



**City of Kingston
Committee of Adjustment
Meeting Number 06-2024
Unconfirmed Minutes**

**Monday, May 13, 2024 at 5:30 p.m.
Hosted at City Hall in Council Chamber**

Committee Members Present

Peter Skebo, Chair
Councillor Cinanni
Councillor Hassan
Ken Dakin
Douglas Perkins
Jeff Scott
Jordan Tekenos-Levy

Regrets

Gaurav Rehan
Somnath Sinha

Staff Members Present

Ian Clendening, Senior Planner
Annemarie Eusebio, Intermediate Planner
Christine O'Connor, Committee Clerk
Tim Park, Director, Planning Services
Jason Partridge, Planner
Meghan Robidoux, Supervisor, Development Approvals
Lindsay Sthamann, Intermediate Planner & Secretary-Treasurer
Iain Sullivan, Committee Clerk
Niki Van Vugt, Intermediate Planner
Chris Wicke, Senior Planner

Others Present

Members of the public were present.

This is not a verbatim report.

Introduction by the Chair

The Chair reviewed the order of proceedings for the meeting and informed the public that any individuals with a personal interest in an application can receive written notice of a decision by emailing a request to the Secretary-Treasurer including their name, address, and the file number of the application.

Meeting to Order

The Chair called the meeting to order at 5:34 p.m.

Approval of the Agenda

Moved by Councillor Hassan

Seconded by Mr. Perkins

That the agenda be amended to include the addenda, and as amended, be approved.

Carried

Confirmation of Minutes

Moved by Mr. Dakin

Seconded by Mr. Perkins

That the minutes of Committee of Adjustment Meeting 05-2024, held Monday, April 15, 2024, be approved.

Carried

Disclosure of Pecuniary Interest

Mr. Skebo declared a potential pecuniary interest on Business Item f) as he has a business relationship with the applicant.

Delegations

There were none.

Request for Deferral

Note: Business Items h) and m) were deferred to the June 17, 2024 meeting via the Addendum.

- h) Application for: Minor Variance and Consent**
File Number: D13-045-2023 and D10-031-2023
Address: 154 Pine Street
District: District 9 – Williamsville
Owner: Amy Carson
Applicant: Adam Candon
- m) Application for: Minor Variance**
File Number: D13-028-2024
Address: 322 Queen Street
District: District 11 – King's Town
Owner: Cheng Myers
Applicant: Fotenn Consulting

Returning Deferral Items

There were none.

Business

- a) Application for: Minor Variance**
File Number: D13-026-2024
Address: 3451 Highway 2
District: District 1 – Countryside
Owner: Cristine Thor
Applicant: Cristine Thor

Ms. Sthamann introduced the application.

Christine Thor, Owner, was present. She indicated that she had nothing further to add.

Mr. Scott noted that the application proposed a more intensive use of the land. He asked if they had received permission for expanded septic and well usage. Ms. Thor confirmed that she had contacted the relevant authorities regarding the septic system and well. She stated that there would be less water usage as the property would only be used around two days a week.

The Chair afforded members of the public an opportunity to speak. There were no comments received from the public.

Mr. Skebo expressed support for the application.

Moved by Mr. Scott

Seconded by Councillor Cinanni

That minor variance application, File Number D13-026-2024, for the property located at 3451 Highway 2 to establish a food processing and catering operation as an agriculture-related use, be approved.

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-041.

Carried

b) Application for: Minor Variance and Consent

File Number: D13-030-2024 and D10-011-2024

Address: 77 and 79 Gore Street

District: District 10 – Sydenham

Owner: Patricia Mackay

Applicant: David Stocks

Ms. Sthamann introduced the application.

David Stocks, Applicant, was present. He indicated that he had nothing further to add.

Councillor Hassan asked for confirmation on the nature of the usage of the properties. He asked for confirmation that neighbouring property values would not be affected. Mr. Stocks confirmed that the two properties were rental in nature and would not be changing. He further confirmed that no changes were proposed.

Mr. Scott asked for confirmation that no new usage was planned. He asked if the application was to bring the properties into compliance with the Zoning By-Law. Mr. Stocks confirmed that no changes were proposed. He further confirmed that the purpose of the application was to bring the properties into compliance.

The Chair afforded members of the public an opportunity to speak. There were no comments received from the public.

