

**Minutes of Community Meeting
Planning and Zoning Committee
Fairfield-Gonzales Community Association (FGCA)
December 15, 2014**

Facilitator: Paul Brown

Subject Property:

62 Cambridge St. (108 notices sent)

Proponent Peter Waldhuber wishes to subdivide his property and build a single-family dwelling on the empty lot.

Proponent had earlier submitted a similar request to Council for a larger home to be built. Council rejected the application for the size of the new home being too large. The new application is for a smaller home, closer to the existing home on the lot to be subdivided.

4 interested parties attended

Attendee Questions & Comments:

- One neighbour not able to attend, however proponent in ongoing discussions with
- Most seemed to acknowledge the downsizing of the proposed new dwelling, however most believe it is still out of proportion for the size of the lot.
- Proponent is asking for relaxation of front and side yard setbacks
- Neighbours believe the proposed dwelling is two storey home and should be restricted to one
- Concerns include:
 - height/pitch of the roof and loss of privacy for neighbouring properties
 - that neighbouring property values will be impacted adversely
 - creates too much density for the lot (existing home has two residences and this will add a third to the lot)
- one neighbour commented that the size of the lot and positioning of the existing home on the end of the lot makes the empty portion not fitting with the neighbourhood and that the subdividing of the lot with a new structure will be more in keeping with the neighbourhood... 'seems like a logical fit'

George Zador

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