Street North, Unit 7, Peterborough, Ontario K9H 3V8, addressed the Committee as the prospective purchaser of the severed property, offering the following comments:

- The application represents a creative way of permitting development on two properties with environmental issues. If the properties were to merge, it would have an impact on the Record of Site Condition on the severed property in conjunction with 127 Hunter Street East and clean up expenses would be prohibitive.
- If the properties were required to merge, the sale would likely not proceed due to environmental issues on the site.

## **Decision**

**Considering that the severance would contribute to limiting the use of the severed property to no purpose other than a parking lot permitted by the special district zoning applied to the property and the potential for the severed property to support parking associated with the development at 127 Hunter Street East, consent is granted to sever the northerly portion of the property, as represented in Exhibit C of the Staff Report, as a separate property, together with a 6.4 metre wide right of way for access to Rogers Street, to be used in conjunction with development of 127 Hunter Street East, CONDITIONAL UPON THE FOLLOWING:**

- i) Access to the property is established to the satisfaction of the City Solicitor's office.**

- ii) **The applicant enter into an agreement with the City regarding the retained portion to not develop the property for any purpose other than a parking lot to support the development of lands associated with 384 Rogers Street until the number of parking spaces determined to be required associated with development of 384 Rogers Street is provided in accordance with the by-law.**
  - iii) **Conveyance to the City, free of encumbrances and at no cost to the City, of a 5 metre wide sanitary sewer easement over the westerly side of both the severed and retained property to the satisfaction of Utility Services Division.**
5. **File No.: A30/15**  
**Address: James and Marie Sinclair**  
**Applicant: 1430 Hetherington Drive**

This matter relates to a minor variance application submitted by James and Marie Sinclair, 1430 Hetherington Drive, Peterborough, Ontario K9L 1Z5, the owners of the property that is the subject of the application.

James Sinclair attended the meeting and addressed the Committee as follows:

- The owners are seeking a minor variance to reduce the minimum building setback from the rear lot line from 7.62 metres to 6.7 metres to allow the removal of the existing deck and replace it with a four season sunroom on the same footprint.

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 sunroom will have two foot high, insulated walls with the remainder consisting of insulated glass and a roof.

### **Decision**

The Committee reviewed the application, considered the current setback of the established building on the property and the small variance required to permit the construction of the sunroom. The Committee noted the shape of the properties abutting the rear lot line and determined that the extended backyards achieved by their irregular shape ensures spatial separation between buildings on lots and minimizes the impact of the variance. The Committee determined that the proposal was in keeping with development on an adjacent property and that the impact of the variance was minor and would result in appropriate development.

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 a variance is granted to reduce the minimum building setback from the rear lot line to 6.7 metres to allow the construction of a 3 metre by 4.26 metre sunroom addition to the rear of the dwelling.**

6. **File No.:** A31/15  
**Address:** 905 Cumberland Avenue  
**Applicant:** Geoff Tate

This matter relates to a minor variance application submitted by Geoff Tate, 905 Cumberland Avenue, Peterborough, Ontario K9H 7B3, as applicant on behalf of Tracy Tate, 905 Cumberland Avenue, Peterborough, Ontario K9H 7B3, the owner of the property that is the subject of the application.

Geoff Tate attended the meeting and addressed the Committee as follows:

- He and his wife are seeking a minor variance to reduce the minimum building setback from the centreline of the Cumberland Avenue road allowance as they would like to construct an addition to the house.
- The addition would include a two car garage and a second storey with living space.
- The dwellings on either side of the property have been upgraded with similar additions and he feels that the development is in keeping with the character of the neighbourhood.

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 slope of the roof of the proposed addition will blend in with the look of the existing house, and the second storey will have two windows over the garage door. The front entrance and exterior of the building will also be renovated. The addition will be finished with a coloured siding.

### **Decision**

The Committee reviewed the application, considered the setback of the dwelling on the property, and noted that the proposed addition would be in line with the existing dwelling on the property and would leave sufficient space between the proposed garage and the street line to accommodate parking in front of the building addition. The Committee further noted that similar additions had been achieved on adjacent properties to the west and east of the property at the same setback. The Committee determined that the impact of the variance was minor and would result in appropriate development that would be in keeping with the established standard of development of the neighbourhood.

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, a variance is granted to reduce the minimum building setback from the centreline of the Cumberland Avenue road allowance to 17.2 metres to permit a two storey addition to the east side of the dwelling PROVIDED THAT the owner establish a 6 metre wide curb cut to the property to accommodate parking spaces for two motor vehicles in front of the proposed building addition.**

7. **File No.:** A32/15  
**Address:** 1414 Lansdowne Street West  
**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 Used Car Solutions Inc., 1414 Lansdowne Street West, Peterborough, Ontario K9J 2A2, 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 allow for an expansion of two service bays to the existing building on the property.
- The need for the minor variance was noted during the review of the Site Plan application for the proposed development.

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 waste receptacle will likely be located closer to the property line with 1428 Lansdowne Street West, where the Angevaare Mazda dealership is located. The owners may not have bins installed, as they will likely use the bins located at Russelle Toyota. However, the refuse bins could be installed in the future.

