

**PRESENT:** J. Rogerson  
M. Buchanan  
D. Young  
P. Walker

**SUMMARY OF THE APPLICATION:**

A Minor Variance Application has been submitted by Jacques & Elise Lacourse, seeking relief from Section 3.6.1 of Zoning By-law 2015-30 to permit the enlargement of a legal non-conforming triplex at 875 Memorial Drive. The Zoning By-law permits the reconstruction, repair or renovation of a legal non-conforming use but does not permit the enlargement. The current use as a triplex is not permitted in the said zone but is legal non-conforming (grandfathered).

**OTHERS IN ATTENDANCE:**

Jacques & Elise Lacourse

The Chairman called the Hearing to Order at 9:30 a.m. and outlined the procedure to be followed and read the Notice of Hearing. A Planning Report was distributed prior to the Hearing which outlined the four tests applied under the Planning Act in order to determine if the application was minor in nature. Staff concurred the requested variance maintained the intent of the Zoning By-law and the Official Plan and was appropriate development for the area.

The Chairman invited Mr. & Mrs. Lacourse to discuss his application. Mr. Lacourse explained the expansion formed part of his living quarters. This part of the dwelling has a shed roof and no foundation. He advised they have lived there for 6 years to save money in order to pay for the renovations. At the same time, an addition would be great. He wishes to square off the addition and figured they would do it all at the same time if the Committee granted the variance.

Being no questions or comments, the following resolution was then passed:

**RESOLUTION NO. 1**

**MOVED BY: Marc Buchanan**

**SECONDED BY: Paul Walker**

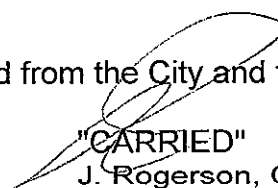
**“THAT the Minor Variance Application submitted by Jacques & Elise Lacourse, seeking relief from Section 3.6.1 of Zoning By-law 2015-30 to permit the enlargement of a legal non-conforming triplex at 875 Memorial Drive, BE APPROVED.”**

**REASONS:**

- 1) The variance in minor.
- 2) It is desirable for the appropriate development or use of the land, building or structure.
- 3) The general intent and purpose of the By-law and of the Official Plan are maintained.
- 4) As no public comment, written or oral has been received, there was no effect on the Committee’s Decision from the public.

**CONDITIONS:**


- 1) That all necessary permits be obtained from the City and the Conservation Authority

  
"CARRIED"  
J. Rogerson, Chairman

**CONCURRING MEMBERS**

J. Rogerson, Chair  
M. Buchanan  
D. Young  
P. Walker

**NON-CONCURRING MEMBERS**

  
SECRETARY-TREASURER