

SUBMISSION NO. A0105/2023

September 13, 2023

OWNER(S): PAUL FOURNIER, 1744 Windle Drive, Sudbury ON P3E 2Y5
SUZANNE FOURNIER,

AGENT(S):

LOCATION: PIN 73594 0265, Parcel 24773 SEC SES, Survey Plan SR-2304 Part(s) except 1,2 and 3, Lot(s) Part 99, Subdivision M-205 as in LT156562, Lot 5, Concession 1, Township of McKim, 1744 Windle Drive, Sudbury

SUMMARY

Zoning: The property is zoned R1-5 (Low Density Residential One) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to permit an existing sunroom addition on the subject property providing a high water mark setback, shoreline structure and shoreline buffer area at variance to the By-law.

Comments concerning this application were submitted as follows:

Ministry of Transportation, September 07, 2023

We have determined that the subject land is not within MTO's permit control area, therefore, the MTO does not have any comments to provide.

CGS: Development Approvals Section, September 06, 2023

The variances being sought would recognize the location of an existing sunroom addition on the subject lands that have frontage on Windle Drive in Sudbury. The lands also have frontage on Lake Nepahwin. The lands are designated Living Area 1 in the City's Official Plan and zoned "R1-5", Low Density Residential One under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Staff notes that Section 8.4.1(3) of the City's Official Plan sets out tests for development proposals that do not meet shoreline setback and shoreline buffer area zoning requirements. Staff notes in particular that variances under Section 8.4.1 c) can be supported where a development proposal involves, "... an addition to an existing building ... where the setback is not further reduced." The development proposal amounts to a further reduction of an existing legal non-complying shoreline setback. The development proposal would also further increase the amount of non-permeable surfaces within the shoreline setback and shoreline buffer area. Staff recommends that the variances be denied as they are not minor, not appropriate development for the area and the intent of both the Official Plan and Zoning By-law are not maintained.

CGS: Infrastructure Capital Planning Services, September 06, 2023

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

CGS: Strategic and Environmental Planning, September 06, 2023

The Strategic and Environmental Planning (SEP) Section has reviewed the revised proposed development at 1744 Windle Drive, Sudbury. As a technical commenting group, staff have reviewed this application against policies of the Official Plan related specifically to natural heritage features

(Section 9.2 Significant Natural Features and Areas) and shoreline development (8.4 Surface Water Resources – Lakes, Rivers and Streams). Policies of the Official Plan unrelated to natural heritage features or shoreline development have not been considered by SEP.

Therefore, after reviewing the revised proposed development SEP staff do not support the application for the following reasons:

1. The proposed development does not comply with policy 8.4.1.3 of the City's Official Plan; and,
2. The proposed creation of habitable space from a deck is not desirable as it encroaches into the vegetative buffer and pushes development closer to the lake.

The proponent is advised that it is their sole responsibility to ensure compliance with the Endangered Species Act.

Additional points are offered below for the benefit of the property owners and the Committee of Adjustment.

Shoreline property owners are encouraged to continue adopting lake-friendly practices.

Phosphorus is an essential element for all life forms and is the most limiting major nutrient for aquatic plant growth in freshwater streams and lakes. Increasing levels of phosphorus in lakes, streams and rivers can lead to an increasing incidence of nuisance aquatic vegetation, green algae, and, in some cases, toxic cyanobacterial (blue-green algae) blooms.

Shoreline residents can help reduce phosphorus levels or maintain them at low levels by following a few guidelines:

