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## Revised Agenda

1. Chair to call the Hearing to Order
2. Amendments/Additions to the Agenda
3. Declarations of Interest
4. Request for Withdrawal or Adjournment

Item #2 - 168A Martindale Road, Consent Application, B-10/17SC – 60.84.2093,  
168A Martindale Road, Minor Variance Application, A-05/17 – 60.81.5174, 7 Tulip  
Tree Common, Minor Variance Application, A-14/17 – 60.81.5183

A request from Staff to defer the application to the February 15, 2017 Hearing was received. Recent discussions have detected an additional minor variance required for this application, and accordingly additional notice is required. This will necessitate this application being deferred to allow time for that additional notice to be issued.

The additional variance is to section **2.6 Lot Frontage on Public Roads** of the zoning by-law which requires a lot to be used only if it fronts on a public road.

5. Adoption of the Minutes held January 11, 2017
6. Application:
  1. 389 Grantham Avenue, Consent Application, B-03/17SC – 60.84.2088, 389 Grantham Avenue, Minor Variance Application, A-03/17 – 60.81.5172 (Deferred at January 11, 2017 Hearing)
  - \* 3. 45 Dorchester Boulevard, Consent Application, B-05/17SC – 60.84.2090  
40 Dorchester Boulevard, Minor Variance Application, A-13/17 – 60.81.5182
  4. 127 Moffatt Street, Consent Application, B-06/17SC – 60.84.2091  
127 Moffatt Street, Minor Variance Application, A-06/17 – 60.81.5175
  - \* 5. 380 Glendale Avenue, Consent Application, B-07/17SC – 60.84.2092  
380 Glendale Avenue, Minor Variance Application, A-07/17 – 60.81.5176  
7 Hazel Street, Minor Variance Application, A-08/17 – 60.81.5177
  - \* 6. 7 Capner Street, Consent Application, B-08/17SC – 60.84.2093  
5A Capner Street, Minor Variance Application, A-09/17 – 60.81.5178  
7 Capner Street, Minor Variance Application, A-12/17 – 60.81.5181

7. 44 Jacobson Avenue, Consent Application, B-09/17SC – 60.84.2094  
44 Jacobson Avenue, Minor Variance Application, A-10/17 – 60.81.5179  
46 Jacobson Avenue, Minor Variance Application, A-11/17- 60.81.5180

NOTE: \* Planning Reports were circulated except for 168A Martindale Road.

7. New Business:
8. Date of next Hearing: February 15, 2017
9. Adjournment



CITY OF  
ST. CATHARINES

## Revised Technical Report

**Report from** Planning and Building Services, Planning Services

**Date of Revision:** January 25, 2017

**Date of Meeting:** January 25, 2017

**Submission(s):** B-05/17SC  
A-13/17

**File:** 60.84.2090  
60.81.8182

**Subject:** 40 Dorchester Boulevard  
45 Dorchester Boulevard

### Recommendation

That Submission **B-05/17SC** by Trivieri Investments Inc. as outlined in the Notice of Hearing, be approved subject to the following conditions:

1. Convey Part 1, to be measured with a 20.12m (66') wide perpendicular width, gratuitously for a nominal fee of two dollars (\$2.00) to the City of St. Catharines, free and clear of any mortgages, liens or encumbrances. A preliminary copy of the Plan of Survey must be provided to the City of St. Catharines for approval prior to filing in the Land Registry Office.
2. Enter into a Development Agreement with the City of St. Catharines to improve and extend Dorchester Boulevard as full urban road cross-section in accordance with City standards, from Meredith Drive to Dorchester Boulevard South (south of Part 1). The Agreement shall include but not be limited to the Owner being responsible to:
  - a. Construct a full urban road cross-section from Meredith Drive to the south limit of Part 1;
  - b. Pay 50% of the costs of construction of a full urban road cross-section between Meredith Drive and the north limit of Part 1;
  - c. Pay 100% of the costs of construction of a full urban road cross-section between the north and south limits of Part 1;
  - d. Obtain all required regulatory approvals; and
  - e. Submit all required securities and deposits.
3. That the owner ensure the Agreement is executed and registered on Title of the subject lands;
4. That the owner ensure continued private servicing easements are established/re-established for future maintenance and access needs over the subject lands to the Owner of 286 Bunting Road, and provide this verification to the City;

5. That final approval for the necessary minor variance applications be received.

That submission **A-13/17** by Trivieri Investments Inc. as outlined in the Notice of Hearing, be approved.

## Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is satisfied that application **B-05/17SC** is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Additionally, having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that application **A-13/17** is minor in nature, desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained.

Staff recommends that the requested consent and variances be approved, subject to the conditions outlined in the recommendation.

## Report

### Proposed Development

Application **B-05/17SC** is made for consent to sever 447m<sup>2</sup> of land (Part 3 on the submitted sketch) creating a new lot to be known as 40 Dorchester Road for the purpose of constructing a single detached dwelling and detached garage. A 1962m<sup>2</sup> remnant parcel (Part 2) will be retained for future development. Part 1 will be dedicated to the City for a future public road.

Application **A-13/17** is made pertaining to the City of St. Catharines By-law 2013-283 for an increase of the maximum lot area per dwelling unit from 370m<sup>2</sup> to 447m<sup>2</sup> (Part 3).

### Location and Site Description

The subject property is located on the west side of Dorchester Boulevard, north of Dorchester Boulevard South and Welland Avenue. It is bordered by commercial properties to the south and west, and residential dwellings (existing and under construction) to the north and east. This parcel of land is the final undeveloped land preventing the continuation of Dorchester Boulevard North and Dorchester Boulevard South.

### Circulation of Application

The application was circulated to all appropriate departments and agencies: no objections were received.

### Planning Analysis

*Official Plan (Garden City Plan)*

The subject property is designated Neighbourhood Residential as per Schedule D1 of the Garden City Plan. The subject property is further designated Medium Density Residential as per Schedule E3 of the Garden City Plan. The Medium Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density generally between 25 and 99 units per hectare, subject to the policies of the Garden City Plan.

#### *Zoning By-law (2016-283)*

The subject land is zoned Medium Density Residential (R3). The R3 zone permits a variety of low density residential dwelling types including detached dwellings, semi-detached, duplex, triplex fourplex, and quadruplex, townhouse dwellings, private road developments, apartment buildings, and long term care facilities.

### **Consent Application B-05/17SC**

Application **B-05/17SC** requests a severance of the property into 3 Parts. Part 1 will be constructed as a public road, Part 2 will be for future development, and Part 3 is to be created for the purpose of constructing a single detached dwelling. Part 3 requires a minor variance to increase the maximum lot size from 370m<sup>2</sup> to 526.20m<sup>2</sup>, a concurrent application.

Part F, Section 16.11 of the Garden City Plan provides guidance on lot creation. Subsections b) and c) of Section 16.11.3 state that “consents to sever individual parcels of land will only be given where:

- b) they contribute to the infilling of areas that are already substantially developed
- c) where the size and shape of the parcel is appropriate for the use proposed and in terms of the optimum development of the surrounding area”.

Part 3 has an atypical shape and exceeds the maximum lot area permitted. However, staff recognize that the subject site is constrained by the connection of Dorchester Boulevard North and Dorchester Boulevard South (Part 1 on the submitted sketch). City staff have worked with the applicant to determine the alignment of the future road. The resulting development parcels, Part 3 and Part 2, are considered appropriate in terms of the optimum development of the subject lands. The proposed consent is in keeping with the intent of the official plan. Staff support the approval of the consent, subject to the condition that the owner enter into a Development Agreement with the City.

A Development Agreement is required to ensure the construction of the public road linking Dorchester Boulevard North and Dorchester Boulevard South including, but not limited to, the construction of the road and any required services, sidewalks, boulevard trees and similar elements typical of a public road allowance

The terms of the agreement shall ensure the construction of a road that meets City standards, and shall obligate the owner to

- a. Construct a full urban road cross-section from Meredith Drive to the south limit of Part 1;

- b. Pay 50% of the costs of construction of a full urban road cross-section between Meredith Drive and the north limit of Part 1;
- c. Pay 100% of the costs of construction of a full urban road cross-section between the north and south limits of Part 1;
- d. Obtain all required regulatory approvals; and
- e. Submit all required securities and deposits.

The owner should be aware that the removal of the temporary turning circle to the south, which abuts the subject lands, and the reinstatement of boulevards and related works accordingly, will be the responsibility of the developer of the lands to the south.

