

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING B-05-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL
AT 4:30 P.M., ON TUESDAY, APRIL 27, 2021 (VIRTUAL MEETING)**

Chair, Mr. Stephen Alexander called the meeting to order at 4:30 p.m. Mr. Ray Contant attended the Zoom meeting. Lindsay Parisien, Alex Gatien, Development Planners and Christina Seguin, Secretary-Treasurer were present. Mr. Ben de Haan was absent.

The hearing was being held to consider an application by Angela & Scott Kirkey (72-74 Butternut Drive) who are asking for: **Consent to convey a parcel of land as two separate parcels to allow for separate legal description of a semi-detached dwelling at 72-74 Butternut Drive.**

THAT the Agenda be approved.

Moved By: Mr. Ray Contant

Seconded By: Mr. Stephen Alexander

Motion Carried

There were no conflicts of interest.

Mr. & Mrs. Kirkey attended the meeting.

Department Comments were read by Christina Seguin, Secretary/Treasurer.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

No objections. Ensure lot drainage is maintained per the approved issued for construction drawing C1.16 - Partial Site Grading Plan for the Bellwood Ridge Estates Subdivision Phase 2 & 3. There is a rear yard swale located along Lot 50, Plan 52M-38. No obstructions are permitted to impede the common rear yard swale.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections as long as each unit has its own water and sewer service.

Buildings and Permits Division

Building permits PR20170245 & PR20170287 are not finalized. Party wall separating units required to have 1-hour FRR (Fire Resistance Rating).

Zoning Section

No objections.

Planning Division

Planning has reviewed the application and inspected the site.

The property is located on (Lot 50, Plan 52M-38, Bellwood Ridge Estates Subdivision - Stage 1 Phase 2) in a Residential 20 with exceptions (RES 20 EXC) zone. The semi-detached dwelling is located at 72-74 Butternut Drive and the applicant is requesting to sever the lot so as to create a separate legal description.

This is a technical severance; therefore, Planning is supportive.

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. Ray Contant
Seconded By: Mr. Stephen Alexander

Motion Carried

Exceptions

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

Item 1 – B-05-21 Debate and Decision regarding: Semi-detached.

(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. **Consent to convey a parcel of land as two separate parcels to allow for separate legal description of a semi-detached dwelling at 72-74 Butternut Drive.**
2. **The lots are serviced.**
3. **The land is suitable for the purpose for which it is to be subdivided.**
4. **There were no objections.**

Moved By: Mr. Ray Contant

Seconded By: Mr. Stephen Alexander

Motion Carried

RISE AND REPORT

Item 1– B-05-21

Motion to allow Consent for **(Semi-detached)**.


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

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING B-06-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL
AT 4:30 P.M., ON TUESDAY, APRIL 27, 2021 (VIRTUAL MEETING)**

Chair, Mr. Stephen Alexander called the meeting to order at 4:30 p.m. Mr. Ray Contant attended the Zoom meeting. Lindsay Parisien, Alex Gatien, Development Planners and Christina Seguin, Secretary-Treasurer were present. Mr. Ben de Haan was absent.

The hearing was being held to consider an application by Mike & Sue Turcotte (271-273 Lourdes Avenue) who are asking for: **Consent to convey a parcel of land as two separate parcels to allow for separate legal description and sale of a semi-detached dwelling at 271-273 Lourdes Avenue.**

THAT the Agenda be approved.

Moved By: Mr. Ray Contant

Seconded By: Mr. Stephen Alexander

Motion Carried

There were no conflicts of interest.

Mr. Mike Turcotte attended the meeting.

Department Comments were read by Christina Seguin, Secretary/Treasurer.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

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 16, Plan 52M-33. No obstructions are permitted to impede the common rear yard swale. Engineering has no objections.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections as long as each unit has its own water and sewer service.

Buildings and Permits Division

No objections.

Zoning Section

No objections.

Planning Division

Planning has reviewed the application and inspected the site.

The property is located on (Lot 16, Plan 52M-33) in a Residential 20 (RES 20) zone. The semi-detached lot parcel is located at 271-273 Lourdes Avenue and the applicant is requesting to sever the lot so as to create separate legal description.

This is a technical severance; therefore, Planning is supportive.