1. A shoreline buffer area is to remain in a natural vegetated state to a depth of at least 20 metres (the wider the better) from the high water mark and supplemented with additional trees and shrubs where necessary. Shoreline vegetation has beneficial effects, such as habitat creation, cooling of the lake edge through shading, reducing soil erosion, filtering nutrient-laden soil and pollutants, and visual enhancement from the lake. As per the City's Official Plan and Zoning By-law, a maximum cleared area of 25% of the shoreline or riverbank or up to 23 metres, whichever is less, is allowable. The area to be cleared within the shoreline buffer area is not to exceed 276m².
2. Residents should minimize the amount of lawn on their property. Lawns generally require removing existing vegetation that is currently preventing soil erosion. Lawns may also require that soil be imported to the property, which can introduce significant amounts of phosphorus to the lake through erosion. Finally, lawns are expensive and time-consuming to maintain.
3. General use lawn fertilizers containing phosphorus should never be used. It is illegal to apply lawn fertilizers containing phosphorus in the City of Greater Sudbury unless establishing a new lawn. Before applying fertilizer of any kind on their lawns, owners should have the soil tested by a professional. The soil might only need crushed limestone to make it less acidic and allow soil nutrients to be more available for uptake by the turf grass.
4. Application of fertilizer containing phosphorus to flower or vegetable beds or shrubs should not be applied any closer than 30 metres from the water's edge – the farther the better.
5. Any soil that is disturbed onsite or that is brought onto the subject lands should be covered with vegetation as quickly as possible to ensure that it doesn't erode into the lake. Soil particles can contain large amounts of phosphorus. Tarps should be used to cover the soil piles if rain is in the forecast.
6. Detergents (soaps and shampoos) should never be used in a lake or river. Only phosphorus-free detergents should be used for washing vehicles on the subject lands and washing should be done as far from the lake as possible.
7. Private sewage systems should be inspected and pumped at least every three years.

Property owners are encouraged to contact the City's Lake Water Quality Program at (705) 674-4455 ext. 4604 to book a free, confidential and non-regulatory shoreline home visit. During the visit, qualified staff will provide ideas and advice on shoreline management techniques to maintain and improve lake water quality.

The owner must contact Conservation Sudbury at (705) 674-5249 before starting any work in water or on the shoreline or stream bank (retaining walls, etc).

CGS: Building Services Section, September 06, 2023

Building Services has reviewed your application and sketches for the requested minor variances, and we have no concerns.

Greater Sudbury Hydro Inc., September 05, 2023

No conflict.

The Nickel District Conservation Authority, September 05, 2023

Conservation Sudbury does not oppose Minor Variance A0105/2023. Subject property includes areas regulated by Conservation Sudbury, including floodplain. Sunroom is located outside of the floodplain.

Notes

Future development in a regulated area of the Conservation Authority requires permission of Conservation Sudbury. 'Development' is defined by the Conservation Authorities Act and includes, but is not limited to, the alteration of a watercourse, grading, placement or removal of fill (even if it originated from the same site), site preparation for construction, and the erection of a building or structure. Scientific studies and/or technical reports may be required to support the permit application, the cost of which will be borne by the applicant. Any permit issued may include conditions of development and permits are not guaranteed. Please contact our office at ndca@conservationsudbury.ca to determine the need for a permit.

CGS: Site Plan Control, August 31, 2023

No objection.

CGS: Development Engineering, August 30, 2023

No objection.

The Applicants, Paul Fournier and Suzanne Fournier, appeared before the Committee and provided a summary of the Application. The Applicants confirmed that the area between the sunroom and the shore is made up of a natural garden that they do not fertilize, eliminating any harm to the lake or any wildlife.

Committee Member Sawchuk asked for clarification from Staff as to whether their recommendation was based on the sunroom being an existing or new build. Staff advised that regardless of whether built or not built, the Planning Act requires them to view it purely from a land use planning impact.

Committee Member Sawchuk asked if the application was denied, would the sunroom need to be demolished. Staff confirmed that it would be an option, but the applicants could also apply for a rezoning as it is not a minor variance but a major variance.

Committee Member Sawchuk advised that his opinion was that the application should be approved.

Committee Member Castanza echoed the opinion of Committee Member Sawchuk.

Committee Member Murray asked Staff that if the sunroom was removed, would the deck underneath remain in place. Staff confirmed that decks are permitted within the buffer and setback, but the permanent structure of a sunroom is not.

Committee Member Goswell expressed empathy but is concerned about precedent and asked the Applicants when the sunroom was constructed. The Applicants advised that they believed the sunroom was built in 2007 by three owners previous to them but that it was their lawyer who caught the discrepancy and lack of permit. Committee Goswell asked Staff if this would not have been a recommendation of approval at the time of building. Staff clarified that there are no precedents set in approving or denying variances as each application is reviewed on its own merits. Staff confirmed that in 2007, the shoreline provisions were not yet in effect and that the parent by-law came into effect in 2010 with many amendments having been made since. Staff confirmed that it was hard to predict what the recommendation would have been at the time the sunroom was originally constructed.