### **Application A-13/17**

Application **A-13/17** requests an increase of the maximum lot area for a detached dwelling from 370m<sup>2</sup> to 447m<sup>2</sup>. Due to the alignment of the future road connection (part 1 on the submitted sketch) the subject lot (part 3 on the submitted sketch) results in an irregular lot configuration. Given the unique constraints, the increase in maximum lot area is considered appropriate for the desirable use of the land. The increase from 370m<sup>2</sup> to 447m<sup>2</sup> is minor in nature, and in keeping with the intent of the official plan and zoning By-Law.

### **Conclusion**

Staff is satisfied that the consent requested through application **B-05/17SC** is desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. Additionally, staff is of the opinion that application **A-13/17**, with Official Plan and Zoning By-law, are minor in nature, and are appropriate and desirable for the use of the land. It is staff's recommendation that the requested consent and variances be approved, subject to the conditions outlined in the recommendation.

**Prepared by:**



Douglas Pateman  
Student Planner

**Submitted by:**



Charlotte McEwan  
Planner I

**Approved by:**



Judy Pihach, MCIP, RPP  
Manager of Planning Services





CITY OF  
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## Technical Report

**Report from** Planning and Building Services, Planning Services

**Date of Report:** January 20, 2017

**Date of Meeting:** January 25, 2017

**Submission(s):** B-07/17SC  
A-07/17  
A-08/17

**File:** 60.84.2092  
60.81.5176  
60.81.5177

**Subject:** 380 Glendale Avenue  
7 Hazel Street

### Recommendation

That Submissions **B-07/17SC**, **A-07/17** and **A-08/17** by Matteson DeLuca, as outlined in the Notices of Hearing, be denied.

### Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is not satisfied that application **B-07/17SC** is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Additionally, having regard for the matters under Section 45 (1) of the Planning Act, staff is not satisfied that application **A-07/17** and **A-08/17** are minor in nature, desirable for the appropriate use of the land or that the intent and purpose of the Official Plan and Zoning By-law are being maintained.

Staff recommends that the requested consent and variances be denied.

### Proposed Development

Application **B-07/17SC** is made for the consent to sever 482m<sup>2</sup> of land (Part 2 on the submitted sketch) creating a new lot to be known as 7 Hazel Street for the purpose of constructing a single detached dwelling. A 477m<sup>2</sup> remnant parcel with the existing detached dwelling (Part 1 on the submitted sketch) will be retained for continued residential use.

Application **A-07/17** (Part 1) is made pertaining to the City of St. Catharines By-Law 2013-283 for an increase in the maximum lot area per dwelling unit from 465m<sup>2</sup> to 477m<sup>2</sup>.

Application **A-08/17** (Part 2) is made pertaining to the city of St. Catharines By-Law 2013-283 for the following:



- 1) An increase of the maximum lot area per dwelling unit from 465m<sup>2</sup> to 482m<sup>2</sup>.
- 2) A reduction of the minimum lot frontage from 9 meters to 4.877 metres.
- 3) An increase of the total driveway width exceeding 50% of the front lot line to 62%.
- 4) An increase of the total driveway coverage from 20% of the total lot area to 23% of the total area.

## **Location and Site Description**

The subject property is located on the south side of Glendale Avenue west of Bessie Street. The property is a through lot with 22.369 metres of frontage on Glendale Avenue and 4.877 metres of frontage on Hazel Street. It is surrounded by single family detached dwellings to the north, south, and east, and detached and semi-detached dwellings to the west.

## **Circulation of Application**

The application was circulated to all appropriate departments and agencies: no objections were received.

## **Planning Analysis**

### *Official Plan (Garden City Plan)*

The subject property is designated Neighborhood Residential as per Schedule D1 of the Garden City Plan (GCP). The subject property is further designated Low Density Residential as per Schedule E9 of the GCP. The Low Density residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land.

### *Zoning By-law (2016-283)*

The subject land is zoned Low Density Residential – Traditional neighborhood (R2). The R2 zone permits a variety of low density residential dwelling types including detached, semi-detached, duplex, triplex, fourplex, quadruplex and townhouse dwellings, and private road developments.

## **Consent B-07/17SC**

The consent is requested to permit the applicant to sever 482m<sup>2</sup> of land for the purpose of constructing a detached dwelling.