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. Ray Contant
Seconded By: Mr. Stephen Alexander

Motion Carried

Exceptions

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

Item 2 – B-06-21 Debate and Decision regarding: Semi-detached.

(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. **Consent to convey a parcel of land as two separate parcels to allow for separate legal description and sale of a semi-detached dwelling at 271-273 Lourdes Avenue.**
2. **The lots are serviced.**
3. **The land is suitable for the purpose for which it is to be subdivided.**
4. **There were no objections.**

Moved By: Mr. Ray Contant

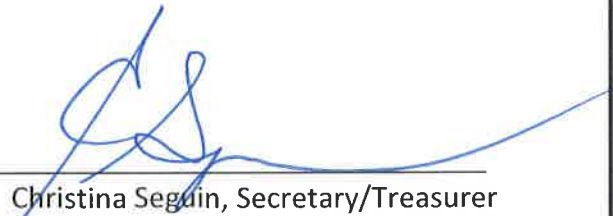
Seconded By: Mr. Stephen Alexander

Motion Carried

RISE AND REPORT

Item 2– B-06-21

Motion to allow Consent for **(Semi-detached)**.



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

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING A-12-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL (VIRTUAL MEETING)
AT 4:30 P.M., ON TUESDAY, APRIL 27TH, 2021**

Chair, Mr. Stephen Alexander called the meeting to order at 5:00 p.m. Mr. Ray Contant attended the meeting. Lyndsay Parisien, Alex Gaten, Development Planners & Christina Seguin, Secretary/Treasurer were present. Mr. Ben de Haan was absent.

The hearing was being held to consider an application by Seaway Holdings Inc. (A/Scott Fines) (1300 Vincent Massey Drive) who are asking for: **Asking for relief from the Signs By-law #057, 1982 to install a 1,661.8 square foot fascia sign when the Signs By-law permits a sign area of 1,225.7 square feet. This application is for the new Home Hardware Building Centre at 1300 Vincent Massey Drive.**

THAT the Agenda be approved.

Moved By: Mr. Ray Contant

Seconded By: Mr. Stephen Alexander

Motion Carried

There were no conflicts of interest.

Mr. Scott Fines attended the meeting.

Department Comments are read by Christina Seguin.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

No objections.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections.

Buildings and Permits Division

No objections. A separate new sign permit application is required after the Committee of Adjustment approval.

Zoning Section

No objections.

Planning Division

Planning has reviewed the application, inspected the site and is supportive.

The property at 1300 Vincent Massey Drive is located in a Community Commercial - Shopping Centre (CC-SC) zone and is designated General Commercial (GC) in the City's Official Plan. The proposed Home Improvement Centre (Home Hardware) is a permitted use within this zone.

This application is to permit the installation of a proposed fascia sign for the new Home Hardware. Due to the nature and orientation of the building, the proposed fascia sign is being installed on 3 sides of the building's exterior wall.

As a result, a total of 1,661.8 sq. ft. of the building's façade is being covered when the Signs By-law only permits a total area of 1,225.7 sq. ft. to be covered with signage, as indicated in the submitted calculation table and drawings.

14.8.2 In considering applications for Minor Variances, the Committee shall consider:

- b) whether the intent and purpose of the Official Plan and Zoning By-law can still be met if the variance is granted:
- d) that alternative designs of the building in conformity with the By-law are clearly not possible or feasible.
- g) that in approving the minor variance no dangerous precedent would be created.
- h) comments from City Departments.

DISCUSSION

Mr. Alexander asked the applicant if he had any additional questions regarding the application. Mr. Fines told the Committee that because of the awkward orientation of the building, this was the reason for the minor variance.

Mr. Contant had no comments regarding the application.

The Chairman said that the signs on the building have to be large enough to see because of the access points into or exiting the store.

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. Ray Contant
Seconded By: Mr. Stephen Alexander

Motion Carried

Exceptions

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

Item 3 – A-12-21 Debate and Decision regarding: Fascia Sign.

(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. Asking for relief from the Signs By-law #057, 1982 to install a 1,661.8 square foot fascia sign when the Signs By-law permits a sign area of 1,225.7 square feet. This application is for the new Home Hardware Building Centre at 1300 Vincent Massey Drive.

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. Stephen Alexander

Motion Carried

RISE AND REPORT

Item 3 – A-12-21

Motion to allow Minor Variance for (Fascia Sign).



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