Moved by Councillor Hassan

Seconded by Mr. Dakin

That minor variance application, File Number D13-030-2024 for the property located at 77 and 79 Gore Street to permit a reduced minimum lot area, a reduced minimum lot frontage, reduced landscaped open space, and to permit an increased maximum residential density, be approved, as described below:

Retained Lot:

Variance Number 1: Minimum Lot Area

By-Law Number 2022-62: Table 13.4.1.1

- Requirement: 370 square metres
- Proposed: 106.8 square metres
- Variance Requested: 263.2 square metres;

Variance Number 2: Minimum Lot Frontage

By-Law Number 2022-62: Table 13.4.1.2

- Requirement: 10 metres
- Proposed: 4.9 metres
- Variance Requested: 5.1 metres;

Variance Number 3: Minimum Landscaped Open Space

By-Law Number 2022-62: Table 13.4.1.8

- Requirement: 30% of lot area
- Proposed: 18.2% of lot area
- Variance Requested: 11.8% of lot area;

Variance Number 4: Maximum Density

By-Law Number 2022-62: Table 13.4.1.13

- Requirement: 69 dwelling units per net hectare
- Proposed: 93.6 dwelling units per net hectare
- Variance Requested: 24.6 dwelling units per net hectare;

Severed Lot:

Variance Number 5: Minimum Lot Area

By-Law Number 2022-62: Table 13.4.1.1

- Requirement: 370 square metres
- Proposed: 124.2 square metres
- Variance Requested: 245.8 square metres;

Variance Number 6: Minimum Lot Frontage

By-Law Number 2022-62: Table 13.4.1.2

- Requirement: 10 metres
- Proposed: 5.7 metres
- Variance Requested: 4.3 metres;

Variance Number 7: Minimum Landscaped Open Space

By-Law Number 2022-62: Table 13.4.1.8

- Requirement: 30% of lot area
- Proposed: 5.6% of lot area
- Variance Requested: 24.4% of lot area

Variance Number 8: Maximum Density

By-Law Number 2022-62: Table 13.4.1.13

- Requirement: 69 dwelling units per net hectare
- Proposed: 80.5 dwelling units per net hectare
- Variance Requested: 11.5 dwelling units per net hectare; and,

That approval of the minor variance application be subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-24-042; and,

That consent application, File Number D10-011-2024, to sever a 124.2 square metre parcel of land with 5.7 metres of frontage onto Gore Street containing one semi-detached dwelling municipally known as 77 Gore Street, to retain a 106.8 square metre parcel of land with 4.9 metres of frontage onto Gore Street containing one semi-detached dwelling municipally known as 79 Gore Street, and to create new easements to facilitate parking and to allow access to a crawl space for maintenance purposes, be **provisionally approved** subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-24-042.

Carried

c) Application for: Minor Variance

File Number: D13-021-2024

Address: 158 Casterton Avenue

District: District 5 Portsmouth

Owner: Josh Adams

Applicant: Josh Adams

Ms. Sthamann introduced the application.

Josh Adams, Owner, was present. He indicated that he had nothing further to add.

The Committee did not provide comment.

The Chair afforded members of the public an opportunity to speak. There were no comments received from the public.

Moved by Mr. Tekenos-Levy

Seconded by Mr. Perkins

That minor variance application, File Number D13-021-2024, for the property located at 158 Casterton Avenue to construct a new second storey addition and rear one storey addition to the existing attached garage with a reduced aggregate interior setback, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62: Table 11.8.1.(8) Minimum Aggregate of Interior Setbacks

- Requirement: 3.6 metres
- Proposed: 3.5 metres
- Variance Requested: 0.1 metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-044.

Carried

d) Application for: Minor Variance

File Number: D13-018-2024

Address: 146 Hillendale Avenue

District: District 8 – Meadowbrook-Strathcona

Owner: Jeff Almeida

Applicant: Douro Developments

Ms. Sthamann introduced the application.

Ben Ardens, Agent for the Applicant, was present. He indicated that he had nothing further to add.

The Committee did not provide comment.

The Chair afforded members of the public an opportunity to speak. There were no comments received from the public.

