



Committee of Adjustment -Meeting Minutes-

Wednesday, June 12th, 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: Denise Landry, Chief Planner
Taya Taraba, Acting Secretary-Treasurer
Tyler Christian, Planning Assistant

1. Call Meeting to Order

The Vice Chair called the meeting to order at approximately 6:00 pm.

2. Reading of Meeting Protocol

The Vice 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

a. Application: A11-24-PC

Action: Minor Variance

Applicant: Jonathan Sinke

Agent: Timothy Sinke (Henley Heights Construction Inc.)

Location: Vacant Lot Humboldt Parkway

The applicant requested an additional variance on to their application outside of the required circulation window, as per the Planning Act, and requested for an adjournment. The motion was moved by the Chair and carried unanimously.

5. Order of Business

- a. **Application:** A10-24-PC
Action: Minor Variance
Applicant: Marc Arcand
Location: 21 Royal Road

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, they presented the Committee with some background information on the property and their plans regarding the development.

Member Beauregard posed some clarifying questions about the nature of the development.

The Chair asked if any members of the public wished to speak towards the nature of the application. No delegates were present.

That minor variance application **A10-24-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:** *Eric Beauregard*
Carried: 5-0

- b. **Application:** A12-24-PC
Action: Minor Variance
Applicant: Sarah Schaffer
Location: 3233 Snider Road

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 about whether the NPCA had any concerns about the application.

The Chief Planner provided clarification on the matter.

The Chair asked if any members of the public wished to speak towards the nature of the application.

Antonella Ricci, resident, asked for clarification regarding the nature of the application, and whether there would be any impact to their property as a result of the application.

Sybren Heeg, resident, asked for clarification regarding how close the proposed development would be located to their property line.

Both delegates received clarification, and no further delegates requested to speak.

That minor variance application **A12-24-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:** *Dave Elliot*

Carried: 5-0

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

The Chair asked the present agent if they wanted to add any further information, to which, they presented the Committee with a PowerPoint presentation regarding the nature of the variance.

Member Elliot inquired about the potential servicing of the lots. The Committee had agreed that the issue was not relevant to the application at hand.

The Chair asked if any members of the public wished to speak towards the nature of the application.

Eric Hughes, resident, expressed concern regarding the 6.5m front yard setback, and the potential of the actual buildings varying in design from those displayed in the PowerPoint. The delegate expressed further concern regarding the location of the services, noting their desire to see engineered drawings.

The Chair confirmed with the delegate that any future development would be subjected to the same zoning setbacks as every other property in the zone.

Allen Kendrick, resident, asked for clarification regarding the nature of the application, which was thereafter provided.

Julian Renaud, resident, expressed concern regarding the verbiage on the Notices of Hearing regarding notification of proceedings before the Ontario Land Tribunal (OLT), and the proposed reduction in lot area. The delegate noted that they believe the development should go through the zoning by-law amendment and/or development agreement process, noting further concerns with servicing of the lots.

The applicant's agent responded to comments made by the public.

Member Bruno expressed concern regarding the fact that the public delegate was not informed of the OLT hearing and advocated for the application to be adjourned until the July hearing so legal counsel could be sought on the matter.

That minor variance applications **A13-24-PC, A14-24-PC, A15-24-PC, A16-24-PC** be **adjourned** until the July Committee of Adjustment Hearing.

Motion: *Gary Bruno*

Seconded: *Angie Desmarais*

Carried: 4-0

6. Other Business

Nil.

7. Approval of Minutes

Nil.

8. Adjournment

There being no further business, the meeting was adjourned at approximately 8:30 pm.

Dan O'Hara, Chair

Taya Taraba, Acting Secretary-Treasurer