



PORT COLBORNE

Committee of Adjustment -Meeting Minutes-

Wednesday July 10th, 2024

Members Present: Dan O'Hara, Chair
Angie Desmarais, Committee Member
Dave Elliott, Committee Member
Gary Bruno, Committee Member
Eric Beauregard, Committee Member

Staff Present: Diana Vasu, Planner
David Schulz, Senior Planner (Virtual)
Taya Taraba, Acting Secretary-Treasurer
Tyler Christian, Planning Assistant

1. Call Meeting to Order
The Chair called the meeting to order at approximately 6:00 pm.
2. Reading of Meeting Protocol
The Chair read the Meeting Protocol.
3. Disclosures of Interest
Member Beauregard declared an indirect pecuniary interest on application(s) A13-24-PC, A14-24-PC, A15-24-PC, and A16-24-PC, as the applicant is a client of his employer.
4. Requests for Deferrals or Withdrawals of Applications
Nil.
5. Order of Business
 - a. Application: A17-24-PC
Action: Minor Variance
Agent: Brianna Bodorkos
Applicant: Ed and Mary Dias
Location: 4871 Mapleview Crescent

The Secretary-Treasurer read the correspondence received for the application.

The Chair asked the present applicant if they wanted to add any further information on the application, to which, the applicant had no additional information to add.

That minor variance application **A17-24-PC** be **granted** for the following reasons:

- 1. The application is minor in nature.**
- 2. It is appropriate for the development of the site.**
- 3. It is desirable and in compliance with the general intent and purpose of the Zoning By-Law.**
- 4. It is desirable and in compliance with the general intent and purpose of the Official Plan.**

Motion: *Angie Desmarais*

Seconded: *Eric Beauregard*

Carried: 5-0

- b. Application: A18-24-PC
Action: Minor Variance
Agent: Ross Nedae
Applicant: Zabiullah and Zahiid Nadaee
Location: 47 Louis Street

The Secretary-Treasurer read the correspondence received for the application.

The Chair asked the present applicant if they wanted to add any further information on the application, to which, the applicant had no additional information to add.

Member Beauregard inquired with staff about the specifics of why the parking provisions for fourplexes are different than triplexes.

The Planner provided clarification on the matter.

The Chair inquired with the applicant whether the garage existing on the property was currently being used.

The Applicant confirmed that the garage was not currently being used and would be used as the proposed fourth parking space.

The Chair asked if any members of the public wished to speak towards the nature of the application, to which, there were no comments.

That minor variance application **A18-24-PC** be **granted** for the following reasons:

- 1. The application is minor in nature.**
- 2. It is appropriate for the development of the site.**
- 3. It is desirable and in compliance with the general intent and purpose of the Zoning By-Law.**
- 4. It is desirable and in compliance with the general intent and purpose of the Official Plan.**

Motion: *Gary Bruno*

Seconded: *Angie Desmarais*

Carried: 5-0

6. Other Business

- c. Application: A11-24-PC
Action: Minor Variance
Agent: Timothy Sinke
Applicant: Jonathan Sinke
Location: VL Humboldt Parkway

The Secretary-Treasurer read the correspondence received for the application.

The Chair asked the present applicant if they wanted to add any further information on the application, to which, the applicant had no additional information to add.

The Chair clarified with the Planner that an updated version of the planning report was made available online.

The Chair asked if any members of the public wished to speak towards the nature of the application, to which, there were 2 citizens who expressed concerns.

Bob and Darlene Newstead at 134 Wellington St expressed concerns regarding parking availability and overdevelopment on lot of this size.

Justin LePage at 143 Humboldt Parkway expressed concerns regarding the setbacks and parking availability.

The Chair verified with the applicant that the additional parking width in the front yard was intended to provide more parking space on the property.

That minor variance application **A11-24-PC** be **granted** for the following reasons:

- 1. The application is minor in nature.**
- 2. It is appropriate for the development of the site.**
- 3. It is desirable and in compliance with the general intent and purpose of the Zoning By-Law.**
- 4. It is desirable and in compliance with the general intent and purpose of the Official Plan.**

Subject to the following condition:

1. That a Stage 1 archaeological assessment be completed by a licenced archaeologist for the property, with an acknowledgement letter provided from the ministry of citizenship and multiculturalism

Motion: *Dave Elliott*

Seconded: *Angie Desmarais*

Carried: 5-0

- d.** Application: A13-24-PC; A14-24-PC; A15-24-PC; A16-24-PC
Action: Minor Variance
Agent: Dylan Earl
Applicant: Leo Di Fabio
Location: 19 Lakeshore Road West

The Chair provided a recap of the previous events of the previous meeting

The Secretary Treasurer read the correspondence received from the city solicitor, regarding the advice received regarding proceeding with the hearing of the application.

Member Bruno motioned to allow the member of the public (Mr. Renaud) to be permitted two minutes to respond to the advice provided to the committee by the city's solicitor.

Motion: *Gary Bruno*

Seconded: *Angie Desmarais*

Defeated: 2-2

The Chair asked the applicant and owner if they wished to provide any final comments before a decision was made.

The owner reiterated their position and advocated for the committee to approve the application(s).

That minor variance applications **A13-24-PC; A14-24-PC; A15-24-PC; A16-24-PC** be **granted** for the following reasons:

- 1. The application is minor in nature.**
- 2. It is appropriate for the development of the site.**
- 3. It is desirable and in compliance with the general intent and purpose of the Zoning By-Law.**
- 4. It is desirable and in compliance with the general intent and purpose of the Official Plan.**

Motion: *Dave Elliot*

Seconded: *Angie Desmarais*

Carried: 4-0

7. Approval of Minutes

Motion: *Angie Desmarais*

Seconded: *Gary Bruno*

Carried: 4-0

8. Adjournment

There being no further business, the meeting was adjourned at approximately 7:10 pm.

Dan O'Hara, Chair

Taya Taraba, Acting Secretary-Treasurer