Moved by Mr. Scott

Seconded by Councillor Hassan

That minor variance application, File Number D13-018-2024, for the property located at 146 Hillendale Avenue to construct a rear and second-storey addition onto the existing dwelling, be approved, as described below:

Variance Number 1: Minimum Aggregate Interior Setback

By-Law Number 2022-62: Table 11.8.1 (8)

- Requirement: 3.6 metres
- Proposed: 3.51 metres
- Variance Requested: 0.09 metres

Variance Number 2: Maximum Building Depth

By-Law Number 2022-62: Table 11.8.1 (12)

- Requirement: 18 metres
- Proposed: 22.33 metres
- Variance Requested: 4.33 metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) Report Number COA-24-046.

Carried

e) Application for: Minor Variance

File Number: D13-029-2024

Address: 15 Theresa Crescent

District: District 7 – Kingscourt-Rideau

Owner: Tracy McKenna-Selkirk and James Selkirk

Applicant: Jordan McGregor, Miles Weekes, Fotenn Planning + Design

Ms. Sthamann introduced the application.

Miles Weeks, Agent for the Applicant, was present. He indicated that he had nothing further to add.

Mr. Scott asked for confirmation that no external changes were proposed for the building. Mr. Weekes confirmed that the only changes were internal to the building and no additions were planned.

The Chair afforded members of the public an opportunity to speak.

Tracey Trombley, 205 Langfield Street, stated that she was the owner of 824 Division Street and that there were significant issues with flooding in the area. She asked for an explanation of the changes proposed to the footprint of the building.

Alice Nicolau, 1100 Hudson Drive, spoke on behalf of two residents from the building. She noted that the proposed new unit was small, at 200 square feet, and necessitated the moving of the laundry facility. She asked how the work would be done. She further noted that the building's residents had been informed in January that the building had been sold but that the old owner was noted in the report.

In response to the public comments Mr. Wicke stated that the owner information is pulled from MPAC which can be outdated. He confirmed that the variances sought were internal to the building relating to the number of units allowed and as such no changes to the building were proposed. He stated that there would be additional bicycle parking added to the property and that a grading plan would be required to show that no changes to drainage occurred.

Mr. Weekes confirmed that a new owner had taken over the property. He confirmed that there would be no physical changes to the footprint of the building. He stated that the size of the unit would be determined via the building permit process and by the Building Code but that it would be smaller than the other units. He confirmed that the laundry

facilities would be moved to the furnace room in the building. Mr. Park noted that the Building Code mandated that the minimum size of a unit was 145 square feet.

Mr. Skebo asked what recourse there would be for flooding issues. Ms. Robidoux explained that there is a standard condition of the variance requiring proof that there would be no impacts on drainage to neighbouring properties.

Mr. Perkins asked if the report should be corrected to note the new owner. Ms. Robidoux stated that the owner listed on the report was accurate at the time the report was started. She confirmed that MPAC information is updated quarterly and that it has been updated. She further confirmed that the final notice of decision would not contain the previous property owner's name.

Mr. Tekenos-Levy noted that ownership was irrelevant to the Committee. He commented that the other units in the building were quite small.

Moved by Councillor Hassan
Seconded by Mr. Dakin

That minor variance application, File Number D13-029-2024, for the property located at 15 Theresa Crescent to add one additional residential unit to an existing low-rise apartment building, increasing the number from eleven to a total of twelve residential units, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62: Table 12.5.1 – Minimum interior setback

- Requirement: Residential buildings that are greater than 2 storeys: 3.0 metres plus 1.2 metres for each additional storey above 2 (4.2 metres)
- Proposed: 3.8 metres
- Variance Requested: 0.4 metres

Variance Number 2:

By-Law Number 2022-62: Table 12.5.1 – Maximum density

- Requirement: Apartment building: 69 dwelling units per net hectare
- Proposed: 74 dwelling units per net hectare
- Variance Requested: 5 units per net hectare; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-043.

Carried

The Chair was passed to Mr. Dakin. Mr. Skebo withdrew from the meeting due to his pecuniary interest.

- f) Application for: Minor Variance and Consent**
 - File Number: D10-008-2024 and D13-015-2024**
 - Address: 91 Raglan Road**
 - District: District 11 – King’s Town**
 - Owner: Troy Ottenhof and Ali Houde Shulman**
 - Applicant: The Boulevard Group**

Ms. Sthamann introduced the application.

Jason Sands, Agent for the Applicant, was present. He indicated his support for staff’s conditions and recommendations.

Mr. Scott asked for confirmation that narrow properties were common in the neighbourhood. Ms. Eusebio stated that the site was in an older neighbourhood with smaller lots and that the application was compatible.

