



Minutes

Committee of Adjustment

February 25, 2025, 3:00 p.m.

City Hall - 808 2nd Avenue East - Council Chambers

MEMBERS PRESENT: Chair Brian Green
Vice Chair Gail McCartney
Member Markus Hawco (via video)
Member Dinesh Shah

MEMBERS

ABSENT/REGRETS: Member Tyler Hopkins

STAFF PRESENT: Kevin Linthorne, Chief Building Official
Sabine Robart, Manager of Planning and Heritage
Matt Pierog, Engineering Technologist
Allison Penner, Deputy Clerk

1. CALL TO ORDER

Chair Green called the meeting to order at 3:00 p.m.

2. CALL FOR ADDITIONAL BUSINESS

There was no additional business.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. CONFIRMATION OF MINUTES

4.a Minutes of the Committee of Adjustment meeting held on December 17, 2024

CA-250225-001

Moved by Vice Chair McCartney

**"THAT the minutes of the Committee of Adjustment meeting held on
December 17, 2024 be approved as printed."**

Carried.

- 4.b Minutes of the Special Committee of Adjustment meeting held on January 28, 2025

CA-250225-002

Moved by Vice Chair McCartney

"THAT the minutes of the Special Committee of Adjustment meeting held on January 28, 2025 be approved as printed."

Carried.

5. CORRESPONDENCE RECEIVED FOR WHICH DIRECTION IS REQUIRED

There were no correspondence items presented for consideration.

6. ANNOUNCEMENT BY THE CHAIR

Please be advised that the *Planning Act* of Ontario indicates that if anyone other than the applicant or agent wishes to receive notice of the decision of the Committee of Adjustment, or in the event that the Committee defers its decision or notice of further proceedings respecting the application, such person or persons must leave their names and addresses in writing with the Secretary-Treasurer of the Committee prior to leaving the hearing.

In addition, only the applicant, the Minister or a specified person or public body that has an interest in the matter has the right to appeal the decision of the Committee of Adjustment within the defined appeal period. More information concerning how to appeal a decision of the Committee of Adjustment to the Ontario Land Tribunal may be obtained from the Community Services Department (Planning Division) in City Hall.

7. APPLICATIONS

- 7.a Application File No. A04-2025 for 1170 2nd Avenue East

The Secretary-Treasurer provided an overview of application A04-2025, including property details and correspondence received.

The Manager of Planning and Heritage provided a summary of the staff report, including a description of the policy framework, an overview of the facts of the application, and a description of the proposed conditions of approval. Ms. Robart recommended that the application be approved subject to the conditions outlined in Schedule 'E' of Staff Report CS-25-019.

The applicant, Ron Davidson, Land Use Planning Consultant, advised that the application is for a minor variance with respect to parking requirements. The existing business, which will continue to operate in the new building, has existed on the site for 24 years and the current 10 parking spaces have always been sufficient in that time. Mr. Davidson noted that while this business is retail, the nature of this operation does not require much parking.

There were no questions or comments from members of the public.

The Committee had no questions or requests for information from staff.

CA-250225-003

Moved by Member Hawco

"THAT in consideration of Staff Report CS-25-019 respecting Minor Variance A04-2025 for the property known as 1170 2nd Avenue East (1177 1st Avenue East), the Committee of Adjustment approves the minor variance as the Committee concludes that the requested variance maintains the general intent and purpose of the City's Official Plan and Zoning By-law, is minor in nature, and desirable for the appropriate development and use of the lands, subject to the conditions outlined in Schedule 'E'."

Carried.

8. CORRESPONDENCE PROVIDED FOR INFORMATION

There were no correspondence items presented for information.

9. DISCUSSION OF ADDITIONAL BUSINESS

There was no additional business.

10. NEXT MEETING

The next regularly scheduled meeting is March 25, 2025.

11. ADJOURNMENT

The business contained on the agenda having been completed, Chair Green adjourned the meeting at 3:15 p.m.