



COMMITTEE OF ADJUSTMENT

Minutes of the Meeting of the Committee of Adjustment held on Thursday, September 13, 2018 in the Council Chambers of the Municipal Building.

Present: C. Tremblay, Chair
G. Barber, Member
J. Reid, Member
R. White, Member

Also Present: W. Crown, Director of Planning and Building Services, Secretary-Treasurer
A. Zhao, Planner
N. Murdock, Executive Assistant

Regrets: F. Baldwin, Member

1. OPEN MEETING

The Secretary-Treasurer opened the meeting at 4:30 p.m. and read the introductory remarks respecting safety matters and respectful communication policies.

2. PECUNIARY INTEREST

The Chair asked if there were any Members that had a pecuniary interest in the Applications to which there were none declared.

3. MINUTES

The Minutes of the Committee of Adjustment meeting held on Monday, August 20, 2018 were reviewed and it was,

MOVED BY: Member Reid

SECONDED BY: Member White

That the Minutes of the Committee of Adjustment meeting held on Monday, August 20, 2018, be adopted as printed and circulated.

CARRIED

4. APPLICATIONS

**A) Application A.19/2018
William Sunday, Owner
409 Manly Street**

At the request of the Chair, the Secretary-Treasurer described the lands and provided a description of the subject Application. The Application was circulated to ratepayers within 30

metres of the subject lands and a Notice Sign was posted on the subject property in compliance with the *Planning Act*. The Notice of Public Hearing was also posted on the Town's website and Notice Monitor. The Secretary-Treasurer confirmed that the notice requirements of the *Planning Act* had been satisfied.

No correspondence was received from ratepayers.

The following comments and/or reports were received:

- Director of Engineering, Water & Wastewater advised on September 5, 2018 that he had no comments.
- Staff Planning Report PL-2018-68 dated September 4, 2018.

Attendance

No person appeared before Committee in respect of this Application.

Decision A.19/2018

Prior to the Decision, there was discussion regarding the necessity for the height of the garage and the purpose of the loft.

The Committee then made the following Motion:

MOVED BY: Member Reid
SECONDED BY: Member White

That the Committee of Adjustment hereby approves Minor Variance Application A.19/2018 respecting the property known as 409 Manly Street for the following Variances:

- **To increase the Lot Coverage for an Accessory Building from 5% to 6.9%**
- **To increase the building height of an Accessory Building from 4.0 metres to 5.0 metres**

To permit a Rear Yard detached garage subject to the following conditions:

- 1. That a Building Permit be obtained within one (1) year.**
- 2. That approval of the Variance is granted and fixed to the setbacks of the proposed garage as shown on Attachment #2 to Staff Report PL-2018-68, dated September 4, 2018.**

CARRIED

Reasons:

The Application satisfies the four tests for Minor Variances as set out in Section 45 of the *Planning Act*.

Concurring in this Decision:

C. Tremblay, Chair
G. Barber, Member
J. Reid, Member
R. White, Member

**B) Application A.20/2018
Adrian Mauro, Agent
877 King Street**

At the request of the Chair, the Secretary-Treasurer described the lands and provided a description of the subject Application. The Application was circulated to ratepayers within 30 metres of the subject lands and a Notice Sign was posted on the subject property in compliance with the *Planning Act*. The Notice of Public Hearing was also posted on the Town's website and Notice Monitor. The Secretary-Treasurer confirmed that the notice requirements of the *Planning Act* had been satisfied.

- No correspondence was received from ratepayers.

The following comments and/or reports were received:

- Director of Engineering, Water and Wastewater advised on September 5, 2018 that the loading dock configuration is questionable as the truck turning radius is not sufficient. This should be dealt with during the Site Plan Application.
- Staff Planning Report PL-2018-69 dated September 4, 2018.

Attendance

Adrian Mauro, Agent, described the project and the purpose of the requested variances. He confirmed that laundry will be located on-site and that there will not be a restaurant as only a small continental breakfast will be provided. This will limit the number of pickups and deliveries. He confirmed that Hilton only requires a total of 80 parking spaces for the hotel and that from his experience, the average parking required is 0.8 spaces per room.

Decision A.20/2018

The Committee then made the following Motion:

**MOVED BY: Member Barber
SECONDED BY: Member Reid**

That the Committee of Adjustment hereby approves Minor Variance Application A.20/2018 respecting 877 King Street for the following Variances:

- A reduction in the required loading spaces from 2 loading spaces to 1 loading space, a variance of 1 loading space
- An increase in the Maximum Building Height from 11 metres to 17.5 metres, a variance of 6.5 metres

- **A reduction in the required parking spaces from 115 spaces to 93 spaces, a Variance of 22 spaces**

To permit the construction of a new hotel and associated parking, subject to the following conditions:

1. **That the Applicant applies for Site Plan Approval within one (1) year of approval.**
2. **That approval of the Variance is granted and fixed to the general size, extent and location as shown on Attachment #2 to Staff Report PL-2018-69, dated September 4, 2018.**

CARRIED

Reasons:

The Application satisfies the four tests for Minor Variances as set out in Section 45 of the *Planning Act*.

Concurring in this Decision:

C. Tremblay, Chair
G. Barber, Member
J. Reid, Member
R. White, Member

5. OTHER BUSINESS

Reminder that the October meeting is scheduled for October 18th (not the 11th).

6. ADJOURNMENT

On a Motion by Member Reid the Committee Meeting was adjourned at 5:00 p.m.



Cindy Tremblay, Chair



Wesley Crown, MCIP, RPP
Secretary-Treasurer