The Vice-Chair afforded members of the public an opportunity to speak.

Eleanor Macdonald, 97 Raglan Road, stated that the size of the house proposed was too large for the lot. She commented that there would be two windows one metre from her home reducing the privacy of her own home. She expressed her opinion that the proposed house would shadow her backyard and reduce her property value. She asked for the total square-footage of the proposed building. She noted that she was generally in favour of infill but expressed further concern regarding the proposals size.

In response to the public comment Mr. Sands stated that the project was a good candidate for infill development. He explained that the building would be approximately 2000 square feet and have three bedrooms. He noted that the interior side yard would be in compliance with the Zoning By-Law. He further noted that the two windows proposed would be the only windows built on that side of the house. Ms. Robidoux commented that the zoning type allowed this style of development.

Mr. Scott noted that the application was complicated. He indicated his hope that the applicant works with their neighbour to resolve some of the issues.

Mr. Tekenos-Levy stated that his concern had been regarding the proximity to 97 Raglan Road but that other properties were close together in the area. He indicated his support for the application.

Moved by Mr. Tekanos-Levy
Seconded by Councillor Hassan

That minor variance application, File Number D13-015-2024 for the property located at 91 Raglan Road to permit the establishment of a new lot containing a single detached house and attached garage be approved, as described below:

Severed Lot

Variance Number 1:

By-Law Number: 2022-62 Section 7.4.8 (8): Minimum required setback from a private garage to the streetline where the driveway gains access to a street.

- Requirement: 6 metres
- Proposed: 2.1 metres
- Variance Requested: 3.9 metres;

Variance Number 2:

By-Law Number: 2022-62 Table 11.6.1 (1): Minimum Lot Area

- Requirement: 370 square metres
- Proposed: 190 square metres
- Variance Requested: 180 square metres;

Variance Number 3:

By-Law Number: 2022-62 Table 11.6.1 (2): Minimum Lot Frontage

- Requirement: 10 metres
- Proposed: 7.5 metres
- Variance Requested: 2.5 metres;

Variance Number 4:

By-Law Number: 2022-62 Table 11.6.1 (8): Minimum Aggregate of Interior Setbacks

- Requirement: 3.6 metres
- Proposed: 1.85 metres
- Variance Requested: 1.75 metres; and,

Variance Number 5:

By-Law Number: 2022-62 Table 11.6.1 (12a) Maximum Building Depth

- Requirement: 18 metres.
- Proposed: 19.1 metres

- Variance Requested: 1.1 metres

Variance Number 6:

By-Law Number: 2022-62 Table 11.6.1 (12b) Maximum Building Depth

- Requirement: The rear wall of a principal building must not be closer than 7.5 metres to the rear lot line.
- Proposed: 6 metres
- Variance Requested: 1.5 metres

Variance Number 7:

By-Law Number: 2022-62 Section 7.4.8 (5) (a)

- Requirement: The maximum cumulative width of all driveways on a lot within the required front setback or exterior setback is 40% of the length of the applicable streetline provided the minimum width of the driveway is 3 metres.
- Proposed: The maximum cumulative width of all driveways on a lot within the required front setback or exterior setback is 40% of the length of the applicable streetline provided the minimum width of the driveway is 4.7 metres.
- Variance Requested: 1.7 metres.

Retained Lot

Variance Number 8:

By-Law Number: 2022-62 Table 11.6.1 (1): Minimum Lot Area

- Requirement: 370 square metres
- Proposed: 200 square metres
- Variance Requested: 170 square metres;

Variance Number 9:

By-Law Number: 2022-62 Table 11.6.1 (2): Minimum Lot Frontage

- Requirement: 10 metres
- Proposed: 7.7 metres
- Variance Requested: 2.3 metres;

Variance Number 10:

By-Law Number: 2022-62 Table 11.6.1 (8): Minimum Aggregate of Interior Setbacks

- Requirement: 3.6 metres
- Proposed: 1.7 metres
- Variance Requested: 1.9 metres; and,

That approval of the minor variance application be subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-24-037; and

That consent application, File Number D10-008-2024, to sever an approximately 190 square metre lot with approximately 7.5 metres of frontage on Raglan Road from the parcel of land known municipally as 91 Raglan Road and to create an easement for parking over the southeast corner of the severed lot in favour of the retained lot, be **provisionally approved** subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-24-037.

