



**PLANNING DEPARTMENT STAFF REPORT**

TO: Mark Vermette (CAO)  
Committee of Adjustment (COA)                      DATE: November 7<sup>th</sup>, 2022

FROM: Kristina Grondin, Planning Coordinator                      FILE: D13-22-03

SUBJECT: Application for Minor Variance: 14 McDougall Street, Red Lake

---

**1. Description of Property**

This application pertains to the property located at 14 McDougall Street, Red Lake, referred to in the location sketch below.



The property is located on the south east side of McDougall Street, and is currently cleared and vacant. The subject site has a frontage of approximately 48 metres and is situated among other lots with single family dwellings.

**2. Application Description and Proposed Relief**

The applicant is requesting relief from the requirements of the Zoning By-Law for the rear yard setback in the R1 Zone. The requested relief would allow a semi detached dwelling to be constructed 6.8 metres from the rear lot line.

### 3. Official Plan and Zoning By-Law

The property is zoned Townsite Residential Density 1 (R1) and designated Townsite Residential in the Official Plan.

Section 5 of the Zoning By-law contains provisions for the R1 Zone with regards to zone requirements including lot area, frontage and setback requirements. The rear setback for the R1 zone is 10.5 metres.

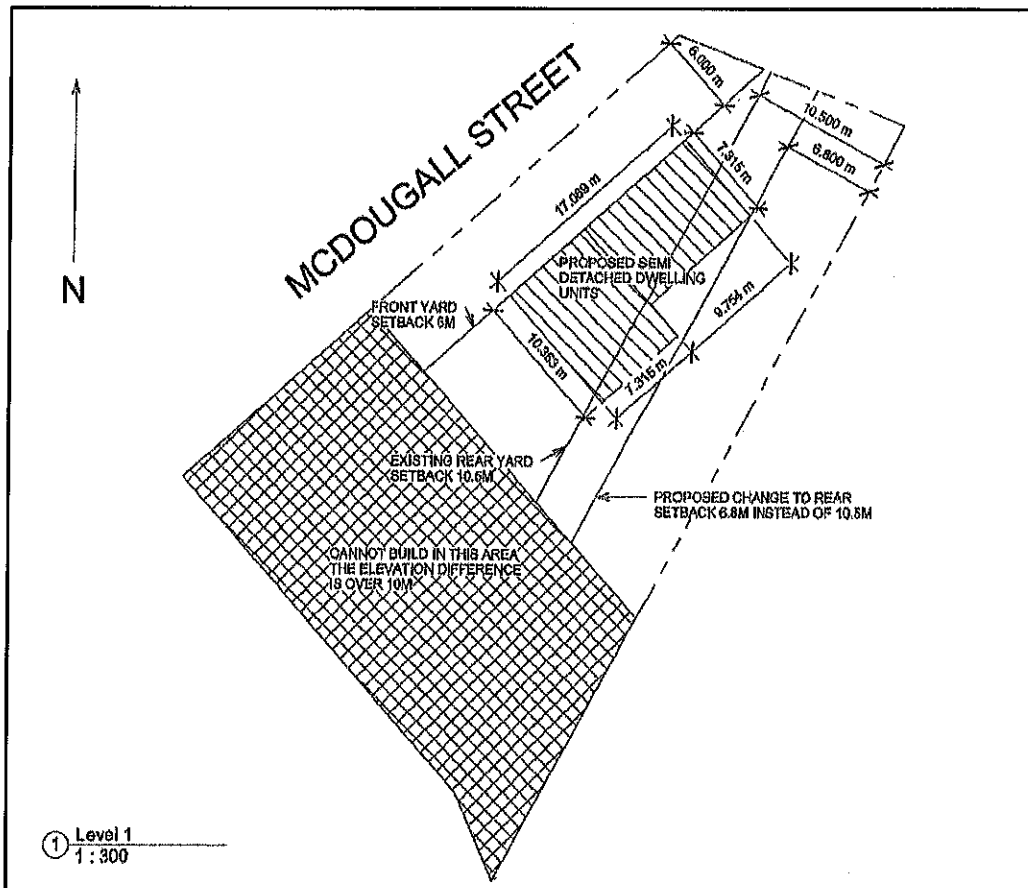
### 4. Notice Circulation

Notice of the application was posted at the Municipal Office; in the Municipal Newsletter; on the Municipal website; provided to appropriate departments; and mailed to property owners within 60 metres of the subject location. A copy of the notice is attached.

