

STAFF REPORT

Department: Administration

Date: November 19, 2024

Item: Consent Application B-04/24

Recommendation: Be It Resolved That: Consent Application B-04/24 be adopted with the following conditions: 1. 3 Copies of the Reference Plan be submitted to the Town. 2. That Minor Variances be obtained for both 454 Mead Blvd and 537 John Street to recognize zoning by-law deficiencies on the subject lots. 3. The balance of any outstanding taxes, including penalties and interest shall be paid to the Town of Espanola, if required.

Background: The subject application concerns land legally described as LOT 8 CON 5; PLAN M74 LOT 50 PCL 6449; TOWNSHIP OF MERRITT; TOWN OF ESPANOLA (454 Mead Blvd) The property is zoned R1 – Residential First Density. The purpose and effect of the application is for a lot addition to be added to LOT 8 CON 5 PLAN M74 PT LOT 49 PCL 13772; TOWNSHIP OF MERRITT; TOWN OF ESPANOLA (537 John Street).

Analysis: The applicant had originally submitted this consent application back in 2021 where it was reviewed by our Planners at JL Richards and approved by Council, however the conditions were not met within the allotted timeframe. *Section 53 (43) of the Planning Act* states that if the conditions of a consent are not fulfilled within two years (or a shorter time from if provided) then the consent will lapse. If the consent lapses then the process starts again with a new application form and fee.

Each lot will require approval of associated minor variance applications to recognize existing or new deficiencies as a result of the consent application. Variances for 454 Mead Blvd are required to recognize the reduced lot frontage where 16.5m is required and 15.24 m is provided and, front yard depth where 5m is required and 3.6m is provided.

A variance is needed for 537 John Street to recognize the reduced lot frontage where 16.5m is required and 15.24m is provided.

Existing Policy: Zoning Bylaw

Strategic Goal: Town Government

Financial Commitment:\$0



Budgeted: Yes ☐ No ☐

Implementation: Upon resolution of Council

Prepared By: Traci Denault-Roque

Department Manager:

CAO/Clerk: Joseph Burke

Approval of Recommendation: Yes ☒ No ☐

Comments: