

#### Memorandum

Date:

September 14, 2022

To:

Chair L. Robertson and Members of Committee of Adjustment

From:

L. Barrie, Manager of Planning

Re:

Minor Variance Application File No. D20-2022-064

R. Decooman and D. Macpherson, 10 Leaf Street Lot 7, Plan 234, geographic Township of Fenelon

Notice of this application was circulated in accordance with the requirements of the Planning Act. The purpose and effect is to permit a detached accessory building (workshop / garage) within a front yard.

### **Relief sought:**

- 1. Section 3.1.2.1 of the By-law permits accessory buildings in interior side or rear yards only; the location is partially within the front yard.
- 2. Section 13.2.1.3(a) requires a minimum front yard setback of 7.5 metres; the setback is 6.0 metres.

### **Recommendation:**

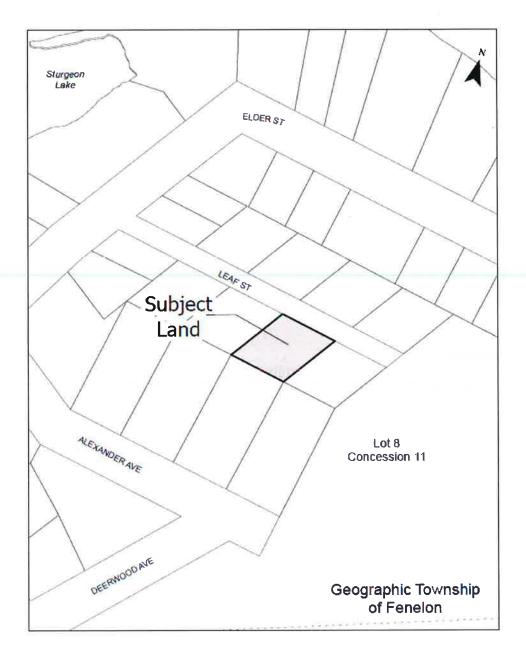
As a result of circulation, DS-Building and Septic Division (Septic) confirmed that a field verification would be needed to address concerns with the placement of the garage in proximity to the sewage system. Further evaluation is needed. In order to faciliate ongoing discussion amongst Planning, Building and Septic staff together with the owners, we recommend that the application be deferred to a subsequent Committee of Adjustment meeting scheduled for December 1, 2022 or sooner pending outcome of inspection.

Leah Barrie, RPP

Manager of Planning



# Appendix A – Location Map





# **Appendix B** – Site Plan