No comments or concerns were received as of November 7<sup>th</sup>, 2022.

### 5. Site Inspection

A site inspection was not completed but Members of the Committee of Adjustment (COA) were encourage to visit the site. Below is a site plan showing the proposed location of dwelling on the property.



## 6. Discussion and Analysis

The applicant is requesting relief from the requirements of the Zoning By-Law, which requires a 10.5 metre setback from the rear lot line. The proposed setback would be 6.8 metres, to allow for a semi detached dwelling. The applicant is proposing the dwelling be built on the north east side of the property. The proposed location is based on the topography of the property, which has over a 10 metre elevation change on the south west side of the property and an extremely steep decline at the rear of the property. The proposed location would meet all other minimum requirements.

In evaluating the decision to approve this application for variance from the Zoning By-law, it should be considered whether allowing the variance to the rear yard setback will compromise the intent of the by-law.

The intent of the Zoning By-law in establishing this provision is primarily an issue of ensuring that there is adequate rear yard space on the property. In addition, in regards to building code requirements, the setbacks allow adequate distance between dwelling units on adjacent properties. The rear yard setback requirement also allows for added privacy between adjacent lots. Based on the location and elevation of the surrounding properties, the variance would not have a significant impact on the neighbouring lots.

The proposed 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. Based on the above analysis, the variance is considered minor and it does maintain the intent of the Zoning By-law.

## 8. Recommendation

It is recommended that the Committee approves the application as presented, and incorporates a condition that a building permit must be obtained within one (1) year of the approval.

Please refer to the draft decision document for precise wording of the recommended decision.



Kristina Grondin  
Planning Coordinator

### Attachments:

- Notice of Application and Public Meeting
- Complete Application for Minor Variance
- Draft Decision



**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR  
MINOR VARIANCE TO THE ZONING BY-LAW FILE NUMBER D13-22-03**

Planning Act, R.S.O.1990 C.p.13, S.45 (1)

At the date and location below, the Municipality of Red Lake Committee of Adjustment will be hearing comments on an application for Minor Variance, described as follows.

**LOCATION AND PROPERTY DESCRIPTION:**

14 McDougall Street, Red Lake. Please refer to the location sketch below.

**PURPOSE AND EFFECT:**

Request relief from Section 5.2 of the Zoning By-Law to reduce the minimum rear yard setback from 10.5 metres to 6.8 metres.

**OTHER APPLICATIONS:**

None at this time.

**ADDITIONAL INFORMATION:** Complete application for the proposed Minor Variance is available for inspection at the Municipal Office.

**PUBLIC HEARING:** You are entitled to attend the public hearing in person to express your views about this application or you may submit written comments to be read by the Committee at the hearing. If you wish to make written comments on this application, they may be forwarded to the secretary of the Committee at the address below. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing.



**FAILURE TO ATTEND HEARING:** If you do not attend the hearing it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings.

**NOTICE OF DECISION:** A copy of the decision of the Committee will be sent to the applicant and to each person who appeared in person or by council at the hearing and who has filed with the secretary a written request to receive the notice of decision.

**DATE AND TIME OF HEARING:** Tuesday, November 8<sup>th</sup>, 2022, 5:15 p.m.

**PLACE AND ADDRESS:** Council Chambers of the Municipal Office at 2 Fifth Street, Balmertown.

**MAILING ADDRESS:** Secretary of the Committee of Adjustment for The Corporation of the Municipality of Red Lake. P.O. Box 1000, Balmertown, ON P0V 1C0.

*Personal information that may accompany a submission will be collected under the authority of the Planning Act and may form part of the public record which may be released to the public.*

**If you may have any questions, please contact the Planning Department by calling (807) 735-2096 x 234, or by Email: [kristina.grondin@redlake.ca](mailto:kristina.grondin@redlake.ca)**



## Application for a Minor Variance Section 45 of the *Planning Act*

### Complete Application

Information requested within this application may be either prescribed under Ontario Regulation 200/96 or included as additional information set out by the Municipality.

