



Report for Minor Variance Committee meeting

File number: A-1-2025

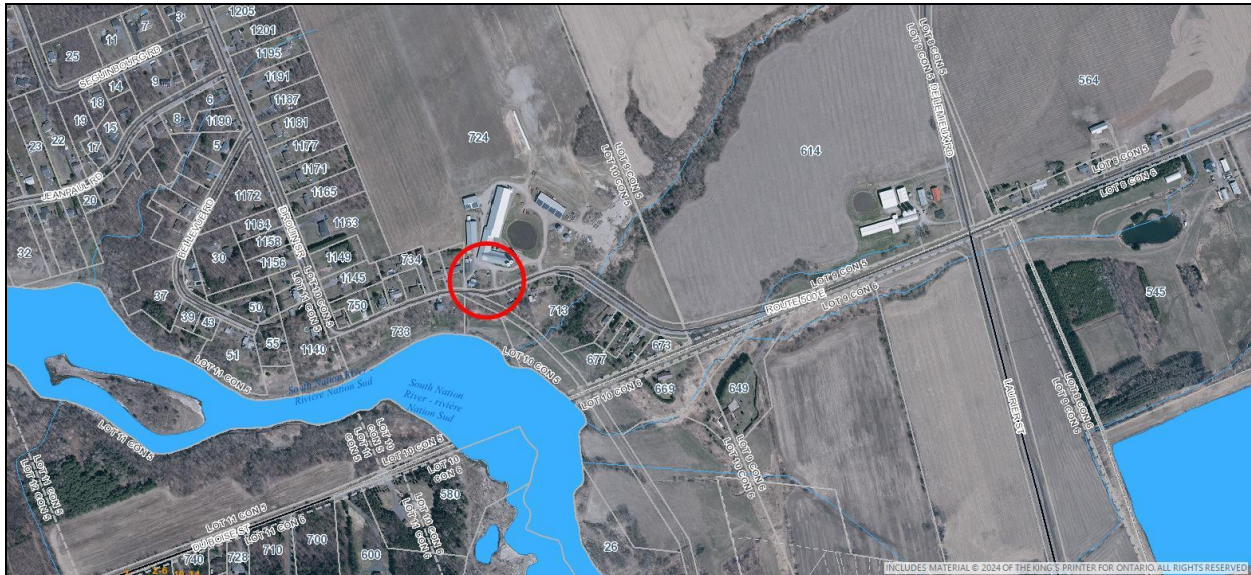
Subject: Variance 724 Route 500 East

Prepared by: Guylain Laflèche, Director of Planning

Meeting date: March 24th 2025

INTRODUCTION:

The owner submitted a minor variance application relating to the property bearing civic number 724 Route 500 east, to demolish an existing house and build a new house.



Official Plan

The property is within the rural policies of the Official Plan. A house is permitted.

Zoning By-law:

Section 5.17.2.14 of Zoning By-law 2-2006 states that a house needs to respect a minimum front yard of 12 metres.

Variance:

The variance consists in reducing the minimum front setback to 2.75 metres instead of 12 metres, as stipulated in provision 5.17.2.14 of Zoning By-law #2-2006.

The purpose of this variance is to allow the construction of a new house in a space restricted by the road and the hydroelectric line. It does not move closer to the front line.

The structure will not have a negative impact on neighbouring properties or on road maintenance. (Annex 1)

Recommendation:

It is the opinion of the department that in this exceptional situation the application is consistent with the intent of the Official Plan and Zoning By-law and does not create any impact on the enjoyment of neighbouring homes or the maintenance of Route 500 East.

The Department recommends application.

Be it resolved that application A-1-2025, in order to reduce the minimum front setback to 2.75 metres instead of 12 metres, as stipulated in provision 5.17.2.14 of Zoning By-law #2-2006 be accepted.

Guylain Laflèche, MCIP, RPP
Urbaniste municipal

