

**COMMITTEE OF ADJUSTMENT
MINUTES
November 29th, 2024**

Present: John Stelmachowicz, Chair
Joe Pantalone, Member
Joan Truax, Member
Ron Henderson, Member

Also Present: Owen Curnew, Secretary-Treasurer

The Chair, John Stelmachowicz, called the meeting to order at 10:00 a.m. and explained the meeting process and the time frame for appeals to those persons present. He advised that all statements and evidence given before the Committee are of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

MINUTES:

The Minutes of September 27th, 2024, were approved by the Committee.

DISCLOSURE OF INTEREST:

No conflicts of interests were disclosed.

APPLICATIONS

A13/24	Craven Compton
100 Vernon Street	Minor Variance

Present (other than Committee & Staff Members):

Craven Compton Applicant

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

Craven Compton provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

Joe Pantalone asked for clarification regarding the proposed number of units vs the existing number of units.

Craven Compton spoke through the chair and explained that there are three (3) existing units, and they are attempting to register four (4) units; two (2) primary units, and two (2) additional residential units.

Joe Pantalone asked for further clarification regarding how the units will be accessed and will the parking have impeded potential access?

Craven Compton expressed that he would be willing to provide a more detailed site plan to address concerns regarding the access and parking.

Joe Pantalone spoke to the current site plan and suggested that it is insufficient to support the application.

Joe Pantalone suggested that the application be deferred to the next meeting.

John Stelmachowicz spoke to Staff and asked for clarification regarding the existing units, and why the Committee is addressing a variance when these units are existing.

Owen Curnew spoke through the chair and spoke to the rationale of staff to try and support additional housing where it can be supported and to avoid displacing residents.

John Stelmachowicz asked for further clarification regarding the number of required parking spaces.

Owen Curnew stated that the provincial requirement for parking is one (1) parking space per unit.

Joe Pantalone stated that a revised site plan should be provided to inform the Committee's decision at a future meeting

Joe Pantalone called a motion to DEFER the application to a future meeting so that the applicant can provide a site plan that demarcates appropriate accesses to the units, dimensions for parking spaces in conformance with the Township's By-laws, and to ensure adequate site lines for the parking spaces are being maintained, and the delineation of the play area.

The Committee voted to DEFER the variance to a future meeting.

A14/24
11 Vernon Street

Donna Dean
Minor Variance

Present (other than Committee & Staff Members):

Donna Dean Applicant
Willam Laycock, Agent

Owen Curnew provided a brief synopsis, outlining the purpose of the applications, all comments received, and the recommendation of Planning Staff: APPROVAL of the application.

John Stelmachowicz invited the applicant to present.

William Laycock provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

Joe Pantalone stated that the application should be considered minor as they appear to be minimally reducing setbacks and supported the application and suggested approval of the application.

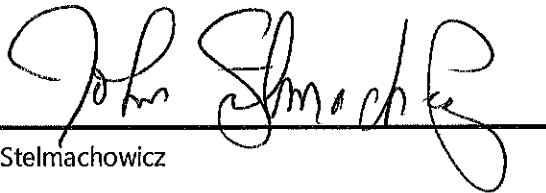
The Committee voted to APPROVE the variance with the conditions of approval recommended by staff.

OTHER BUSINESS

ADJOURNMENT

The Chair, John Stelmachowicz, closed the meeting at 10:42 a.m.

X

A handwritten signature in cursive script that reads "John Stelmachowicz". The signature is written over a horizontal line.

John Stelmachowicz
Chair