

**COMMITTEE OF ADJUSTMENT
MINUTES
November 24th, 2023**

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

Also Present: Owen Curnew, Secretary-Treasurer
Sam Haniff, Manager of Planning
Gordon Speers, Applicant
Andrew McIntyre, Agent of Applicant
Ronald Moore, Applicant
Catherine Pan, Agent of Applicant

The Acting Chair for this meeting, 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 October 27th, 2023, were accepted by the Committee.

DISCLOSURE OF INTEREST:

No conflicts of interests were disclosed.

APPLICATIONS

A18/23
8379 8th Line

Harvey Ingwer
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. Also stated that there was an error on the report stating the address was 8379 9th Line, the report has been amended to say 8379 8th Line.

Joe Pantalone invited the applicant to present.

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

Henry Sander asked if there were comments from the NVCA.

Owen Curnew spoke through the chair and clarified there was not.

The Committee voted to APPROVE A18/23 with the suggested conditions from staff.

A19/23
7835 8th Line

Gordon Speers
Minor Variance

Present (other than Committee & Staff Members):

Gordon Speers, Owner
Andrew McIntyre, Agent 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.

Joe Pantalone invited the applicant to present.

Gordon Speers provided a brief description of the proposal.

Andrew McIntyre clarified that he was the designer of the Additional Residential Unit (ARU) and directed the applicant to apply for the variance.

Henry Sander asked if there is a hardline for determining what is an acceptable variance regarding Gross Floor Area.

Owen Curnew spoke through the chair and said that applications are reviewed on a case-by-case basis to determine what is acceptable.

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

The Committee voted to APPROVE A19/23 with the suggested conditions from staff.

B11/23
128 & 136 Denney Drive

Ronald Moore
Lot Line Adjustment

Present (other than Committee & Staff Members):

Catherine Pan (Brookfield Residential), Agent 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.

Joe Pantalone invited the applicant to present.

Catherine Pan provided a brief description of the proposed lot line adjustment.

Ronald Moore clarified that he is not aware what Catherine Pan's role was in the application.

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

Catherine Pan provided clarification regarding the lot line configuration and stated that the transferred lands would not exceed 4.5m in width so the final lot line configuration has been generally agreed upon but will be subject to change.

Ronald Moore stated that he doesn't agree with 4.5m and said it should be 1.5m in width and was concerned about maintaining lot the existing lot frontage.

[136 Denney Drive Resident] stated that Brookfield suggested that the lot line be more in-line with the tree line that exists, and the width would be between 1.5 meters and 4.5 meters.

Joe Pantalone recommended the application be deferred until the final lot line configuration has been agreed upon.

[136 Denney Drive Resident] stated that they have been on Committee of Adjustment and have approved applications before final lot configuration has been agreed upon.

Ron Henderson asked whose fault it was for the well being drilled on the wrong lot.

Henry Sander moved that it be deferred to a future meeting, seconded by Ron Henderson.

The Committee voted to DEFER B11/23.

ADJOURNMENT

The Acting Chair, Joe Pantalone, closed the meeting at 10:34 a.m.

X

John Stelmachowicz
Chair

