



Report for Minor Variance Committee meeting

File number: A-4-2025

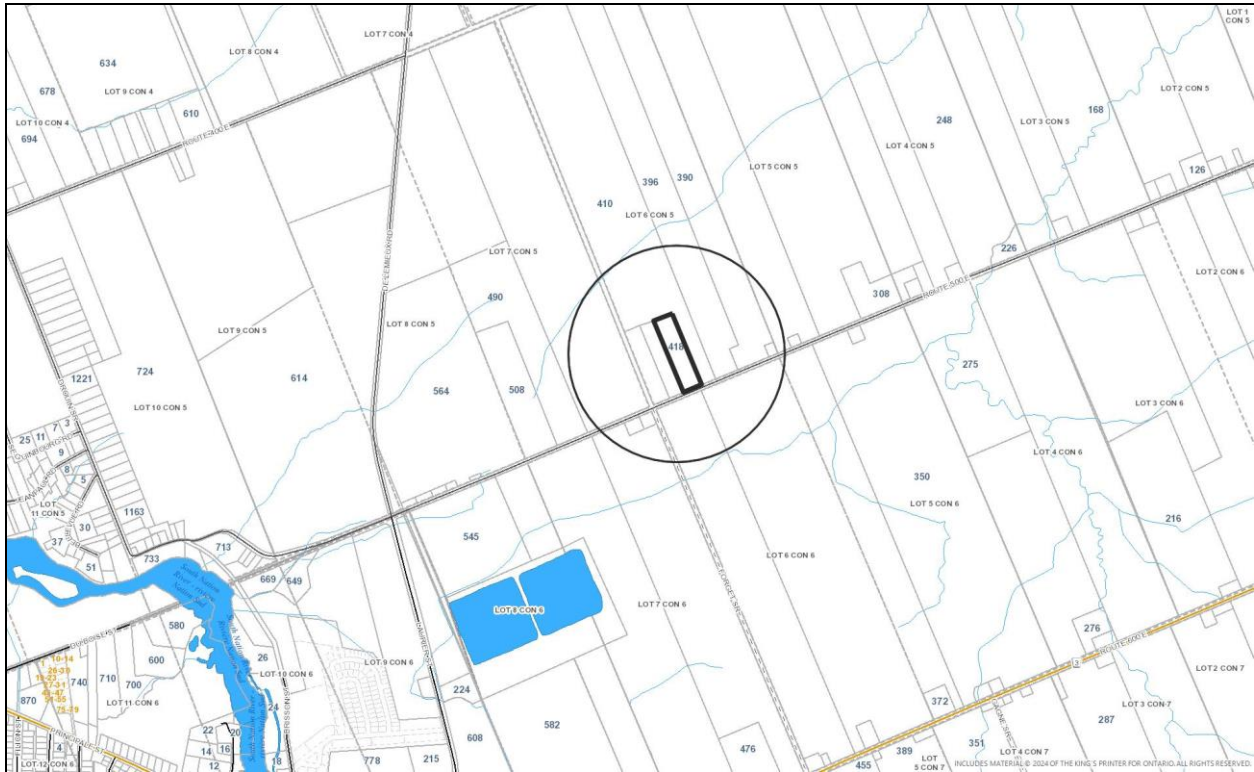
Subject: Variance 418 Route 500 East

Prepared by: Guylain Laflèche, Director of Planning

Meeting date: March 24 2025

INTRODUCTION:

The Owner submitted a minor variance application relating to the property bearing civic number 418 Route 500 East, to build a garage, having an area of 4400 sqft on its 6 acres rural-residential lot.



OFFICIAL PLAN:

The property is in rural policy on the official plan.

ZONING BY-LAW:

The property is in Rural Zone (RU) of zoning bylaw 2-2006.

Section 4.1 of Zoning By-law 2-2006 states that accessory structures in non-residential zone need to respect the maximum area of 3200 sqft.

VARIANCE:

The variance consists in increasing the maximum area to 4400 sqft instead of 3200 sqft. as stipulated by provision 4.1 of zoning by-law # 2-2006.

Because the properties around there have a large area and are more in a rural setting, the structure does not create a nuisance to neighbouring properties. (Annex 1)

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**In the event of a discrepancy between the English and French versions of a text, the English version prevails.*

RECOMMENDATION FROM THE PLANNING DEPARTMENT:

The department is of the opinion that the building respects the intent of the official plan and zoning by-law and creates minimal impact on the enjoyment of neighboring homes. The site is in the middle of the countryside.

Public Works has no objection.

The department recommends that the Committee of Adjustment approve the application, file A-4-2025.

Be it resolved that the minor variance file A-4-2025, in order to increase the maximum area for an accessory structure from 3200 square feet to 4400 square feet, as stipulated in provision 4.1 of Zoning By-law 2-2006, to allow the building of a residential garage, be accepted.

ANNEX 1