When evaluating consents, Staff is guided by the policies of Part F, Section 16.11 in the GCP. Section 16.11.3 c) states that “consents to sever individual parcels of land will only be given where the size and shape of the parcel is appropriate for the use proposed and in terms of the optimum development of the surrounding area.”

The proposed consent results in a flag lot with a building envelope that is located to the rear of the existing dwellings on Glendale and Hazel Street. The creation of flag lots is

generally not supported by staff, and does not uphold section 16.11.3 of the GCP regarding the optimum development of the area. The proposed lot does not allow for the construction of a dwelling that is compatible with the surrounding land uses.

Part D, Section 7.1 c) i) and 7.1 c) ii) of the GCP states that development and redevelopment, which includes lot creation, shall be evaluated having regard for building, site, and streetscape context sensitive design to ensure integration of compatible setbacks, siting and orientation with adjacent buildings and properties, and to ensure that adverse impacts are minimized in regard to privacy. The proposed lot contains a building envelope that is setback much farther than dwellings in the surrounding area, which neither enhances nor conforms to the prevailing character of the neighbourhood. The location of the building envelope is not context sensitive as it creates privacy concerns, adversely impacting neighbouring properties.

The proposed consent is not appropriate in terms of the optimum development of the surrounding area nor in keeping with the intent of the Official Plan. Staff recommend that the consent be denied.

### **Application A07/17 (Part 1)**

Application **A-07/17** requests an increase in maximum lot area per dwelling unit from 465m<sup>2</sup> to 477m<sup>2</sup>. The variance would facilitate the creation of 7 Hazel Street (Part 2 on the submitted sketch). Due to the shape and location of the proposed lot on Hazel Street, the variance to the remnant parcel is not considered to be appropriate in terms of the optimum development of the surrounding area. The variance would not be considered minor in nature and is not in keeping with the intent of the Official Plan and Zoning By-law.

### **Application A-08/17 (Part 2)**

Variance 1 requests an increase of the maximum lot area per dwelling unit from 465m<sup>2</sup> to 482m<sup>2</sup>. Due to the shape and location of the proposed lot on Hazel Street, the variance to the proposed lot is not considered to be appropriate in terms of the optimum development of the surrounding area. The variance would not be considered minor in nature and is not in keeping with the intent of the Official Plan and Zoning By-law.

Variances 2, 3 and 4 (to reduce minimum lot frontage, increase maximum driveway width, and increase maximum driveway coverage respectively) are requested to facilitate the creation of the proposed flag lot with a 4.877m frontage on Hazel Street, and to provide a driveway for access to the future dwelling. Due to the narrow frontage, a driveway of an adequate width exceeds the maximum width of 50% of the front lot line. Additionally, due to the shape of the proposed lot, the only location for the new residential dwelling is to the rear of the lot, requiring a long driveway which exceeds the maximum coverage. The proposed variances are not considered appropriate for the desirable use of the land. The variances are not minor in nature, nor in keeping with the intent of the Official Plan and Zoning By-law. Staff recommends that the variances be denied.

## Conclusion

Staff is not satisfied that the consent requested through application **B-07/17SC** is desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. Additionally, staff is not satisfied that applications **A-07/17** and **A-08/17** are in keeping with the general intent of the Official Plan and Zoning By-law, minor in nature, or appropriate and desirable for the use of the land. It is staff's recommendation that the requested consent and variances be denied.

### Prepared by:



Douglas Pateman  
Student Planner

### Submitted by:



Charlotte McEwan  
Planner I

### Approved by:



Judy Pihach, MCIP, RPP  
Manager of Planning Services



CITY OF  
ST. CATHARINES

## Technical Report

**Report from** Planning and Building Services, Planning Services

**Date of Report:** January 20, 2017

**Date of Meeting:** January 25, 2017

**Submission(s):** B-08/17SC  
A-09/17  
A-12/17

**File:** 60.84.2093  
60.81.5178  
60.81.5181

**Subject:** 7 Capner Street  
5A Capner Street

### Recommendation

That Submission **B-08/17SC** by Matteson DeLuca as outlined in the Notice of Hearing, be approved subject to the following conditions:

1. That a road widening dedication of 1.54 metres (5') along the frontage of Parts 1 & 2, be conveyed gratuitously for a nominal fee of two dollars (\$2.00) to the City of St. Catharines in order to establish an adequate road allowance. The land is to be conveyed free and clear of any mortgages, liens or encumbrances. A preliminary copy of the Plan of Survey must be provided to the City of St. Catharines for approval prior to filing in the Land Registry Office.
2. The applicant will be responsible for the cost to inspect and trace the sewer and water laterals servicing the existing dwelling. These existing services must be independent and not cross any future proposed property lines. If any services are identified to be located within the proposed parcel, separate services must be installed to the satisfaction of the City Engineer, the cost of which shall be the responsibility of the applicant in accordance with the City's current Schedule of Rates and Fees.
3. That the applicant submit a payment of \$443.00 for deposit in the general tree planting reserve fund, in accordance with the 2017 Schedule of Rates and Fees.
4. That a payment of 5% of the appraised value of the new lot (Part 1) be made to the City of St. Catharines in lieu of dedication of land for parks purposes. Section 53 (13) of the Planning Act, R.S.O. 1990 as amended, provides in part 'for the purpose of determining the amount of the payment, the value of the land shall be determined as of the day before the day the provisional consent was given'. That the appraisal be completed by a qualified appraiser.

5. That the applicant satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14 and 9.10.15 of the 2012 Ontario Building Code for the west face of the existing dwelling unit on Part 2.
6. That final approval for the necessary minor variance applications be received.

That Submission **A-09/17** by Matteson DeLuca as outlined in the Notice of Hearing, be approved, except that variance 1 for minimum lot frontage be approved at 10.19 metres.

That Submission **A-12/17** by Matteson DeLuca as outlined in the Notice of Hearing, be approved as follows:

- 1) *An increase in the maximum lot area per dwelling unit from 370m<sup>2</sup> to 389.1m<sup>2</sup>.*
- 2) *An increase of the maximum accessory structure coverage from 10% to 12.5%.*
- 3) *An increase of the total driveway from 20% of lot area to 34%.*

That Variances 2 and 3 of Submission **A-12/17** by Matteson DeLuca as outlined in the Notice of Hearing, be approved.

## Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is satisfied that application **B-08/17SC** is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Additionally, having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that the variances requested through application **A-09/17** and **A-12/17**, as amended, are minor in nature, desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained.

Staff recommends that the requested consent and variances be approved, as outlined in the recommendation.

## Proposed Development

Application **B-08/17SC** is for consent to sever 356.6m<sup>2</sup> of land (Part 1 on the submitted sketch) creating a new lot to be known as 5A Capner Street for the purpose of constructing a duplex dwelling. A 406.3m<sup>2</sup> remnant parcel with the existing single detached dwelling and detached garage (Part 2) would be retained for the continued residential use. Part 3 (15.6m<sup>2</sup>) is proposed to be dedicated to the City as a road widening.

Application **A-09/17** (Part 1) is made pertaining to the City of St. Catharines By-law 2013-283 for the following:

- 1) A reduction in the minimum lot frontage from 12 metres to 10.2 metres.



- 2) An increase of the maximum driveway width from 50% of the front lot line to 52%.

Application **A-12/17** (Part 2) is made pertaining to the City of St. Catharines By-law 2013-283 for the following:

- 1) An increase of the maximum lot area per dwelling unit from 370m<sup>2</sup> to 406.3m<sup>2</sup>.
- 2) An increase of the maximum accessory structure coverage from 10% to 12%.
- 3) An increase of the total driveway from 20% of lot area to 32.6%.

## **Location and Site Description**

The property is located on the north side of Capner Street east of Oakdale Avenue. The property is surrounded by apartment buildings to the north, detached and semi-detached dwellings to the east, west, and south, and the Garden City Golf course further east.

## **Circulation of Application**

The application was circulated to all appropriate departments and agencies: no objections were received.

## **Planning Analysis**

### *Official Plan (Garden City Plan)*

The subject property is designated Neighbourhood Residential as per Schedule D1 of the Garden City Plan. The subject property is further designated High Density Residential as per Schedule E9 of the Garden City Plan. The High Density Residential designation permits triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density generally 85 units per hectare or greater, subject to the policies of the Garden City Plan. The proposal results in an overall density of 39 units per hectare.