To ensure a full and quick review, please submit all of the requested information. In the absence of information, it may not be possible to do a complete review which may result in a delay and possible refusal of the application. Answers should be provided with a detailed explanation or yes/no format. Answers stated as 'not applicable (n/a)' will not be accepted. The complete application must be provided with the appropriate fee and a site sketch of the subject location.

### Early Consultation

Prior to formally submitting an application, the applicant and/or agent are encouraged to contact staff of the Municipal Office to discuss the development proposal and the approval process, including circulation to agencies and neighbours, timeframes, etc. Early consultation is beneficial, as the applicant can review the proposal with Municipal staff and discuss what supporting documents and information may be required.

### Submission of the Application

The Municipality requires:

- ✓ A copy of the *Parcel Identification Number* abstract from the Kenora Land Titles office or Terranet dated not older than 6 months; and the Assessment Roll (Tax Bill) for proof of ownership
- ✓ All measurements in metric units (i.e. centimeters, metres, kilometers; 1 foot = 0.308 metres)
- ✓ The application to be completed in blue or black ink only
- ✓ Colour photos of the subject location from the ground (not aerial), if available
- ✓ The original signed, and witnessed copy of the application. Note: the Secretary-Treasurer (Planning Administrator) is a Commissioner of Oaths.
- ✓ The application fee

If you are unfamiliar with making *Planning Act* applications or have difficulty with the application process you are encouraged to retain a planning consultant. Generally, for completion of the application and in preparation of a good site sketch, you may consult the Red Lake Municipal Planning Department.

Planning Department  
Corporation of the Municipality of Red Lake  
2 Fifth Street  
P.O. Box 1000  
Balmertown, ON P0V 1C0  
Phone: (807) 735-2096 ext. 236  
Fax: (807) 735-2286  
Email: [planning@red-lake.com](mailto:planning@red-lake.com)



FILE NUMBER

D13-22-03

# MUNICIPALITY OF RED LAKE APPLICATION FOR MINOR VARIANCE TO THE ZONING BY-LAW

Planning Act, R.S.O. 1990, c. P.13, s. 45  
O. Reg. 200/96, Schedule

APPLICATION FEE ENCLOSED – \$300.00

THE INFORMATION IN THIS APPLICATION AND ALL OTHER INFORMATION, STUDIES, REPORTS AND COMMENTS RECEIVED RELATIVE TO THE PROCESSING OF THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.

NAME OF OWNER Doug Dickson		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS 556 WEBSTER AVE	POSTAL BOX	STREET ADDRESS	POSTAL BOX
POSTAL/ ZIP CODE P9A 3H8	PROV./ STATE ON.	POSTAL/ ZIP CODE	PROV./ STATE
TELEPHONE 807-728-2401	TELEPHONE		
EMAIL dougallandickson@icloud.com	EMAIL		
DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY, SUCH AS CHARGE, MORTGAGE, OR EASEMENT? No			
PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES			

## PROPERTY INFORMATION:

LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS PART 1 of BLOCK W REGISTERED PLAN M-355 PLAN 23R-11245 PART OF 42009-2316 (PIN)
STREET ADDRESS AND TOWN SITE NAME 14 McDougall

DIMENSIONS OF SUBJECT LAND		
Frontage (metres): 48.415 m	Depth (metres): 17.93 - ~ 37.45 m	Area (hectares): .142 Ha.

CURRENT DESIGNATION WITHIN THE RED LAKE OFFICIAL PLAN RESIDENTIAL	CURRENT ZONING WITHIN THE ZONING BY-LAW R1
OFFICIAL PLAN – HAS A SITE SPECIFIC DESIGNATION BEEN APPLIED, AND IF SO, WHAT LAND USES ARE PERMITTED OR NOT PERMITTED? No	
ZONING BY-LAW – HAS SITE SPECIFIC ZONING BEEN APPLIED, AND IF SO, WHAT LAND USES ARE PERMITTED OR NOT PERMITTED? No	

DATE SUBJECT LAND WAS ACQUIRED ON:

OCT 2007

WHAT IS THE EXISTING USE OF THE PROPERTY? WHAT IS THE LENGTH OF TIME THIS USE HAS OCCURRED?