Committee Member Goswell asked if there were similar structures close to the water along the lake on other neighbouring properties. Staff confirmed that according to aerial photography there were other similar structures, but it was difficult to determine if they were built with permits, if they were illegal structures or if they had been built prior to the shoreline provisions being implemented, for example legal non-complying structures.

Committee Member Murray stated that if the structure had been built recently, he would be of a different opinion but due to the structure having been built by previous owners several years ago, he believes that the application should be approved.

Chair Dumont expressed empathy to the Applicants but that in principle the structure was built without a building permit and the relief sought was to be put to the four tests. In principle, he did not see it meeting the four tests and did not believe a Minor Variance Application was the correct development application for this relief request.

The resolution to deny the relief sought was read, voted upon and defeated.

Committee Member Sawchuk brought a motion to amend the resolution to approve the relief sought. The motion was seconded by Committee Member Castanza. The motion was voted upon and carried.

The following decision was reached:

DECISION:

THAT the application by:

PAUL FOURNIER AND SUZANNE FOURNIER

the owner(s) of PIN 73594 0265, Parcel 24773 SEC SES, Survey Plan SR-2304 Part(s) except 1,2 and 3, Lot(s) Part 99, Subdivision M-205 as in LT156562, Lot 5, Concession 1, Township of McKim, 1744 Windle Drive, Sudbury

for relief from Part 4, Section 4.41, subsections 4.41.2, 4.41.3 and 4.41.4 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing sunroom addition providing, firstly, a high water mark setback of 14.0m, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and secondly, to permit the sunroom addition to be 14.0m setback from the high water mark of a lake, where only the accessory structures as set out in subsection 4.41.2, boat launches, marine railways, waterlines and heat pump loops are permitted within 20.0m of a high water mark and the area permitted to be cleared of natural vegetation in Section 4.41.3, be approved.

Consideration was given to Section 45(1) of the Planning Act, R.S.O.1990, c. P.13 as amended including written and oral submissions related to the application, it is our opinion the variances are minor in nature and are desirable for the appropriate development and use of the land and Buildings. The general intent and purpose of the By-Law and the Official Plan are maintained.

As no public comment, written or oral, has been received, there was no effect on the Committee of Adjustment's decision.

<i>Member</i>	<i>Status</i>
Cathy Castanza	Concurring
David Murray	Concurring
Justin Sawchuk	Concurring
Matt Dumont	Concurring
Ron Goswell	Concurring

SUBMISSION NO. A0106/2023

September 13, 2023

OWNER(S): LARRY RALPH, 166A Wickie Road, Worthington ON P0M 3H0

AGENT(S):

LOCATION: PIN 73565 1041, Survey Plan 53R-21207 Part(s) 3 and 4 s/t easement over part 4, Lot(s) Part 5, Subdivision M-236, Lot Part 10, Concession 6, Township of Neelon, 1295 Will Street, Sudbury

SUMMARY

Zoning: The property is zoned R1-5 (Low Density Residential One) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to permit the existing single detached dwelling on the subject property providing an interior side yard setback at variance to the By-law.

Comments concerning this application were submitted as follows:

Ministry of Transportation, September 07, 2023

We have determined that the subject land is not within MTO's permit control area, therefore, the MTO does not have any comments to provide.

CGS: Development Approvals Section, September 06, 2023

The variance being sought would recognize the location of an existing residential dwelling having frontage on Will Street in Sudbury. The lands are designated Living Area 1 in the City's Official Plan and zoned "R1-5", Low Density Residential One under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Staff understands that the interior side yard setback variance being requested is the result of a construction error that occurred when the existing residential dwelling was constructed in April 2021. The existing residential dwelling is therefore currently maintaining a southerly interior side yard setback of 1.13 m (3.71 ft) whereas 1.2 m (3.94 ft) is required for a one-storey single-detached dwelling in the "R1-5" Zone. Staff is satisfied that the proposed interior side yard setback would allow for sufficient area to access and maintain the interior side yard. Staff is further satisfied that no adverse land use planning impacts would be generated on abutting residential properties should the variance be approved. Staff recommends that the variance be approved as it is minor, appropriate development for the area and the intent of both the Official Plan and Zoning By-law are maintained.

