



Report for Minor Variance Committee meeting

File number: A-5-2025

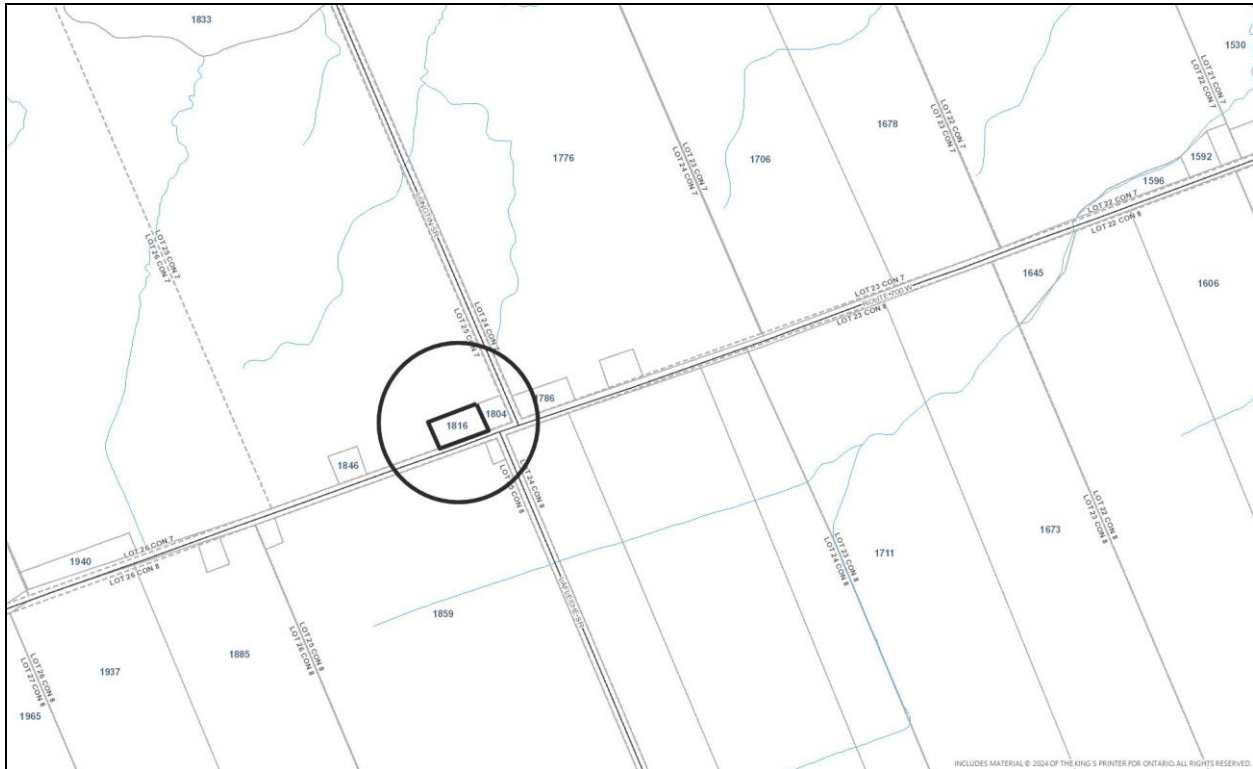
Subject: Variance 1816 Route 700 West

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 1816 Route 700 West, to build a garage, having an area of 5686 sqft on its 1.5 acres rural-residential lot.



OFFICIAL PLAN:

The property is in agricultural policy on the official plan.

ZONING BY-LAW:

The property is in Agricultural Zone (A) 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 5686 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

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structure does not create a nuisance to neighbouring properties. Also, a large portion of the area is an interior mezzanine and an exterior porch. (Annex 1)

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-5-2025.

Be it resolved that the minor variance file A-5-2025, in order to increase the maximum area for an accessory structure from 3200 square feet to 5686 square feet (including the mezzanine and exterior porch surrounding part of the garage), to enlarge the maximum lot coverage from 8 % to 11% and reduce the minimum rear yard setback to 4 feet, as stipulated in provision 4.1 of Zoning By-law 2-2006, to allow the building of a residential garage.

ANNEX 1



