



# Inquiry for Minor Variance

14 McDougall

Committee of Adjustment  
October 12<sup>th</sup>, 2022

# Application Description

- Purpose of the application is to request relief from Section 5.2 – Townsite Residential Density 1, to reduce the rear setback from 10.5m to 6.8m.

# Subject Location

- 14 McDougall, Red Lake.
- Front lot line abuts McDougall Street.
- OP Designation - Townsite Residential.
- ZBL - Townsite Residential Density 1 (R1).
- Currently vacant.
- Steep slop towards Howey Street.

# Subject Location



# Adjacent Properties

- R1 properties to the North and West.
- C1 properties to the East.
- Institutional and Light Industrial to the South.



# Zoning By-Law

## Sec. 5.2 – Townsite Residential Density 1

Minimum Front Yard – 6m

Minimum Rear Yard – 10.5m

Minimum Interior Side Yard – 1.2m

# Proposal Description

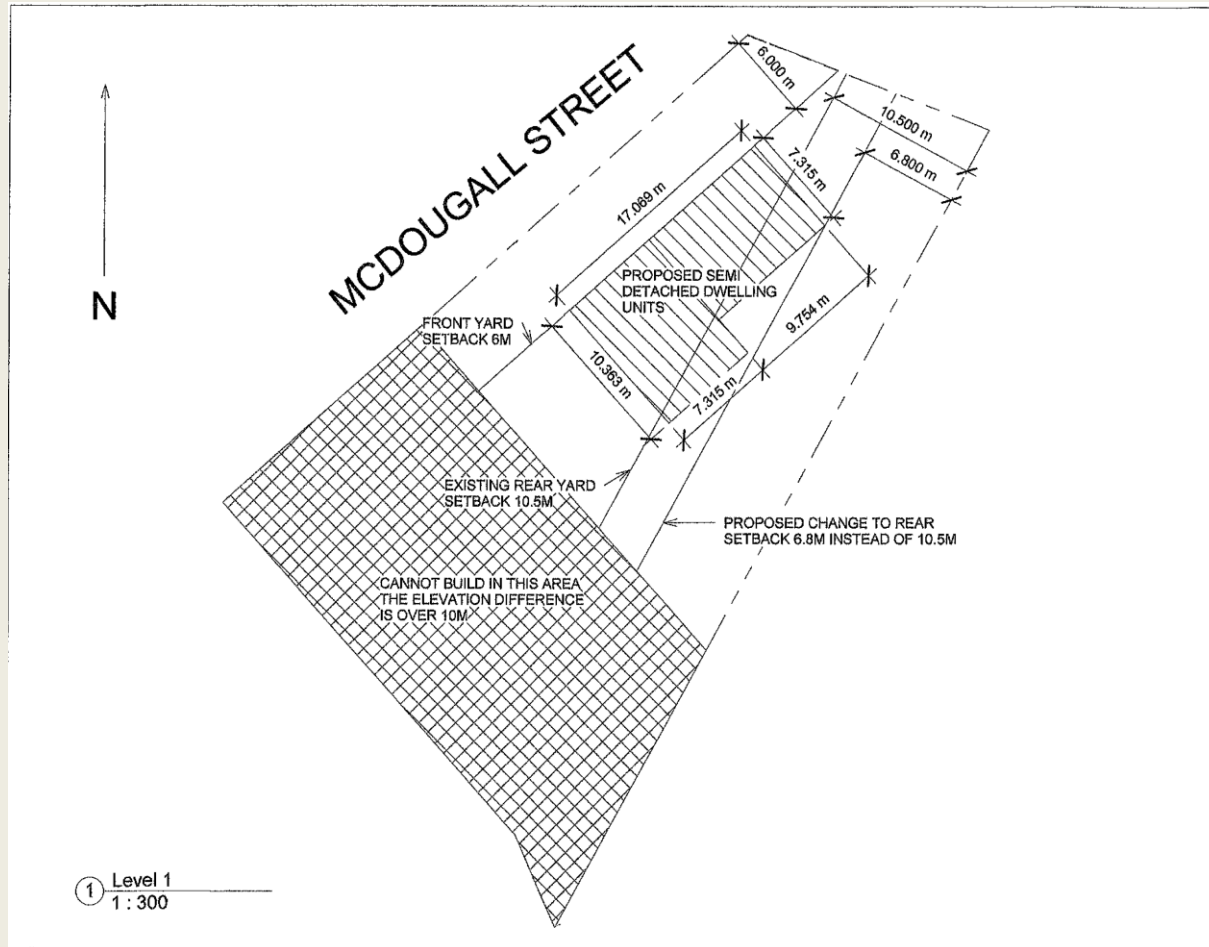
The proposed house would be setback 6m from the front lot line (McDougall Street) and 6.8m from the rear lot line.

Property owner advised that a portion of the road crosses his property.

The properties abutting the rear lot line are on Howey Street (across from government docks). There is a significant elevation difference between the subject property and Howey Street.



# Proposed Site Plan Drawing





# Discussion

The proposed minor variance should be evaluated in terms of whether the variance is deemed minor and whether the general intent and purpose of the Zoning By-law is maintained.