

6. Unfinished Business – None

7. New Business

7.1 10 Rafferty Court - Detached Garage Size Variance

Mr. Brad Bourque attended seeking approval for an Oversize Detached Garage to be located at 10 Rafferty Court, PID 00251256.

Ms. Jarvis introduced the application noting that the applicant suffered a complete loss of their dwelling unit due to a fire in October 2020, and as part of the Lot rebuild the applicant is proposing to construct a single-family dwelling unit and detached garage. The proposed gross floor area of the detached garage is eighty-six decimal one (86.1) square metres, whereas Zoning By-law No. 038, Section 8.(G)(1)(c) permits a detached garage at no larger than sixty-three (63) square metres. She stated that notice of the proposed variance was sent to property owners within 100 metres of the property and one correspondence was received for noise of a potential auto mechanic, but this was found to be for another property.

Mr. Bourque stated that he would be constructed the main dwelling first but the foundations for the house and garage would be poured at the same time.

Moved By John Groden

Seconded By Brent Preston

That the Planning Advisory Committee approve the construction of a ten decimal nine (10.9) metre by seven decimal nine (7.9) metre detached garage on the property of 10 Rafferty Court, PID 251256, subject to the following:

1. A size variance of twenty-three decimal one (23.1) square metres from the Town's Zoning By-law 038 Section 8.(G)(1)(c) is approved;
2. A variance to Section 8.(G)(1)(c) to allow a horizontal dimension to be ten decimal nine (10.9) metres;
3. Construction does not begin prior to the issuance of a building permit;
4. The exterior finish of the building is to be a cladding recognized by the National Building Code of Canada, current adopted edition;
5. A Watercourse and Wetland Alteration (WAWA) permit is to be obtained from the province;
6. The garage is not constructed prior to the main dwelling; and
7. The garage is not to be used for business, for agricultural uses, for the keeping of animals or other household pets, or as a dwelling unit.

Motion Carried

7.2 110 King Richard Drive - Side Yard Setback

Ms. Rebecca Melanson attended seeking approval for a zero decimal six (0.6) metre side yard variance to permit the construction of a garage at 110 King Richard Drive, PID 30190037.

Ms. Jarvis reviewed the application of the proposal to construct a seventy-seven decimal four (77.4) square metre attached garage within the western side yard. The orientation of the garage is such that the side yard setback will be two decimal four (2.4) metres at the rear portion of the addition. As such, a zero decimal six (0.6) metre variance is required from Section 8.(E)(1)(b) of the Town's Zoning By-law 038. She added that notice of the variance was sent to property owners within 50 metres; no concerns were received, and no one attended to speak for or against the application.

Moved By Brent Preston
Seconded By Marc Gosselin

That the Planning Advisory Committee approve the zero decimal six (0.6) metre side yard setback from the Town's Zoning By-law 038, Section 8.(E)(1)(b) to permit the construction of an attached garage at 110 King Richard Drive, PID 30190037, with the following terms and conditions:

1. The property owner is required to submit a site drainage plan to the Municipal Officer or their delegate, for approval; the plan shall identify how surface drainage is controlled on the subject Lot, having no impacts to adjacent properties;
2. The western most property line, between 110 and 112 King Richard Drive, must be clearly delineated prior to construction; and
3. A building permit is to be issued prior to construction;
4. The exterior finish of the building is to be a cladding recognized by the National Building Code of Canada, current adopted edition.

Motion Carried

7.3 78 Rockefeller Drive - Detached Garage Height Variance

Mr. Corey McNamara attended virtually seeking approval to construct a detached garage exceeding the maximum permissible height to be located at 78 Rockefeller Drive, PID 30335921. He added that the additional height is being requested to accommodate personal storage.

Ms. Jarvis reviewed the application stating that the height is proposed to be five decimal four (5.4) metres, above the five (5) metre maximum height. Therefore, a zero decimal four (0.4) metre variance to Section 8.(G)(1)(a) of Zoning By-law No. 038 is required. She added that notice of the proposed variance was sent to property owners within 100 metres of the property and no concerns were received.

Moved By Darren Bishop

Seconded By John Groden

That the Planning Advisory Committee approve the zero decimal four (0.4) metre height variance to permit the construction of a forty-seven (47) square metre detached garage with a height of five decimal four (5.4) metres on the property of 78 Rockefeller Drive, PID 30335921, subject to the following terms and conditions:

1. The eastern most side lot line at 78 Rockefeller Drive is clearly delineated prior to construction;
2. A drainage plan be submitted prior to the issuance of a Building Permit;
3. The exterior finish of the building is to be a cladding recognized by the National Building Code of Canada, current adopted edition;
4. The proposed garage is not to be used for a dwelling unit or for the keeping of livestock or as a home business; and
5. A building permit is issued prior to construction.

Motion Carried

7.4 14 Lupin Place - Detached Garage Height Variance

Mr. John Rankin attended seeking approval for an Oversize Detached Garage at 14 Lupin Place, PID 30255681.

Ms. Jarvis reviewed the application noting that while the Lot is located in a Rural (RU) Zone, the Lot size is 4860 square meters, therefore, where a Lot has or contains less than five thousand (5,000) square metres in area, the provisions of Sections 8.(G) to 8.(I) of the Town's Zoning By-law 038 shall apply. Section 8.(G)(1)(c) states that a detached garage shall not exceed sixty-three (63) square metres. The proposal is to construct a nine decimal eight (9.8) metre by eight decimal five (8.5) metre (83.3 square metre) detached garage, therefore, a size variance of twenty decimal three (20.3) square metres is required. Ms. Jarvis added that notice of the variance was sent to property owners within 100 metres of the property and no concerns were received.

Moved By Kendall Mason

Seconded By Brenda Fowlie

That the Planning Advisory Committee approve the twenty decimal three (20.3) square metre variance to Section 8(G)(I)(c) to permit an eighty-three decimal three (83.3) square metre detached garage at 14 Lupin Place, PID 30255681, subject to the following terms and conditions:

1. The eastern most side lot line at 14 Lupin Place is clearly delineated prior to construction;
2. A drainage plan be submitted prior to the issuance of a Building Permit;

3. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition;
4. The garage is not to be used for business, for the keeping of animals or other household pets, or as a dwelling unit; and
5. Construction does not begin prior to the issuance of a building permit.

Motion Carried

8. Information Items and/or Discussion

Moved By Brent Preston
Seconded By Brenda Fowle

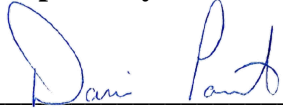
That the Council Meeting Minutes of September 21, 2021 be received and filed.

9. Adjournment

Moved By Darren Bishop
Seconded By John Groden

Meeting adjourned at 7:35 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY