

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING A-15-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL (VIRTUAL MEETING)
AT 4:30 P.M., ON TUESDAY, MAY 11TH, 2021**

Chair, Mr. Stephen Alexander called the meeting to order at 4:30 p.m. Members of the Committee Mr. Ben de Haan and Mr. Ray Contant also attended the virtual meeting. Alex Gaten, Development Planner & Christina Seguin, Secretary/Treasurer were present.

The hearing was being held to consider an application by Kajendra Kandiah (A/Nicolas Leduc) (242-244 Lourdes Avenue) who are asking for: **Minor Variance to recognize a lot area of 590 metres square when the Zoning By-law requires 600 metres square. This is to permit the construction of a semi-detached dwelling at 242-244 Lourdes Avenue.**

THAT the Agenda be approved.

Moved By: Ben de Haan

Seconded By: Ray Contant

Motion Carried

There were no conflicts of interest.

Mr. Nicolas Leduc and Mr. Kajendra Kandiah were present.

Department Comments are read by Christina Seguin.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

No objections. Ensure lot drainage is maintained per the approved as built drawing C1.5 Site Grading Plan for the Domaine St. Michel Subdivision Phase 2. There is a common rear yard swale located along Lot 10, Plan 52M-33. No obstructions are permitted to impede the common rear yard swale.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections.

Buildings and Permits Division

No objections.

Zoning Section

No objections.

Planning Division

The property is located on Lot 10, Plan 52M-33 in a Residential 20 (RES 20) zone. The semi-detached parcel is located at 242-244 Lourdes Avenue and the applicant is requesting to recognize a lot area of 590 sq. m. instead of the required minimum of 600 sq. m. to permit the construction of a semi-detached home on the property.

The lot was intended to be subject to the housekeeping bylaw 068/15 that permitted reduced minimum lot sizes for semi-detached properties on nearby lots, but it was not included. The lot is serviced as semi-detached in the 2014 plan of subdivision.

As the reduction in minimum lot size is minor and the proposed development meets the required setbacks, planning is supportive of the minor variance to permit a 10 sq. m. reduction in the minimum lot size.

DISCUSSION

There was no discussion pertaining to this application.

IN-CAMERA SESSION

Motion to MOVE INTO A CLOSED MEETING after hearing all parties at the Committee of Adjustment meeting, at approximately 4:45 p.m. to address matters pertaining to Section 239 (2) and (3.1) of the Municipal Act, 2001 S.O. 2001 S.O. 2001, Chapter 25:

239 (1) Except as provided in this section, all meetings shall be open to the public. 2001, c. 25, s. 239 (1).

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

Exceptions

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

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(g) a matter in respect of which a council, board, committee, or other body may hold a closed meeting under another Act (Planning Act Section 45 (6))

After some discussion, it was the Committee's unanimous decision that the application be **APPROVED** for the following reasons:

1. **Minor Variance to recognize a lot area of 590 metres square when the Zoning By-law requires 600 metres square. This is to permit the construction of a semi-detached dwelling at 242-244 Lourdes Avenue.**
2. **The variance is DESIRABLE for the appropriate development or use of the land, building and structures.**
3. **The variance MAINTAINS the general intent and purpose of the Official Plan and Zoning By-law.**
4. **There were no objections.**

**Moved By: Mr. Ray Contant
Seconded By: Mr. Ben de Haan**

Motion Carried

RISE AND REPORT

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Motion to allow Minor Variance for: **Semi-detached.**

Christina Seguin, Secretary/Treasurer
Committee of Adjustment-City of Cornwall