

**COMMITTEE OF ADJUSTMENT  
MINUTES  
May 31st, 2024**

**Present:** John Stelmachowicz, Chair  
Joe Pantalone, Member  
Joan Truax, Member  
Henry Sander, 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 March 22nd, 2024, were accepted by the Committee.

**DISCLOSURE OF INTEREST:**

No conflicts of interests were disclosed.

**APPLICATIONS**

<b>A4/24</b>	<b>Nathan &amp; Lawrey Body</b>
<b>6009 19th Sideroad</b>	<b>Minor Variance</b>

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

Lawrey Body, 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.

Lawrey Body provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public.

**The Committee voted to APPROVE A4/24 with the suggested conditions from staff.**

**A5/24**  
**5406 20th Sideroad**  
**Kim & Sylvia Murphy**  
**Minor Variance**

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

Sylvia Murphy, 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 Steimachowicz invited the applicant to present.

Sylvia Murphy provided a brief presentation.

John Steimachowicz asked if there were any comments from the public.

Joe Pantalone asked for clarification regarding the types of trees in the immediate area of the proposed ARU.

Sylvia Murphy clarified the type of trees in the immediate area and stated that no trees would be removed.

The Committee voted to APPROVE A5/24 with the suggested conditions from staff.

**A6/24**  
**8847 5th Line**  
**Duaine Hamilton**  
**Minor Variance**

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

Duaine Hamilton, 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 Steimachowicz invited the applicant to present.

Duaine Hamilton provided a brief presentation.

John Steimachowicz asked if there were any comments from the public.

Joe Pantalone asked staff if the condition regarding a clearance letter from the BCRY was necessary, given that the ARU would be a significant distance away from the BCRY train line.

Owen Curnew spoke through the chair and stated that staff normal circulates the County on applications where the subject property abuts County land and/or the BCRY.

Joe Pantalone suggested that the condition would potentially result in unnecessary delays and would like to motion to have the condition removed.

John Stelmachowicz asked staff if there would be any potential issues with removing the condition.

Owen Curnew spoke through the chair and suggested it is best and common practice for staff to include relevant agencies and that the Township's Official Plan contains references to circulation to the County for Planning Applications.

**Joe Pantalone motioned to remove the condition for the applicant to receive a clearance letter from the County of Simcoe regarding the BCRY from the approval.**

**The motion to remove the condition was defeated.**

**The Committee voted to APPROVE A6/24 with the suggested conditions from staff.**

**A7/24  
64 Bank Street**

**Daniel Duarte  
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.

John Stelmachowicz invited the applicant to present.

John Stelmachowicz asked if there were any comments from the public.

**The Committee voted to APPROVE A7/24 with the suggested conditions from staff.**

**OTHER BUSINESS**

**ADJOURNMENT**

The Chair, John Stelmachowicz, closed the meeting at 10:34 a.m.

X  
John Stelmachowicz  
Chair  
6/28/24