VACANT

EXISTING USE OF ABUTTING PROPERTIES

VACANT COMMERCIAL AT REAR, VACANT RESIDENTIAL ON NORTH SIDE AND RESIDENTIAL DUPLEX ON SOUTH SIDE

PROPOSAL INFORMATION:

RELIEF - NATURE AND EXTENT OF RELIEF FROM THE ZONING BY-LAW :

3.7 M ON REAR SETBACK

EXISTING SETBACK IS 10.5 M I WOULD LIKE CHANGED TO 6.8 M

WHY CAN THE PROPOSED USE NOT COMPLY WITH THE ZONING BY-LAW?

DUE TO THE SHAPE OF THE LOT AND DRASTIC ELEVATION DIFFERENCE IT IS DIFFICULT TO DESIGN A HOUSE WITH THE EXISTING SETBACKS.

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND.

FOR EXAMPLE, PLEASE SPECIFY THE GROUND FLOOR AREA, GROSS FLOOR AREA, NUMBER OF STOREYS, WIDTH, LENGTH, HEIGHT, ETC.

EXISTING: N/A

PROPOSED: GROUND FLOOR AREA 147 m<sup>2</sup> 17m X 10.3m 7.5m HIGH

HAS ANY OWNER PREVIOUSLY APPLIED FOR MINOR VARIANCE IN RESPECT OF THE SUBJECT PROPERTY? YES NO

IF YES, PLEASE PROVIDE THE FILE NUMBER AND DECISION IF GIVEN:

STORM DRAINAGE is provided to the subject land by:

Sewers  Ditches  Swales  Other means (specify) NATURAL DRAINAGE ON HILL

SEWAGE DISPOSAL is or will be provided to the subject land by:

Publicly-owned/operated sewage system  Pit privy  
 Privately-owned/operated individual septic system  Other means (specify) .....  
 Privately-owned/operated communal septic system

\*Properties to be serviced by private sewage systems will require a preliminary soils inspection. It is the responsibility of the applicant to arrange an inspection with the Northwestern Health Unit.

\*If the requested amendment would permit development on privately owned and operated individual or communal sewage system, and more than 4500 litres of effluent would be produced per day as a result of the proposed development, a servicing options report and a hydrogeological report must be provided.

**POTABLE WATER** is or will be provided to the subject land by:

Publicly-owned/operated piped water system                       Lake or other water body  
 Privately-owned/operated individual well                       Other means (specify) .....  
 Privately-owned/operated communal well

**OTHER APPLICATIONS** – if known, indicate if the subject land is or will be the subject of an application under the Act for:

approval of a plan of subdivision (under section 51) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

consent (under section 53) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

previous application (under section 34) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

Are you aware of any *Planning Act* Applications within currently being proposed for any properties within 120 metres of the subject property?  
No

**ACCESS** – Access to the subject land will be by:

Provincial Highway     Seasonally maintained Municipal road  
 Year round maintained Municipal road                       Right-of-way  
 Private road     Water

**WATER ACCESS** – Where access to the subject land is by water only:

Docking facilities (specify)..... distance from subject land ..... distance from nearest public road .....	Parking facilities (specify)..... distance from subject land ..... distance from nearest public road .....
--	--

**EXISTING BUILDINGS AND STRUCTURES** – Provide the following information for all buildings and structures. Attach a separate page if necessary.

TYPE - N/A ..... Front lot line setback: ..... Height in metres.....  
DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....  
Side lot line setback: ..... Floor Area: .....  
Side lot line setback: .....

TYPE - ..... Front lot line setback: ..... Height in metres.....  
DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....  
Side lot line setback: ..... Floor Area: .....  
Side lot line setback: .....



**PROPOSED BUILDINGS AND STRUCTURES** – Provide the following information for all buildings and structures. Attach a separate page if necessary.

TYPE - <u>SEMI DETACHED DWELLING UNIT</u>	Front lot line setback: <u>6 m</u>	Height in metres: <u>7.5 m</u>
	Rear lot line setback: <u>6.8 m</u>	Dimensions: <u>17m X 10.3m</u>
	Side lot line setback: <u>7.7m</u>	Floor Area: <u>147 m<sup>2</sup></u>
	Side lot line setback: <u>2.5 m</u>	
TYPE - .....	Front lot line setback: .....	Height in metres: .....
	Rear lot line setback: .....	Dimensions: .....
	Side lot line setback: .....	Floor Area: .....
	Side lot line setback: .....	

**What is the expected type and volume of waste to be produced on the subject land? How will this waste be managed or treated?**

Grey water (sinks) as a result of indoor plumbing 2 KITCHEN SINKS 4 BATHROOM SINKS

Black water (toilet) as a result of indoor plumbing 4- TOILETS

Food wastes HOUSEHOLD

Recyclable household wastes (plastic, glass, aluminum) HOUSEHOLD

Building hardware wastes (treated wood, shingles, metal) HOUSEHOLD

**CHECK AS APPLICABLE:**

Does the Owner own any adjoining property?  Yes  No  
 If Yes please describe in detail: \_\_\_\_\_

Is there any reason to believe that the site may be environmentally contaminated?  Yes  No  
 If Yes please describe in detail: \_\_\_\_\_

Has an industrial or commercial use been on or adjacent to the property?  Yes  No  
 If Yes please describe in detail: \_\_\_\_\_

Has lot grading been changed by adding or removing earth or other material?  Yes  No

Has the Ministry of the Environment or any other ministry advised the owners that the property is or may be contaminated?  Yes  No  
 If Yes please describe in detail: \_\_\_\_\_

Are there any known Natural Heritage values existing on the site?  Yes  No

DATE SUBJECT LAND WAS ACQUIRED ON: OCT. 2007

ARE THE MINERAL RIGHTS CROWN OR PATENTED? NO

ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION? NO

IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION? NO

Is there any other information that you think may be useful to the Municipality in reviewing this Application for Minor Variance? If so, explain below or attach a separate page with this information.

**SITE PLAN SKETCH:**

PLEASE TAKE TIME TO PROVIDE A GOOD SKETCH.

PRINT CLEARLY. IT SHOULD DISPLAY THE FOLLOWING INFORMATION TO THE BEST OF YOUR KNOWLEDGE:

- Prepared on letter paper, overtop of a photocopy of the survey is ideal. For a more detailed or larger scaled sketch, you may provide a second page.
- North arrow, scale and legend
- The boundaries of the owner's property and dimensions
- The boundaries of the property subject to the application including area and dimensions if different from above
- The location, dimensions (height, length, and width) and type of all **existing** and **proposed** buildings and structures on the subject land, indicating the distance of the buildings or structures from other buildings and from the front yard line, rear yard line and the side yard lot lines.
- The location or proposed location of any sewage disposal systems, including pit privies, grey water, or septic systems
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, transmission lines, roads, watercourses, slopes, drainage ditches, river or stream banks, wetlands, wooded areas, and wells
- The existing use(s) of lands on adjacent properties (i.e. residential, automotive repair, retail)
- The proposed development, including the area and dimensions of any new lots to be created, the size and location of buildings, parking spaces, landscaping, amenity areas, etc.
- As applicable - fire access route, outdoor equipment and storage, walkway, curbing, fencing
- Existing municipal infrastructure immediately adjacent to the site (roads, lane, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc.)
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.

## AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

I/We the undersigned, being the owner of the subject land, hereby authorize .....  
to be the applicant in the submission of this application. This application has been submitted with my/our full knowledge and endorsement.

\_\_\_\_\_  
Signature of 1<sup>st</sup> Owner or Signing Officer

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of 2<sup>nd</sup> Owner or Signing Officer

\_\_\_\_\_  
Date

## AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION <sup>DD CG</sup>

I/We, DOUG DICKSON <sup>DD CG</sup> of the Red lake <sup>Red lake Municipality</sup> of ONTARIO <sup>Province</sup> of Ontario <sup>(Municipality/ City)</sup>  
in the Red lake in the ONTARIO (Province) of Ontario

solemnly declare that the statements and any maps or plans submitted with this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue and provided by me are true and I make this solemn of the Canada Evidence Act.

Sworn (or declared) before me at the Municipality of Red lake  
in the District of Kenora

This 6 day of Oct, 2022.