### *Zoning By-law (2016-283)*

The subject land is zoned Medium Density Residential (R3). The R3 zone permits a variety of low density residential dwelling types including detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings, private road developments, apartment buildings, and long term care facilities.

## **Application B-08/17SC**

Application **B-08/17SC** is requesting consent to sever 356.6m<sup>2</sup> of land (Part 1 the submitted sketch) to create a new lot and leaving a remnant lot of 406.3m<sup>2</sup> (Part 2 on the submitted sketch). The remnant lot will have a lot area greater than the permitted maximum. However, the consent will bring the lot size closer into compliance with the current Zoning By-law. The surrounding neighborhood is comprised of lots of varying widths and sizes, including lots that are similar in size and width to the proposed application. Given the existing diversity of lots in the immediate area, it is staff's opinion that the proposed consent is consistent with the character of the surrounding neighborhood and is appropriate.



## **Application A-09/17 (Part 1)**

Variance 1 requests a reduction in the minimum lot frontage from 12 metres to 10.2 metres. Staff note that the sketch submitted with the application indicates a frontage of 10.19 metres for Part 1, and there is no allowance for rounding of dimensions in the zoning by-law. Staff recommend the approval of 10.19 metres of frontage, and not 10.2 metres as proposed. No further notice is required since the revision is minor.

The reduction of 1.8 metres is considered minor in nature. Despite the reduced frontage, the proposed duplex dwelling is able to meet all required setbacks. The variance facilitates a consent which allows for appropriate intensification on the subject lands. The surrounding properties have a variety of frontages, some which are similar to the proposed 10.19 metres.

Variance 2 requests an increase of the maximum driveway width from 50% of the front lot line to 52%. The variance is required due to the City's parking provisions combined with the proposed frontage. The proposed duplex requires two parking spaces each of which must be a minimum of 2.6 metres in width. Staff consider the 2% increase minor in nature and desirable for the appropriate use of the land, as a duplex is generally supported on the subject property.

## **Variance Application A-12/17 (Part 2)**

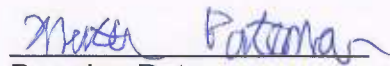
Variance 1 requests an increase in maximum lot area from 370m<sup>2</sup> to 406.3m<sup>2</sup>. The proposed severance brings the area of the land closer to conformity with the Zoning By-law than they are currently. The variance is minor in nature and upholds the intent of the Official Plan and Zoning By-law. A road widening of 1.54 metres is requested along the frontage of Parts 1 and 2. The requested widening has an area of approximately 17m<sup>2</sup>. As a result, the area of the remnant parcel will be closer to 389.3m<sup>2</sup>. Staff recommend that the proposed variance be approved as an increase in maximum lot area to 389.3m<sup>2</sup>.

Variance 2 requests an increase in the maximum accessory structure coverage from 10% to 12%. Variance 3 requests to increase the total driveway coverage from 20% of lot area to 32.6%. The variances are requested to recognize the existing shed and driveway on Part 2 as they relate to the proposed lot area. As a result of the requested road widening, the accessory structure coverage will be 12.5%, and the total driveway coverage will be 34%. Staff consider the variances, as amended, to be minor in nature. Since the driveway and shed are currently existing, staff do not anticipate any adverse impacts on the surrounding area as a result of permitting the increased driveway coverage or accessory structure coverage. Staff is supportive of the requested variances.

## Conclusion

Staff is satisfied that the consent requested through application **B-08/1SC** is desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. Additionally, Staff is of the opinion that applications **A-09/16** and **A-12/17**, as amended, are in keeping with the general intent of the Official Plan and Zoning By-law, are minor in nature, and are appropriate and desirable for the use of the land. It is staff's recommendation that the requested consents and variances be approved, as outlined in the recommendation.

### Prepared by:



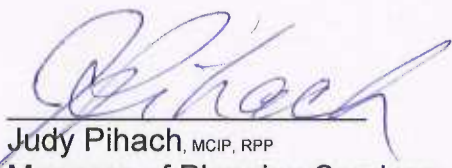
Douglas Pateman  
Student Planner

### Submitted by:



Charlotte McEwan  
Planner I

### Approved by:



Judy Pihach, MCIP, RPP  
Manager of Planning Services