### **Decision**

The Committee reviewed the application and noted the non-standard dimensions of the property with a wide frontage relative to Lansdowne Street and a narrower extension of the property to the rear. The Committee acknowledged that the shape of the lot limits the development that can be achieved on the rear portion of the property, considering access to and functionality of parking located at the rear of the building. The Committee observed that the scale of the proposed development will require the owner to enter into a site plan agreement and noted that City Staff will ensure that the proposed site plan will function in terms of accommodating the proposed building addition, snow storage and stormwater management. The Committee considered the use and development of adjacent properties and determined that the impact of the variance was minor and would result in appropriate development that would be in keeping with the established standard of development of the neighbourhood.

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 building setback relative to the northerly, east, rear lot line (that functions as a side lot line) to 2.3 metres for a distance of no more than 83 metres from the street line,**
- b) **Reduce the minimum required landscaped open space in relation to the east side lot line to 2.3 metres, and**
- c) **Reduce the minimum building setback for an enclosed accessory building or waste receptacle from the east side lot line to 9 metres.**

8. **File No.:** B08/15 and A33/15  
**Address:** 877 Valleyview Drive  
**Applicant:** Harold Elliott

This matter relates to a severance application submitted by Harold Elliott, 877 Valleyview Drive, Peterborough, Ontario K9J 6R2, being the owner of the property that is the subject of the application.

Harold Elliott attended the meeting and addressed the Committee as follows:

- The applicant is requesting consent to sever the westerly 17 metres of the property in order to create a new lot for development of a single unit dwelling.
- He and his wife plan to continue to live in their current home.

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 Julia Sullivan, 887 Valleyview Drive, Peterborough, Ontario K9J 6R2, in opposition to this application.

Julia Sullivan attended the meeting and addressed the Committee in opposition to this application. She expressed concerns related to the potential proximity of a proposed dwelling to her property, the compatibility of a smaller lot size within the established neighbourhood, and the impact of the development on the mature sugar maples established along the street line.

The Chair read a letter from Brian & Ellen Cowie, 893 Valleyview Drive, Peterborough, Ontario K9J 6R2, expressing opposition to this application

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

- The proposed lot is 55 feet by 100 feet, whereas the size of the lot across the street at 884 Valleyview Drive is 60 feet by 120 feet.
- The applicant did review the possibility of widening the lot to achieve a width closer to 60 feet; however the application was filed requesting a lot size of 55 feet to preserve the existing fence and shed where they are located.
- The standard of development achieved on other lots in the neighbourhood can be achieved or surpassed on the proposed lot under the current zoning regulations. The recommendation that the building plans be approved by the Planner of Urban Design will ensure that the development fits in with the established standard of development in the neighbourhood.
- The City's Urban Forest Specialist has reviewed the application and examined the trees along the streetline of the proposed severed property. He did express concern with the impact of the development on the trees and the possibility of removing one tree for the installation of a driveway. If the driveway was located between the "drip lines" of the two trees, they could be preserved.
- He is not concerned with setting a precedent as this is the last lot in the neighbourhood with sufficient frontage to allow a severance for development.

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

- The application is for a lot width of 55 feet to preserve an existing fence and shed on the property. The lot size is large enough that the frontage could be amended to 60 feet.
- The driveway could be located between the two existing sugar maples to preserve them on the property.

In response to questions from the Committee, Jane Elliott, 877 Valleyview Drive, Peterborough, Ontario K9J 6R2, advised as follows:

- There are lots with similar frontage on Crowley Crescent, including one with a 50 foot frontage. These lots support homes that are in keeping with the neighbourhood.

**Decision B08/15**

**The Committee considered the proposal and appreciated that the severance would result in a new lot of similar dimensions to other lots in the vicinity capable of supporting development of a single unit dwelling of compatible design to other established dwellings in the neighbourhood.**

**Accordingly, consent is granted to sever the westerly 17 metres of the subject property to create a new lot for a single unit dwelling to the west of the existing dwelling on the property, CONDITIONAL UPON THE FOLLOWING:**

- The variances requested by file A33/15 are granted,**
- The owner, at their expense, enter into an agreement with the City to provide building plans for approval by the Planner of Urban Design to ensure building design compatible with the established development standard in the neighbourhood, prior to issuance of a building permit, and to preserve, to the best of their ability, the two trees along the street line of the severed property,**
- Payment of a Parks Levy of an amount to be determined by the Parks Levy Review Committee, and**
- Payment of a tree levy fee of \$214.00.**

**Decision – A33/15**

The Committee reviewed the application and considered the original intention of the zoning regulations that were applied to protect larger lot sizes before municipal water and sewer services were available. The Committee appreciated that as municipal services are now available to the property, the alternative regulations of the modified R.1 zoning are not necessary. The Committee noted that lots of a similar size to the proposed severed lot exist in the vicinity of the subject property and support development in keeping with the standard of development of neighbouring properties. The Committee determined that the impact of the variances was minor and would facilitate the severance to allow a lot of similar dimensions to other lots in 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:**

- Reduce the minimum required lot area to 510 sq metres,**
- Reduce the minimum required lot width to 17 metres, and**
- Reduce the minimum required lot depth to 30 metres.**

**Conditional upon the fulfillment of the conditions of Decision B07/15 and submission to the City of the registered deed to create a new lot.**

**Minutes**

Moved by Claude Dufresne

**That the minutes of the Committee of Adjustment hearing held on May 20, 2015 be approved.**

“CARRIED”

**Other Business**

There were no items of other business.

**Next Meeting**

The next meeting of the Committee of Adjustment is scheduled for Tuesday, July 21, 2015.

**Adjournment**

The meeting was adjourned at 9:47 p.m.

Sgd. Brenda Campbell, Chair

Sgd. Jennifer Sawatzky, Secretary-Treasurer