



Municipality of French River

MINUTES OF THE COMMITTEE OF ADJUSTMENT AS DEFINED UNDER THE PLANNING ACT held in the Council Chambers Wednesday, August 23, 2017 at 5:45 p.m.

Members Present:

Mayor Claude Bouffard, Councillors Michel Bigras,
Ronald Garbutt (Chair), Malcolm Lamothe, Gisèle Pageau, Denny Sharp,
Dean Wenborne

Members Excused:

Councillor

Officials Present:

Matthew Dumont, Director of Planning
Mélanie Bouffard, Clerk/Secretary-Treasurer

Guests:

0 guests

1.0 Call to order, roll call and adoption of the agenda

The Chair called the meeting to order at 5:45pm.

Moved By Gisele Pageau and Seconded By Claude Bouffard

Resol. 2017-01

BE IT RESOLVED THAT the agenda be accepted as distributed.

Carried

2.0 Disclosure of Pecuniary Interest

None declared.

3.0 Adoption of the Minutes

Moved By Mike Bigras and Seconded By Dean Wenborne

Resol. 2017- 02

BE IT RESOLVED THAT the minutes of the July 27, 2016 Committee of
Adjustment meeting be accepted as presented.

Carried

The Director of Planning informed the committee that the Notice of the Public Hearing was sent on August 10, 2017 to the assessed owners within 60 metres of the property subject to the Minor Variance Application, and to those persons and agencies likely to have an interest in the application and that included with each Notice was an explanation of the purpose and effect of the minor variance application and a key map showing the location of the property.

4.0 Application A/03/17/FR - Marcel & Diane Boulais

The Chair then declared the Public Hearing to deal with Application A/03/17/FR - Marcel & Diane Boulais.

The following variance(s) to the regulations of the Waterfront Residential (WR) Zone have been requested in order to permit the construction of an accessory structure (detached garage), as follows :

- Relief from Section 7.7.2(c)(i) all accessory buildings – to permit a minimum setback from the Optimal Summer Water Level of 16.5 metres instead of the required 20.0 metres.

No comments or concerns were received relating to the application.

The applicant did not have any additional comments.

No one spoke in objection or in support of the application.

Moved By Gisele Pageau and Seconded By Mike Bigras

Resol. 2017-3

BE IT RESOLVED THAT Application No. A/03/17/FR - Marcel & Diane Boulais be approved and that the necessary Notice of Decision be prepared.

Carried

The Chair advised of the 20 day appeal period and that during that time that no building permit may be issued or other work commenced.

The Chair then declared the Public Hearing to be concluded.

5.0 Application A/02/17/FR - Daniel Joanis

The Chair then declared the Public Hearing to deal with Application A/02/17/FR - Daniel Joanis.

The following variance(s) to the regulations of the Waterfront Residential (WR) Zone have been requested in order to permit the construction of an accessory building (detached garage) as follows :

- Relief from Section 7.7.2(c)v. All accessory buildings – Maximum Building Height - to permit a height of 5.4 meters instead of the maximum permitted 5.0 meters.

No comments or concerns were received relating to the application.

The applicant was not present.

No one spoke in objection or in support of the application.

In response to questions from the Committee, the Director of Planning advised as follows:

-dean height, we had same situation with a boat house, omb had to reduce the height, what's the point of having restrictions, then a minor variance
-ron, could be obstructing a view, things to consider when allowing the variance, option to allow it or not based on comments/concerns or the area size of the structure, pitch of the trusses, surpasses the height,
If there's many applications relating to height, maybe change the height , maintain it, have to look at overall impact,

Moved By Mike Bigras and Seconded By Denny Sharp

Resol. 2017-4

BE IT RESOLVED THAT Application No. A/02/17/FR - Daniel Joanis be approved and that the necessary Notice of Decision be prepared.

Carried

The Chair advised of the 20 day appeal period and that during that time that no building permit may be issued or other work commenced.

The Chair then declared the Public Hearing to be concluded.

6. Adjournment

Moved By Claude Bouffard and Seconded By Denny Sharp

Resol. 2017-5

BE IT RESOLVED THAT the meeting for the Committee of Adjustment be adjourned at 6:05 p.m.

Carried

CHAIR

SECRETARY