

## COMMITTEE OF ADJUSTMENT

### MINUTES March 22<sup>nd</sup>, 2024

**Present:** Joe Pantalone, Acting Chair  
Ron Henderson, Member  
Joan Truax, Member  
Henry Sander, Member

**Also Present:** Owen Curnew, Secretary-Treasurer

The Acting Chair, Joe Pantalone 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 23<sup>rd</sup>, 2024, were accepted by the Committee.

#### **DISCLOSURE OF INTEREST:**

No conflicts of interests were disclosed.

#### **APPLICATIONS**

<b>A1/24</b>	<b>Steve O'Leary</b>
13 Roth Street	Minor Variance

#### **Present (other than Committee & Staff Members):**

Steve O'Leary, Applicant  
Eric LeClair, Resident

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.

Joe Pantalone invited the applicant to present.

Steve O'Leary provided a brief presentation.

Henry Sander thanked the applicant for addressing all the concerns raised in the previous meeting. Sander also asked that a condition of the Minor Variance be that two of the proposed parking spaces be dedicated solely to the additional residential unit.

Joe Pantalone asked how many trees will be planted in the backyard.

Joe Pantalone asked to distinguish what type of trees will be planted in the backyard.

Joe Pantalone asked if there were any questions from the public.

Joe Pantalone called for a motion that two of the proposed parking spaces be dedicated for the additional residential unit as a condition, and for the applicant to commit to the

instillation of full-shade canopy trees in the proposed area on the site plan provided as a condition.

Henry Sander seconded the motion.

Ron Henderson provided the third vote, and the motion was approved to add the recommended conditions.

**The Committee voted to APPROVE A1/24 with the suggested conditions.**

**A3/24**  
5 Dunn Court

**Puran Lall**  
Minor Variance

**Present (other than Committee & Staff Members):**

Puran Lall, 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.

Joe Pantalone invited the applicant to present.

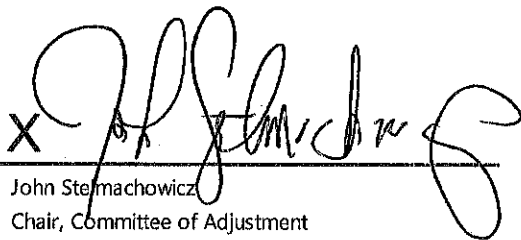
Joe Pantalone asked if there were any comments from the public.

**The Committee voted to APPROVE A3/24 with the suggested conditions from staff.**

### OTHER BUSINESS

### ADJOURNMENT

The Acting Chair, Joe Pantalone, closed the meeting at 10:16 a.m.

X 

John Stelmachowicz  
Chair, Committee of Adjustment