



Minutes

Committee of Adjustment

May 27, 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)

MEMBERS

ABSENT/REGRETS: Member Tyler Hopkins
Member Dinesh Shah

STAFF PRESENT: Pam Coulter, Director of Community Services
Kevin Linthorne, Chief Building Official
Margaret Potter, Senior Planner
Matt Pierog, Engineering Technologist
Allison Penner, Secretary-Treasurer

1. CALL TO ORDER

Chair Green called the meeting to order at 3:04 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 April 22, 2025

CA-250527-001

Moved by Vice Chair McCartney

"THAT the minutes of the Committee of Adjustment meeting held on April 22, 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. A08-2025 for 240 2nd Street East

The Secretary-Treasurer provided an overview of application A08-2025, including property details and correspondence received.

The Senior Planner 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. Potter recommended that the application be approved subject to the conditions outlined in Schedule 'E' of Staff Report CS-25-052.

Chair Green inquired if the applicant or agent had any comments. The applicant, Troy Clouatre, was in attendance and did not make any presentation.

Chair Green inquired if there were any comments from members of the public. No members of the public were present to speak in support of or opposition to the application.

In response to a question from Committee, Ms. Potter advised that an archaeological study is being recommended as part of the Consent application.

CA-250527-002

Moved by Vice Chair McCartney

"THAT in consideration of Staff Report CS-25-052 respecting Minor Variance A08-2025 by Grey Rose Inc. for the property known as 240 2nd Street 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.

7.b Application File No. B08-2025 for 240 2nd Street East

The Secretary-Treasurer provided an overview of application B08-2025, including property details and correspondence received.

The Senior Planner 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. Potter recommended that the application be approved subject to the conditions outlined in Schedule 'E' of Staff Report CS-25-054.

Chair Green inquired if the applicant or agent had any comments. The applicant, Troy Cloutre, was in attendance and noted that he generally concurred with the Planning Division staff's recommendation and had no further concerns.

Chair Green inquired if there were any comments from members of the public. No members of the public were present to speak in support of or opposition to the application.

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

CA-250527-003

Moved by Vice Chair McCartney

"THAT in consideration of Staff Report CS-25-054 respecting a consent for lot creation for property known as 240 2nd Street East, the Committee of Adjustment approves Consent Application B08-2025 by Grey Rose Inc. subject to the conditions outlined in Schedule 'E'."

Carried.

7.c Application File No. B09-2025 for 1663 5th Avenue East

The Secretary-Treasurer provided an overview of application B08-2025, including property details and correspondence received.

The Senior Planner 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. Potter recommended that the application be approved subject to the conditions outlined in Schedule 'E' of Staff Report CS-25-055.

Chair Green inquired if the applicant or agent had any comments. Applicant, Ron Davidson of Ron Davidson Land Use Planning Consultant Inc., was in attendance and advised that intensification, infill, and efficient use of serviced

land aligned with provincial and county policy. Mr. Davidson noted the application proposes a lot width of 16 metres, which exceeds the minimum allowable 12 metres. Mr. Davison advised that while there may be construction noise, this will be for a limited time and is necessary for development.

Chair Green inquired if there were any comments from members of the public. No members of the public were present to speak in support of or opposition to the application.

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

CA-250527-004

Moved by Vice Chair McCartney

"THAT in consideration of Staff Report CS-25-055 respecting a consent for lot creation for property known as 1663 5th Avenue East, the Committee of Adjustment approves Consent Application B09-2025 by William (Keith) Miles 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 June 24, 2025.

11. ADJOURNMENT

The business contained on the agenda having been completed, Chair Green adjourned the meeting at 3:29 p.m.