



**PORT COLBORNE**

## **Committee of Adjustment -Meeting Minutes-**

Wednesday, December 11, 2024

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

**Staff Present:** Diana Vasu, Planner  
Taya Taraba, Secretary-Treasurer

**1. Call Meeting to Order**

The Chair called the meeting to order at approximately 6:00 p.m.

**2. Reading of Meeting Protocol**

The Chair read the Meeting Protocol.

**3. Disclosures of Interest**

Nil.

**4. Requests for Deferrals or Withdrawals of Applications**

Nil.

**5. Order of Business**

**a. Application:** A19-24-PC  
**Action:** Minor Variance  
**Applicant:** Rick Pare  
**Location:** 465 Davis Street

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

The Chair asked the applicant if they wanted to add any further information on the application, to which, the applicant had nothing to add.

The Chair posed to the applicant how they were planning to handle drainage on their property, as a portion of their parcel is elevated higher than the rest.

The applicant answered that there was existing infrastructure to deal with the proposed issue.

There were no further comments from the Committee or members of the public.

**Motion:** Angie Desmarais

**Seconded:** Gary Bruno

**Carried:** 5-0

**b. Application:** A26-24-PC

**Action:** Minor Variance

**Applicant:** Stif Kozelj

**Location:** 1196 Chippawa Road

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

The Chair asked the applicant if they wanted to add any further information on the application. The applicant did not have any further information to add.

The Chair inquired how the applicant planned to access the building. The applicant answered that they plan to provide access through the interior side yard.

There were no further comments from the Committee or members of the public.

**Motion:** Gary Bruno

**Seconded:** Angie Desmarais

**Carried:** 5-0

**c. Application:** A29-24-PC, A30-24-PC, B16-24-PC

**Action:** Minor Variance and Consent

**Agent:** Martyn Perrin

**Applicant:** Lucia Pinelli

**Location:** 607 Barrick Road

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

The Chair asked the applicant if they wanted to add any further information on the application. The Agent did not have any further information to add.

The Chair inquired regarding the concrete tank alongside the western boundary, to which, the Agent responded that it was a decommissioned septic tank. The Chair expressed concern regarding leaving the septic bed on the property, as it extends past the property's boundary. The Agent responded that they will speak to the neighbour to gain consent to remove the old septic bed.

The Chair also posed a question regarding the rear yard setback on the addition and whether or not it complies, as it looks to be about 7m. The Agent responds that it's about 7.041m, which is on the edge of the rear yard.

The Chair asked the Agent about the additional driveway entrance for the additional parcel to ensure that there's access and whether they planned to tear down the shed on the current property. The applicant responded that there were talks encompassing tearing it down.

The Committee deliberated regarding the prospects of keeping the shed on the property. The Agent then asked the applicant if she would like to tear down the shed instead, to which the applicant agreed.

There were no further comments from the Committee or members of the public.

**Motion:** Dan O'Hara                      **Seconded:** Gary Bruno  
**Carried:** 5-0

**d. Application:**            A31-24-PC, A32-24-PC, B17-24-PC, B18-24-PC, B19-24-PC  
**Action:**                      Minor Variance and Consent  
**Agent:**                      Urban Belief c/o Palak Kataria  
**Applicant:** Hassan Kurabi  
**Location:**                  4838 Sherkston Road

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

The Chair asked the applicant if they wanted to add any further information on the application. The Agent did not have any further information to add.

Member Beauregard asked the applicant if the easement would be wide enough for the intended purpose. The applicant responded that the easement would be sufficient for the intended purpose.

The Chair asked the applicant if they planned to renovate the house located on the property. The applicant responded that they wish to restore the house and do not have any intention on destroying it.

Dianne Grenier, the neighbour of 4750 Sherkston Avenue, voiced concerns regarding the easement.

The Chair mentioned that an easement cannot be developed upon and that a buffer will remain near the property line.

Dianne Grenier also inquired about the developer's ability to rid the horses on her property, to which, Staff and Committee reassured that the horses were a legal use on the property. The developers would not be able to have the horses removed from her parcel.

Member Beauregard inquired about the status of the Stage 1 Archaeological Assessment. The applicant mentioned that work has not been started.

Member Beauregard expressed concerns that the Archaeological Assessment may take longer than the allotted 2-year period given to an applicant to complete their conditions of consent. The applicant reassured the Committee that they plan to start immediately.

The Chair mentioned to the applicant that they are allowed to come back to the Committee to change a condition of consent, provided it does take longer than the 2-year period.

There were no further comments from the Committee or members of the public.

**Motion:** Dave Elliot                      **Seconded:** Gary Bruno  
**Carried:** 5-0

#### **6. Other Business**

As the 2025 Committee of Adjustment schedule was not decided upon in the prior hearing, the Secretary-Treasurer had reappointed the schedule as a topic of discussion. The Committee then motioned to move the 2025 Committee of Adjustment schedule.

**Motion:** Angie Desmarais                      **Seconded:** Eric Beauregard  
**Carried:** 5-0

#### **7. Approval of Minutes**

That the minutes from the December 11<sup>th</sup> meeting be approved.

**Motion:** Gary Bruno                      **Seconded:** Dan O'Hara  
**Carried:** 5-0

#### **8. Adjournment**

There being no further business, the meeting was adjourned at approximately 7:00 pm.

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Dan O'Hara, Chair

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Taya Taraba, Acting Secretary-Treasurer