CGS: Infrastructure Capital Planning Services, September 06, 2023

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

CGS: Building Services Section, September 06, 2023

Building Services has reviewed your application and sketch for the requested minor variance, and we have no concerns.

Greater Sudbury Hydro Inc., September 05, 2023

No conflict.

The Nickel District Conservation Authority, September 05, 2023

Conservation Sudbury does not object to Minor Variance A0106/2023. The subject property does not appear to be located in any area regulated by the Conservation Authority. We have no comment or objections to the proposed development.

CGS: Site Plan Control, August 31, 2023

No objection.

CGS: Development Engineering, August 30, 2023

No objection.

The Applicant, Larry Ralph, appeared before the Committee and provided a summary of the Application. Committee had no comments or questions in relation to this application.

The following decision was reached:

DECISION:

THAT the application by:

LARRY RALPH

the owner(s) of PIN 73565 1041, Survey Plan 53R-21207 Part(s) 3 and 4 s/t easement over part 4, Lot(s) Part 5, Subdivision M-236, Lot Part 10, Concession 6, Township of Neelon, 1295 Will Street, Sudbury

for relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing single detached dwelling providing a minimum interior side yard setback of 1.13m, where a minimum interior side yard setback of 1.2m is required, be granted.

Consideration was given to Section 45(1) of the Planning Act, R.S.O.1990, c. P.13 as amended including written and oral submissions related to the application, it is our opinion the variance is minor in nature and is desirable for the appropriate development and use of the land and Buildings. The general intent and purpose of the By-Law and the Official Plan are maintained.

As no public comment, written or oral, has been received, there was no effect on the Committee of Adjustment's decision.

<i>Member</i>	<i>Status</i>
Cathy Castanza	Concurring
David Murray	Concurring
Justin Sawchuk	Concurring
Matt Dumont	Concurring
Ron Goswell	Concurring

SUBMISSION NO. A0107/2023

September 13, 2023

OWNER(S): WARTAN MOURADIKIAN, 80-50 Lakeshore Road, St. Catharines ON L2N 6P8
MARIE MOURADIKIAN, 80-50 Lakeshore Road, St. Catharines ON L2N 6P8

AGENT(S): NORTHERN SHIELD DEVELOPMENT CORP, Atte: Steven Marshall & Steven Moreau, 92 Davidson Street, Barrie ON L4M 4Y6

LOCATION: PIN 73381 0209, Parcel 13901 SEC SWS, Lot(s) 28, Subdivision M-193, Lot Part 1, Concession 3, Township of Graham, 39 Simon Lake Drive, Naughton

SUMMARY

Zoning: The property is zoned R1-5 (Low Density Residential One) according to the City of Greater Sudbury Zoning By-law 2010-100Z, as amended.

Application: Approval to construct a single family dwelling with septic bed providing eaves, high water mark setback and shoreline structure at variance to the By-law.

Comments concerning this application were submitted as follows:

Ministry of Transportation, September 07, 2023

We have determined that the subject land is not within MTO's permit control area, therefore, the MTO does not have any comments to provide.

CGS: Development Approvals Section, September 06, 2023

The variances being sought would facilitate construction of a single-detached dwelling and private septic system leaching bed on the subject lands that have frontage on Simon Lake Road in Naughton. The lands also have water frontage on Simon Lake. The lands are designated Living Area 1 in the City's Official Plan and zoned "R1-5", Low Density Residential One under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Staff notes that the original sketch appears to depict two high watermarks. The setback to the proposed residential dwelling appears to measure to one of the high watermarks while the setback to the leaching bed of the private septic system measures to the other high watermark. Staff would also recommend that the owner consults with an Ontario Land Surveyor (OLS) to confirm where the high watermark is situated on the lands given that the variances required are measured to this point and any incorrect measurements may result in a further minor variance application being required in the future. Staff has since reviewed an updated application form and sketch which provides clarification as to the location of the high watermark on the lands. Staff notes the lot depth at the mid-point of the lot measured between the front and rear lot lines is approximately 37 m (121.39 ft). The high watermark along Simon Lake measures approximately 43 m (141.08 ft) from the front lot line at Simon Lake Drive. Staff acknowledges that the lot depth described above is a constraint on the lands in terms of situating a residential dwelling and leaching bed capable of maintaining a minimum shoreline setback to a residential dwelling from the high watermark of 30 m (98.43 ft). Staff also has no concerns with the eaves variances. Staff recommends that the variances be approved as they are minor, appropriate development for the area and the intent of both the Official Plan and Zoning By-law are maintained.