Carried

Mr. Skebo returned to the meeting. The Chair was returned to Mr. Skebo

g) Application for: Minor Variance

File Number: D13-022-2024

Address: 2 Cataraqui Street

District: District 11 – King’s Town

Owner: ABNA Investments Ltd.

Applicant: ABNA Investments Ltd.

Ms. Sthamann introduced the application.

Martin Groote, Agent for the Applicant, was present. He indicated he had nothing further to add.

Mr. Scott asked if the patio would be added on an already paved surface. He sought confirmation that there would not be any environmental impact. Mr. Groot confirmed that it would be built on the paved surface and that no impact would occur.

The Chair afforded members of the public an opportunity to speak. There were no comments received from the public.

Moved by Mr. Scott

Seconded by Mr. Dakin

That minor variance application, File Number D13-022-2024, for the property located at 2 Cataraqui Street to reduce the minimum separation distance from the highwater mark of a waterbody to any use or building and the minimum setback from Cataraqui Street for any building or structure to facilitate the construction of a new deck, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62:4.23.1 waterbody separation distance

- Requirement: 30.0 metres
- Proposed: 23.5 metres
- Variance Requested: 6.5 metres

Variance Number 2:

By-Law Number 2022-62:L378 (c) (i) setback for any building or structure from Cataraqui Street

- Requirement: 90.0 metres
- Proposed: 10 metres
- Variance Requested: 80 metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-048.

Carried

i) Application for: Minor Variance

File Number: D13-024-2024

Address: 4094 Bath Road

District: District 5 – Collins-Bayridge

Owner: Stacy and Adam Hunt

Applicant: Stacy Hunt

Ms. Sthamann introduced the application.

Stacy Hunt, Owner, was present. She indicated she had nothing further to add.

Mr. Scott sought confirmation that the land was already developed, and no environmental impacts would occur. Ms. Hunt confirmed this.

The Chair afforded members of the public an opportunity to speak. There were no comments received from the public.

Moved by Mr. Dakin

Seconded by Councillor Cinanni

That minor variance application, File Number District 5- Collins Bayridge, for the property located at 4094 Bath Road to construct a 14.35 square metre accessory building 17 metres from the high-water mark, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62:Section 4.23.1 Waterbody Separation Distance (accessory building)

- Requirement: 30 Metres
- Proposed: 17 Metres
- Variance Requested: 13 Metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-047.

Carried

j) Application for: Minor Variance

File Number: D13-014-2024

Address: 232 King Street East

District: District 10 – Sydenham

Owner: Katherine Bennett

Applicant: Brian Bennett and Katherine Bennett

Ms. Sthamann introduced the application.

Brian Bennett, Applicant, was present. He indicated he had nothing further to add.

The Committee did not provide comment.

The Chair afforded members of the public an opportunity to speak. There were no comments received from the public.

Moved by Mr. Scott

Seconded by Mr. Perkins

That minor variance application, File Number Sydenham, for the property located at 232 King Street East to convert an existing second floor artist's studio above a detached garage into a detached additional residential unit, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62: Section 4.27.1.4 - Walkway provisions

- Requirement: The walkway must be separately delineated and measured distinctly from a required driveway and parking space. A vehicle must not park on top of any part of the walkway
- Proposed: That a portion of the walkway overlaps with the driveway

- Variance Requested: That the walkway be permitted to overlap with the driveway

Variance Number 2:

By-Law Number 2022-62: Section 5.4.6.9(a) (i) Minimum rear setback

- Requirement: 1.2 metres
- Proposed: 0 metres
- Variance Requested: 1.2 metres

Variance Number 3:

By-Law Number 2022-62: Section 5.4.6.9(a)(ii) Minimum interior setback

- Requirement: 1.2 metres
- Proposed: 0 metres
- Variance Requested: 1.2 metres

Variance Number 4:

By-Law Number 2022-62: Section 5.4.6.9(a)(v) Maximum height (metres)

- Requirement: 4.6 metres
- Proposed: 5.5 metres
- Variance Requested: 0.9 metres

Variance Number 5:

By-Law Number 2022-62: Section 9(a)(vi) Maximum height (storeys)

- Requirement: 1 storey
- Proposed: 2 storeys
- Variance Requested: 1 storey; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-038.

Carried

k) Application for: Minor Variance

File Number: D13-027-2024

Address: 2331 Princess Street

District: District 8 – Meadowbrook-Strathcona

Owner: Rajkosh Inc.

