

**COMMITTEE OF ADJUSTMENT
MINUTES
September 27th, 2024**

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

Also Present: Oliver Ward, 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 August 30th, 2024, were approved by the Committee.

DISCLOSURE OF INTEREST:

No conflicts of interests were disclosed.

APPLICATIONS

A9/24	David Head
1-3 Fraser Street	Minor Variance - Complex

Present (other than Committee & Staff Members):

David Head, Applicant
Dan Stone, Agent

Oliver Ward 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.

Dan Stone provided a brief presentation.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

The Committee voted to APPROVE the variance with the conditions of approval recommended by staff.

A12/24
5807 30th Sideroad

Scott Jackson
Minor Variance

Present (other than Committee & Staff Members):

Scott Jackson, Applicant

Oliver Ward 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.

Scott Jackson provided a brief presentation, confirming approval by the County and NVCA and stating their intent to landscape appropriately around the proposed building.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

The Committee voted to APPROVE the variance with the conditions of approval recommended by staff.

B6/24
4992 & 5002 25th Sideroad

Andrew Snyder
Consent (Lot Line Adjustment)

Present (other than Committee & Staff Members):

Andrew Snyder, Applicant

Oliver Ward 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.

Andrew Snyder provided a brief presentation, restated the purpose of the application, including the intent to build a new house eventually on the resulting vacant lot. They note that the hydro pole must be removed as a condition. They note that the legal title access to the properties is still being discussed, but the intent of the applicant is to still pursue the application.

John Stelmachowicz asked if there were any comments from the public. No comments were received.

Committee member Joe Pantalone noted the private driveway to the east and wondered aloud if the driveway could be shared. The applicant responded that this was considered but the neighbouring owner was not in favour.

Committee member Sander asked about putting the driveway further to the west. The applicant expressed concern over water and topography regarding the feasibility of the different plan. The chair noted a typing error on the report, referring to the municipal address

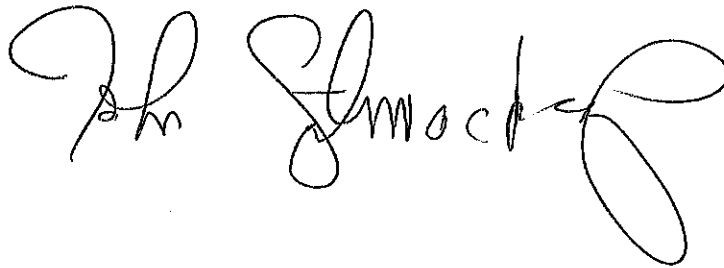
in the report being listed incorrectly as 4492 25th Sideroad.

The Committee voted to DEFER the consent based on the recommendation and reasoning provided by staff.

OTHER BUSINESS

ADJOURNMENT

The Chair, John Stelmachowicz, closed the meeting at 10:50 a.m.

A handwritten signature in black ink, appearing to read "John Stelmachowicz". The signature is written in a cursive, flowing style with large loops and a prominent flourish at the end.

11/29/2024