CGS: Infrastructure Capital Planning Services, September 06, 2023

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

CGS: Infrastructure Capital Planning Services, September 06, 2023

Roads
No concerns.

Transportation and Innovation Support
No concerns.

Active Transportation
No concerns.

CGS: Strategic and Environmental Planning, September 06, 2023

The Strategic and Environmental Planning (SEP) Section has reviewed the proposed development at 39 Simon Lake Drive, Naughton. As a technical commenting group, staff have reviewed this application against policies of the Official Plan related specifically to natural heritage features (Section 9.2 Significant Natural Features and Areas) and shoreline development (8.4 Surface Water Resources – Lakes, Rivers and Streams). Policies of the Official Plan unrelated to natural heritage features or shoreline development have not been considered by SEP.

After reviewing the proposed development SEP staff do not oppose the application as sufficient lot depth is not otherwise available and the proposed development is outside of the required vegetative buffer.

Additional points are offered below for the benefit of the property owners:

The proponent is advised that it is their sole responsibility to ensure compliance with the Endangered Species Act.

Shoreline property owners are encouraged to continue adopting lake-friendly practices.

Phosphorus is an essential element for all life forms and is the most limiting major nutrient for aquatic plant growth in freshwater streams and lakes. Increasing levels of phosphorus in lakes, streams and rivers can lead to an increasing incidence of nuisance aquatic vegetation, green algae, and, in some cases, toxic cyanobacterial (blue-green algae) blooms.

Shoreline residents can help reduce phosphorus levels or maintain them at low levels by following a few guidelines:

1. A shoreline buffer area is to remain in a natural vegetated state to a depth of at least 20 metres (the wider the better) from the high water mark and supplemented with additional trees and shrubs where necessary. Shoreline vegetation has beneficial effects, such as habitat creation, cooling of the lake edge through shading, reducing soil erosion, filtering nutrient-laden soil and pollutants, and visual enhancement from the lake. As per the City's Official Plan and Zoning By-law, a maximum cleared area of 25% of the shoreline or riverbank or up to 23 metres, whichever is less, is allowable. The area to be cleared within the shoreline buffer area is not to exceed 276m².
2. Residents should minimize the amount of lawn on their property. Lawns generally require removing existing vegetation that is currently preventing soil erosion. Lawns may also require that soil be imported to the property, which can introduce significant amounts of phosphorus to the lake through erosion. Finally, lawns are expensive and time-consuming to maintain.
3. General use lawn fertilizers containing phosphorus should never be used. It is illegal to apply lawn fertilizers containing phosphorus in the City of Greater Sudbury unless establishing a new lawn. Before applying fertilizer of any kind on their lawns, owners should have the soil tested by a professional. The soil might only need crushed limestone to make it less acidic and allow soil nutrients to be more available for uptake by the turf grass.
4. Application of fertilizer containing phosphorus to flower or vegetable beds or shrubs should not be applied any closer than 30 metres from the water's edge – the farther the better.

5. Any soil that is disturbed onsite or that is brought onto the subject lands should be covered with vegetation as quickly as possible to ensure that it doesn't erode into the lake. Soil particles can contain large amounts of phosphorus. Tarps should be used to cover the soil piles if rain is in the forecast.
6. Detergents (soaps and shampoos) should never be used in a lake or river. Only phosphorus-free detergents should be used for washing vehicles on the subject lands and washing should be done as far from the lake as possible.
7. Private sewage systems should be inspected and pumped at least every three years.

Property owners are encouraged to contact the City's Lake Water Quality Program at (705) 674-4455 ext. 4604 to book a free, confidential and non-regulatory shoreline home visit. During the visit, qualified staff will provide ideas and advice on shoreline management techniques to maintain and improve lake water quality.

