

**NOTICE OF DECISION OF
COMMITTEE OF ADJUSTMENT
WITH REASONS RE APPLICATION FOR**

File No.
05-MV-2023



Minor Variance – s.45 (1)



Permission – s.45 (2)

MUNICIPALITY OF SOUTH DUNDAS COMMITTEE OF ADJUSTMENT

Name of Committee

RE AN APPLICATION BY

City of Cornwall

Name of Applicant

+VG Architects – The Ventin Group Ltd

Authorized Agent

1340 Wellington Street West, Ottawa, ON, K1Y 3B7

Address of Authorized Agent

LOCATION OF PROPERTY

12446 County Road 2, Morrisburg, ON, K0C 1X0

Brief description

PURPOSE OF APPLICATION To decrease the minimum required parking spaces for a building containing more than 2 dwelling units from 1.5 spaces per dwelling unit to 1 space per dwelling unit in the “Residential Fourth Density (R4)” Zone.

As set out in application

WE, the undersigned, in making the decision upon this application, have considered whether or not the variance 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 of 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 decision made on the **21st day of November, 2023.**

DECISION: Granted

CONDITIONS: None

REASONS FOR DECISION: No comments from agencies circulated on the request or neighbouring property owners.

The requested variance is based on a similar existing parking ratio, being 28 parking spaces for 30 units. Due to the remaining space for a future third building and final build-out, the architect has determined a 1:1 parking ratio to be suitable for the new construction and sites' needs, and accommodates the population intended for occupation. While the building is intended to house seniors, the parking space calculation is broad enough to cover both seniors and possible rent geared-to-income tenants. Additionally, the building does have indoor motorized scooter parking as an additional option.

The minor variance is desirable because the proposal will provide much-needed affordable residential units in a walkable and prime location.

Given the property was deficient in parking under the current zoning by-law, and continued to have vacant parking spaces, the property should do well on a 1:1 ratio for new construction moving forward.

The multi-use path and indoor motorized scooter parking availability provide alternative means for tenants to visit their business needs in the community and may further contribute to the vehicle needs of its population. The application conforms to this general intent.

Signature of member

Signature of member

Signature of member


NOTE: Continued on reverse

Appeal – The last date for filing a notice of appeal of this decision is December 11th, 2023.
 Any such appeal must be filed with the secretary-treasurer of the committee and must set out the objection to the decision and the reasons in support of the objection and must be accompanied by the fee required by the Ontario Land Tribunal.

Person – appeal limitation – Only individuals, corporations and public bodies may appeal decisions in respect of an application for a minor variance or permission to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Other applications – If known, indicate if the subject land is the subject of an application under the Act for:

- Approval of a plan of subdivision (under section 51) File#..... Status
- Consent (under section 53) File# Status
- Previous application (under section 45) File# Status

CERTIFICATION	
<p>I Rikki Johnston certify that the information included herein is a true copy of the decision of the committee with respect to the application recorded therein.</p> <p>Dated this 21st day of November, 2023</p> <p style="text-align: center;"></p> <p style="text-align: center;">Signature of Secretary-Treasurer</p>	