



TOWN OF HEARST – VILLE DE HEARST

**Rapport du groupe de travail d'AMÉNAGEMENT/ PLANNING Working Group Report**

à être présenté à une assemblée publique du Conseil municipal/To be tabled at a public meeting of the Municipal Council

<b>PRESENT :</b>	Roger Sigouin	Janice Newsome	Yves Morrissette	Date : February 21, 2017
Daniel Lemaire	Claude Gagnon	Kory Hautcoeur		Time/Heure : 17 :15
				Endroit : Conference Room Hearst Town Hall

SUBJECTS	DOCUMENTS	RECOMMENDATIONS
1. Application to amend Hearst Zoning By-law No. 65-04 to reduce frontage and side yard requirements for an existing dwelling unit to enable consent to be granted to separate a residence from a funeral home business (45 Eighth Street)	<ul style="list-style-type: none"> <li>Application from Monique Lafrance on behalf of Monique Lafrance and François Lafrance dated December 7, 2016</li> <li>Memo from Building Inspector dated February 7, 2017, re: results of additional investigation into existing site conditions</li> <li>Record of public meeting – January 24, 2017</li> <li>Draft By-law zoning amendment</li> </ul>	<b>Res:</b> To pass Zoning By-law amendment to reduce lot frontage at 45 8 <sup>th</sup> street to a minimum 16 metres, to reduce rear yard setback to depth 0.9 meters for a distance of 1.8 metres along the rear wall of the dwelling measure from the north east corner and to permit encroachment of stairs to second dwelling unit 0.9 metres into exterior side yard.
2. Inclusionary zoning to permit second units in housing	<ul style="list-style-type: none"> <li>Email on <i>Promoting Affordable Housing Act, 2016</i> dated January 17, 2016</li> <li>Memos from Director of Planning dated February 9, 2017 on municipal action required</li> <li>Draft By-law zoning amendment</li> </ul>	<b>Res:</b> To authorize and direct public notice to be given for proposed zoning amendment to modify residential provisions of the Hearst Zoning By-law No. 65-04 for second units and group homes in housing.
3. Application for minor variance to reduce exterior side yard in R2 Zone for construction of domestic garage	<ul style="list-style-type: none"> <li>Committee of Adjustment application from Miguel Peck to reduce set-back of detached garage at 22 Quirion Street</li> <li>Staff memo, including excerpts from Hearst Zoning By-law No. 65-04</li> <li>Notice of Committee of Adjustment meeting</li> </ul>	<b>Res:</b> Council has no objection to the Committee of Adjustment to approve minor variance enabling a detached garage to be constructed 2.13 metre from the exterior side lot line (Berville)
4. Building Permit activities January 2017	<ul style="list-style-type: none"> <li>Table comparing construction activities in 2016 and 2017 to date</li> </ul>	No motion, Council information only.

5.	2016 Census	<ul style="list-style-type: none"> <li>Table comparing 2016 census results for NE Ontario</li> </ul>	No motion, Council information only.
6.	Annual Report on Building Permit Fees	<ul style="list-style-type: none"> <li>Report on 2016 building permit fees prepared by Building Inspector</li> </ul>	No motion, Council information only.
7.	Review of items listed in "Work in Progress"	<ul style="list-style-type: none"> <li>Delete item 2 on Bill 7 revisions (<i>Promoting Affordable Housing Act, 2016</i>)</li> </ul>	<b>Res:</b> To delete Items 2 and 3 from list from list of items of work in progress.

**TRAVAUX EN COURS/WORK IN PROGRESS**

1	Energy reduction measures through Residential/Small Business Microstations	23/06/2015		2	Bill 7 revisions to Zoning By-law No. 65-04	15/11/2016
3	Zoning amendment – 45-8 <sup>th</sup> Street	24/01/2017				