Christine Goulet  
Commissioner for Taking Affidavits

Doug Dickson  
1<sup>st</sup> Owner/ Signing officer/ Authorized Agent

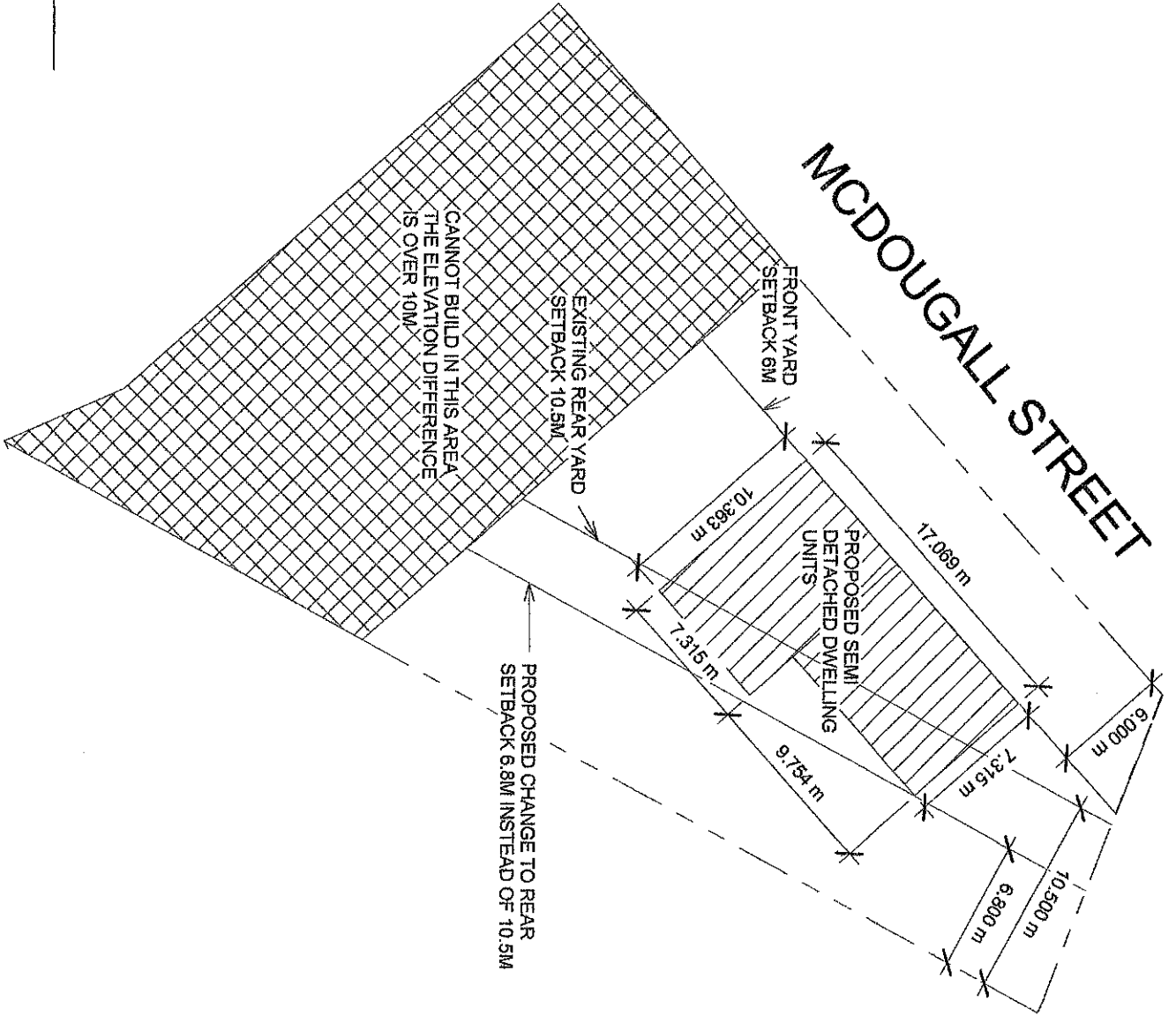
Affix commissioner stamp here:  
  
