

**COMMITTEE OF ADJUSTMENT
MINUTES
March 24th, 2023.**

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

Also Present: Owen Curnew, Secretary-Treasurer
Colleen Healey-Dowdall, CAO
Sam Haniff, Manager of Planning

The Committee assigned Joe Pantalone temporarily as the acting chair for the deliberations on file no. **A2/23**.

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 February 24th, 2023 were accepted by the Committee.

DISCLOSURE OF INTEREST:

John Stelmachowicz disclosed a conflict of interest with File No. A2/23.

APPLICATIONS

B11/22
5485 County Road 15

Alan Douglas & Jane Downey
Consent – Lot Line Adjustment

Present (other than Committee & Staff Members):

Jane Downey, Applicant
Katie Bagshaw, Daughter of 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.

Katie Bagshaw made a presentation on behalf of her mother.

Colleen suggested a condition.

Katie Bagshaw asked for clarification on the condition.

Joe Pantalone proposed the a condition.

Katie Bagshaw asked for clarification on the condition.

Joe asked that has condition be put forward to a vote.

The committee voted to approve Colleen's condition.

The committee denied Joe's condition that the applicant commit to any future plans be presented to the NVCA prior to submission.

The Committee voted to approve the application B11/22.

The Committee voted to:

B2/23

4919 County Road 90

Worsnop & Eveleigh

Consent – Lot Line Adjustment

Present (other than Committee & Staff Members):

Casey Van Kessel, Applicant's 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 Casey Van Kessel to present.

Casey Van Kessel provided a presentation suggesting that applications B2/23 and B3/23 are meant to facilitate succession planning and a means to provide affordable housing to the applicant's children.

Joe Pantalone suggested that the applicant plant three good size caliper trees on the property.

John Stelmachowicz suggests that condition be applied to the next case.

Henry Sander suggested that both B2/23 and B3/23 be dealt with at the same time.

The Committee agreed to deal with both applications at the same time.
Henry Sander asked the about the applicability of NVCA comments and authority on the site, pertaining to ARUs.

Sam Haniff, through the chair, suggested that the NVCA approval is still required for any future development.

Colleen Dowdall concurred with Sam Haniff and suggested that in the future, the Township would most likely be in support of an ARU with the proper paperwork and applications.

The Committee voted to approve Colleen's condition.

The Committee voted to approve Joe Pantalone's condition that the approval be subject to the applicant planting and maintaining at his total cost, at least 3, 6 feet, full shade canopy trees on the severed property line to the satisfaction of the Township.

The Committee voted to approve B2/23 with conditions.

B3/23	James Worsnop
No municipal address	Minor Variance

Present (other than Committee & Staff Members):

Casey Van Kessel, Applicant's 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.

The Committee voted to approve B2/23 with conditions.

A2/23	Leigh Recker
5444 County Road 21	Minor Variance

Present (other than Committee & Staff Members):

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.

Colleen suggested that a condition requiring the applicant provide a drainage and lot grading plan.

Joe Pantalone invited Leigh Recker to present.

Leigh Recker provided a presentation.

Leigh Recker asked for clarification on the public comment and suggested condition.

Owen Curnew spoke through the chair to clarify the neighbour's concern.

Colleen clarified the condition for Leigh Recker.

Joe Pantalone spoke about the role and responsibilities of the Committee to consider comments and concerns of neighbours.

Henry asked Colleen about the impact on the clay-tiles, as mentioned in the neighbour's comment.

Henry quoted the correspondence with Ryan Winder and the NVCA about the contaminated soil.

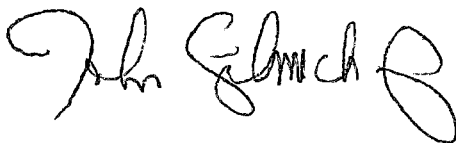
Colleen provided an explanation as to how the NVCA's concerns would be addressed through the NVCA permitting process and building permit application process and that the requested drainage and lot grading plan would also help in satisfying these concerns.

The Committee voted to approve the additional conditions

The Committee voted to approve A2/23.

ADJOURNMENT

The chair, John Stelmachowicz closed the meeting at 11:00 a.m.

 04/28/23

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