Applicant: Fotenn Consultants

Ms. Sthamann introduced the application.

Kelsey Jones, Agent for the Applicant, was present. She indicated that she had nothing further to add.

Mr. Scott noted that the proposal only covered a portion of the property and asked if rear access would be maintained. He further asked if there were any plans for the rear of the property. He sought assurances that a 'landlocked' piece of property would not be created. He inquired if the proposed layout would have an advantage for the project. Ms. Jones explained that there was no plan for development for the rear of the property. She confirmed that Planning Services would be reviewing the proposal to ensure that the land was properly developed. Mr. Clendening reiterated that the City would not permit development that removed access to the rear of the property. He confirmed that the proposal would be an advantage for the applicant.

Mr. Dakin asked if rear access would be via Select Drive. He inquired about the state of the Site Plan Control application for the property. Mr. Clendening stated that a one-foot reserve remained between Select Drive and the property, which would require a separate application if proposed to be opened. He confirmed that that was not being discussed. Ms. Jones explained that the Minor Variance had to be approved before the Site Plan Control application could be submitted.

Councillor Cinanni asked for confirmation on which existing building would be retained during construction. Ms. Jones confirmed the rear of the two building would be retained until after construction on the main hotel was completed.

Councillor Hassan asked for clarification on the location of the property. He asked if the amount of access points from Princess Street was being reduced. Ms. Jones confirmed that the property was current location of the Seven Oaks Motel. She further confirmed that one of the existing entrances from Princess Street would be removed during construction.

The Chair afforded members of the public an opportunity to speak. There were no comments received from the public.

Moved by Mr. Tekenos-Levy

Seconded by Councillor Cinanni

That minor variance application, File Number D13-027-2024, for the property located at 2331 Princess Street to construct a six-storey hotel, be approved, as described below:

Variance Number 1: Building Height

By-Law Number 76-26: Section 19(2)(l)

- Requirement: 35 feet (10.7 metres)
- Proposed: 75.2 feet (22.9 metres)
- Variance Requested: 40.2 feet (12.3 metres)

Variance Number 2: Setbacks from a Provincial Highway or Major Arterial Road

By-Law Number 76-26: Section 5.20(a)(i)

- Requirement: 70 feet (21.3 metres)
- Proposed: 46.8 feet (14.3 metres)
- Variance Requested: 23.2 feet (7.1 metres)

Variance Number 3: Parking Space Dimensions

By-Law Number 76-26: Section 5.16(l)

- Requirement: 2.75 metres by 6.0 metres
- Proposed: 2.6 metres by 5.5 metres
- Variance Requested: 0.15 metres by 0.5 metres

Variance Number 4: Accessible Parking Design Standards

By-Law Number 76-26: Section 5.16(a)(a)(d)(ii)

- Requirement: 6.0 metre length
- Proposed: 5.5 metre length
- Variance Requested: 0.5 metres

Variance Number 5: Loading Space Requirements

By-Law Number 76-26: Section 5.12

- Requirement: 2
- Proposed: 1
- Variance Requested: 1; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-039.

Carried

I) Application for: Minor Variance

File Number: D13-019-2024

Address: 689 Portsmouth Avenue

District: District 8 – Meadowbrook-Strathcona

Owner: Randy Foster

Applicant: Randy Foster

Ms. Sthamann introduced the application.

Randy Foster, Owner, was present. He indicated that he had nothing further to add.

The Committee did not provide comment.

The Chair afforded members of the public an opportunity to speak. There were no comments received from the public.

Moved by Mr. Dakin

Seconded by Mr. Perkins

That minor variance application, File Number D13-019-2024, for the property located at 689 Portsmouth Avenue to construct a car port on the northside of the existing house, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62: Section 4.1.2 (4) - Additional Accessory Provisions for Residential Uses and Buildings

- Requirement: The accessory building may encroach into the required setback on a lot provided that such accessory building must be setback a minimum of 1.2 metres from all lot lines.
- Proposed: 0.6 metres from the north interior lot line
- Variance Requested: 0.6 metres from the north interior lot line

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-045.

Carried

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

See Agenda and Addendum.

Date and time of Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Monday, June 17, 2024 at 5:30 p.m.

Adjournment

Moved by Councillor Cinanni

Seconded by Mr. Perkins

That the meeting of the Committee of Adjustment adjourn at 6:38 p.m.

Carried