The owner must contact Conservation Sudbury at (705) 674-5249 before starting any work in water or on the shoreline or stream bank (retaining walls, etc).

CGS: Building Services Section, September 06, 2023

Building Services has reviewed your application and sketch for the requested minor variance, and we have no concerns with the requests for construction within the shoreline setback and buffer. The request for eave encroachment should be clarified, as there appears to be a 0.25m setback to the interior side lot line. This would require permission to encroach 0.95m into the required side yard.

Greater Sudbury Hydro Inc., September 05, 2023

Application A0107/2023 is outside of our territory.

The Nickel District Conservation Authority, September 05, 2023

Subject property is located completely within the floodplain of Simon Lake. Flood elevation at this location is 235.48m above sea level. As previously mentioned to landowner's agents, a section 28 permit is required for the development of this single family dwelling and septic system. Dwelling is located as directed in previous direction to landowner's agent; at the minimum setback from the road and at the highest point of land. Conservation Sudbury would like to request that a condition of this minor variance be the obtainment of a Section 28 permit from Conservation Sudbury.

CGS: Site Plan Control, August 31, 2023

No objection.

CGS: Development Engineering, August 30, 2023

No objection.

The Agent of the Applicants, Steven Moreau of Northern Shield Development Corp., appeared before the Committee and provided a summary of the Application. The Agent advised that the septic bed may end up smaller than depicted and also asked for clarification of how the high water mark fluctuates from one application to another.

An email of concern was received on September 8, 2023, from Angie Corson, resident of Simon Lake with respect to the development impacting water quality of the lake.

Committee Member Sawchuk asked about Conservation Authority's request to have a condition for a Section 28 permit. Staff advised that the application can be approved without the condition as it can be dealt with through the building permit stage. Chair Dumont asked the Agent if they have been in contact with the Conservation Authority and the Agent confirmed that they have been in discussions with them.

Staff provided the Agent with a description of the high water mark from the definition in the Zoning By-law. Staff explained the risks of identifying the high water mark incorrectly in the absence of the opinion of a surveyor and did not recommend comparing the high water mark to another property.

Committee Member Murray asked if it was a possibility of deferral if the septic was going to change location. The Agent confirmed that if anything, the septic will become smaller and be placed further back than what is depicted.

Committee Member Castanza asked for clarification of the comments from Building Services with respect to the reduced side yard. Staff advised that it has been corrected and the resolution encompassed that issue.

The following decision was reached:

DECISION:

THAT the application by:

WARTAN MOURADIKIAN AND MARIE MOURADIKIAN

the owner(s) of PIN 73381 0209, Parcel 13901 SEC SWS, Lot(s) 28, Subdivision M-193, Lot Part 1, Concession 3, Township of Graham, 39 Simon Lake Drive, Naughton

for relief from Part 4, Section 4.2, Table 4.1 and Section 4.41, Subsection 4.41.2 clause a) and c) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, for the construction of a single family dwelling with septic bed permitting firstly, eaves to encroach 0.95m into the required interior side yard and maintaining an interior side yard setback of 0.25m, where eaves may encroach 0.6m into the required yard but not closer than 0.6m to the lot line, and secondly, a high water mark setback of 21.86m for the single family dwelling and 26.9m for the leaching bed, where no person shall erect any residential building or other accessory structure closer than 30.0m to the high water mark of a lake or river, and no person shall construct a leaching bed closer than 30.0 m from the high water mark of a lake, river or stream, be granted.

Consideration was given to Section 45(1) of the Planning Act, R.S.O.1990, c. P.13 as amended including written and oral submissions related to the application, it is our opinion the variances are minor in nature and are desirable for the appropriate development and use of the land and Buildings. The general intent and purpose of the By-Law and the Official Plan are maintained.

Public comment has been received and considered and had no effect on Committee of Adjustment's decision as the application represents good planning.

<i>Member</i>	<i>Status</i>
Cathy Castanza	Concurring
David Murray	Concurring
Justin Sawchuk	Concurring
Matt Dumont	Concurring
Ron Goswell	Concurring