



Report for Minor Variance Committee meeting

File number: A-2-2025

Subject: Variance Les Cités Limoges Subdivision

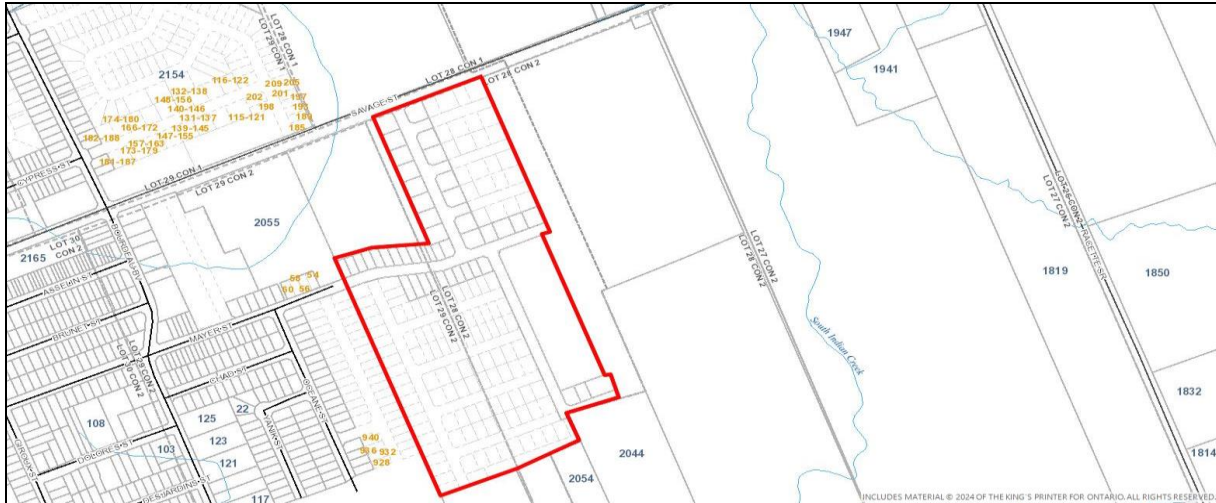
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Meeting date: March 24th, 2025

INTRODUCTION:

The Owner has submitted a request for a minor variance for the entire Les Cités Limoges subdivision property, with the aim of not applying provision 4.16.1 of Zoning By-law 2-2006, thus allowing accessory apartments in the basement of residences.

Following the adoption of by-law 98-2021, allowing the construction of accessory apartments, an outdated provision prevents, in principle, the construction of apartments in basements with less than 50% above-ground exposure. This contravenes new trends in construction.



Official Plan

The property is within the urban policies of the Official Plan

Zoning By-law:

The property has a diverse zoning category between residential and commercial.

Variance:

The variance consists in not applying provision 4.16.1 of Zoning By-law 2-2006, thus allowing accessory apartments in the cellars of residences.

Recommendation of the Planning Department:

The Department is of the opinion that the reduction does not create a major impact on the joy of leaving the neighboring houses.

The Department recommends application.

Be it resolved that application A-2-2025, in order not to apply provision 4.16.1 of Zoning By-law 2-2006, thus allowing accessory apartments in the basement of residences be accepted.

Guylain Laflèche, MCIP, RPP
Planner