

Members Present: Dan O'Hara, Angie Desmarais, Eric Beauregard, Gary Bruno,  
Donna Kalailieff

Staff Present: David Schulz, Senior Planner  
Chris Roome, Planner  
Samantha Yeung, Planning Technician/Secretary-Treasurer

The meeting was called to order at approximately 6:00pm by Chair Dan O'Hara.

1. Disclosures of Pecuniary Interest:

Nil.

2. Requests for Deferrals or Withdrawals of Applications:

Nil.

3. New Business

i) **Application: A07-22-PC**

Action: Minor Variance  
Agent: N/A  
Owner: James Joseph Jennings II  
Location: 73 Christmas St

The Secretary-Treasurer read the correspondence received for this application.

The applicant did not defer nor provide any further comments, questions and information.

Member Kalailieff questioned if the old garage would be demolished as it is still present.

Mr. Jennings responds stating a demolition permit had been processed and will be removed before construction.

There were no additional questions from the Committee.

That minor variance application A07-22-PC be **granted** for the following reasons:

1. **Minor in nature** as the increase in accessory lot coverage will not negatively impact the subject parcel.
2. **Appropriate for development of the site** as the parcel is large enough to accommodate an increase in accessory lot coverage.
3. **Desirable and in compliance with the general intent and purpose of the Zoning By-Law** as accessory structures are permitted in the R2 zone and the majority of the requirements of the by-law have been satisfied.
4. **Desirable and in compliance with the general intent and purpose of the Official Plan** as accessory structures are permitted in the Urban Residential designation.

Motion: Eric Beauregard    Seconded: Gary Bruno

Carries: 5-0

ii)    **Application: A08-22-PC**

Action: Minor Variance

Agent: N/A

Owner: Joanne Dasgupta & Stephen White

Location: 891 Lakeshore Rd E

The Secretary-Treasurer read all the correspondence received for this application.

The applicant did not defer nor provide any further comments, questions, and information.

There were no additional questions from the Committee.

That minor variance application A08-22-PC be **granted** for the following reasons:

1. **Minor in nature** as the increase in height will not negatively impact the subject parcel or surrounding area.
2. **Appropriate for development of the site** as the proposal is located in a suitable location on the site and will not have any impact on the existing septic system.
3. **Desirable and in compliance with the general intent and purpose of the Zoning By-Law** as accessory structures are permitted in the LR zone and the majority of the requirements of the by-law have been satisfied.
4. **Desirable and in compliance with the general intent and purpose of the Official Plan** as accessory structures are permitted in the Rural designation.

Motion: Donna Kalailieff    Seconded: Angie Desmarais

Carried: 5-0

**iii)    Application: A05-22-PC & B07-22-PC**

Action: Minor Variance & Consent

Agent:

Owner: Ashleigh Miatello & Glenn Skrubbeltrang

Location: 8 Catharine St

The Secretary-Treasurer read all the correspondence received for this application. The applicant did not defer nor provide any further comments, questions, and information.

Member Beaugard asked for clarification on which lots merging.

Applicant shared screen to clarify the lot severance in 2018 and the proposed plan for lot boundary adjustment.

There were no additional questions from the Committee.

That minor variance application A05-22-PC be **granted** for the following reasons:

1. **Minor in nature** as the requested variance is considered a reasonable and measured request.
2. **Appropriate for development of the site** as the location of the proposed lot lines will allow for the retention of the staircase on Parts 2 and 3 and there is no proposed development on any of the subject parcels.
3. **Desirable and in compliance with the general intent and purpose of the Zoning By-Law** as the majority of the by-law requirements have been met.
4. **Desirable and in compliance with the general intent and purpose of the Official Plan** as residential uses are permitted in the Urban Residential designation and the requirements of the Official Plan have been met.

Motion: Angie Desmarais    Seconded: Gary Bruno

Carried: 5-0

And, planning Staff recommend application B07-22-PC be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for conveyance of the subject parcel or a registrable legal description of the subject

parcel, together with a paper copy and electronic copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.

2. That a final certification fee of \$216 payable to the City of Port Colborne be submitted to the Secretary-Treasurer.
3. That Part 2 and Part 3 be merged on title.
4. That minor variance application A05-22-PC be approved.

For the following reasons:

1. The application conforms to Provincial Policy Statement, the policies of the Regional Official Plan, City of Port Colborne Official Plan and will also comply with the provisions of Zoning By-law 6575/30/18, as amended.
2. This decision is rendered having regard to the provisions of subsection 51(24) of the Planning Act. R.S.O. 1990, c.P.13.

Motion: Gary Bruno

Seconded: Eric Beauregard

Carried: 5-0

**iv) Application: A06-22-PC**

Action: Minor Variance

Agent: N/A

Owner: Tricia Panunte

Location: 192 Queen St

The Secretary-Treasurer read all the correspondence received for this application.

Member Kalailieff asked if the property owner spoke with their neighbours regarding the size of their proposed structure.

Applicant stated they have asked their direct neighbours and no one had comments or objections.

Member Bruno asked for clarification on the city's policies.

Mr. Roome states that the city's policies do not have a regulation where the accessory structure must be smaller than the house. The minor variance is primarily for lot coverage.

There were no additional questions from the Committee.

That minor variance application A06-22-PC be **granted** for the following reasons:

1. **Minor in nature** as the increase in accessory lot coverage will not negatively impact the subject parcel.
2. **Appropriate for development of the site** as the parcel is large enough to accommodate an increase in accessory lot coverage.
3. **Desirable and in compliance with the general intent and purpose of the Zoning By-Law** as accessory structures are permitted in the R1 zone and the majority of the requirements of the by-law have been satisfied.
4. **Desirable and in compliance with the general intent and purpose of the Official Plan** as accessory structures are permitted in the Urban Residential designation.

Motion: Gary Bruno

Seconded: Eric Beauregard

Carried: 5-0

4. Other Business:

1. Member Bruno brought up the topic to include a section in the Committee of Adjustment applications that state members of the public could not contact the Committee of Adjustment, however a member or the Chair may contact the applicant.
2. As things are changing with COVID, we are in discussion to have in-person meetings starting in May or June. The Planning Department will update the Committee of Adjustment and the public as soon as they can.
3. The Planning Department will be making some changes for application schedules such as date for submission and to process a 5-week cycle rather than a 4-week cycle. It will not be changing the Committee meeting dates.

5. Approval of Minutes:

Minutes from the March 9<sup>th</sup>, 2022 meetings were approved.

6. Adjournment

There being no further business, the meeting was adjourned at approximately 6:53pm.