**Christine Goulet**  
**a Commissioner, etc., District of Kenora**  
**for the Corporation of the Municipality of Red Lake.**

\_\_\_\_\_  
2<sup>nd</sup> Owner/ Signing officer/ Authorized Agent

*This section for Red Lake Municipal office use only:*  
Date complete application received: \_\_\_\_\_



MCDOUGALL STREET



1 Level 1  
1 : 300

METRIC  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
 AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471

PARTS SCHEDULE				
PART	LOT/BLOCK	REGISTERED PLAN	AREA	
1	PART OF BLOCK W	M-355	PART OF 42009-2316	0.142 Ha

1 REGISTER THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT	<b>PLAN 23R-11245</b>
DATE: <b>March 9 2006</b>	DATE RECEIVED AND DEPOSITED: <b>March 20 2006</b>
JIM BOWMAN, O.T.S.	Surveyor
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF KENORA	

PLAN OF SURVEY OF  
 PART OF BLOCK W  
 REGISTERED PLAN M-355  
 MUNICIPALITY OF RED LAKE  
 DISTRICT OF KENORA  
 PATRICIA PORTON

SCALE - 1:500  
 0m 10m 20m  
 W. J. BOWMAN LTD.  
 2006

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE CAUSED TO BE MADE AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER, A PLAN OF SURVEY OF THE PART OF BLOCK W, REGISTERED PLAN M-355, TOWNSHIP 46 RANGING & BEARING DISTRICT OF KENORA, AS SHOWN ON THE PLAN DATED FEBRUARY 2006.

March 9, 2006

DATE

Jim Bowman  
 SURVEYOR

JIM BOWMAN  
 SURVEYOR

BEARING REFERENCE

BEARINGS AND DISTANCES ARE REFERRED TO THE MERIDIAN OF 113° 48' 1" WEST OF TRUE MERIDIAN & BEARING IS MEASURED AS SHOWN ON THE PLAN.

LEGEND

- DENOTES A PLANTED SURVEY MONUMENT
- DENOTES A FOUND SURVEY MONUMENT
- DENOTES SURVEY MONUMENT
- DENOTES 1 INCH SQUARE PINE STEEL
- DENOTES A BROWNE O.T.S.
- DENOTES A BROWNE O.T.S.
- DENOTES IDENTIFICATION NUMBER



**W. J. BOWMAN LTD.**  
 ONTARIO LAND SURVEYORS  
 434 GOVERNMENT ST. (Hwy 17) BRIDGEN, ONTARIO  
 P.O. BOX 784 784 2Z4  
 PHONE: (807) 223-5974 FAX: (807) 223-3898  
 DRAWN BY: R.M. CLIENT: MUN. REG. LAKE PLAN No.  
 JOB No. 498 PLAN No. 0280-B1-B2 PLAN No.  
**A2-460**

For a complete set of plans, visit our website at www.wjbl.com



FILE NUMBER  
D13-22-03

# NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT APPLICATION FOR:

Minor Variance – s. 45(1)       Permission – s. 45(2)

**APPLICATION BY**                      Doug Dickson

**LOCATION OF PROPERTY**    14 McDougall Street, Red Lake

**PURPOSE OF APPLICATION** To receive relief from requirements of the Zoning By-Law. The applicant is requesting relief from Section 5.2 of the Zoning By-Law, to reduce the minimum rear yard setback to 6.8 metres to allow for the construction of a semi detached dwelling.

WE, the undersigned, in making the decision upon this application, have considered whether or not the permission requested was minor and desirable for the appropriate development or use of the land, building or structure, and that the general intent and purpose of the zoning by-law and the official plan will be maintained or, in the case of a change in a use in a property which is lawfully non-conforming under the by-law, as to whether or not this application has met the requirements of subsection 45(2) of the *Planning Act*, concur in the following decision and reasons for the decision made on the **8<sup>th</sup> day of November, 2022.**

DECISION:
Approved: <input type="checkbox"/> Defeated: <input type="checkbox"/>

**CONDITIONS:** That a building permit is obtained within one (1) year of the granting of this variance, failure to do so will result in the expiry of the minor variance.

**REASONS FOR DECISION:**  
  
The requested minor variance maintains the general intent and purpose of the Zoning By-law and is considered minor.