



# Minutes of the 3rd Meeting

## Committee of Adjustment

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**Meeting Date:** Thursday March 4, 2021

**Meeting Time:** 7:00 p.m.

**Meeting Location:** Virtual Meeting

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### **Present:**

N. Chornobay, Chair

S. Haslam

J. Cardwell

B. O'Carroll

D. McCarroll

J. Malfara, Secretary-Treasurer

J. Taylor, Senior Manager – Zoning & Regulation

### **Item 1: Disclosure of Interest:**

There was no disclosure of interest by the members of the Committee of Adjustment

**Carried**

## Item 2: Public Hearings

**A/05/21**

**Michael Hersch & Angela Gourgouvelis**  
**222 Hazelwood Drive**

An application has been received from Michael Hersch & Angela Gourgouvelis, for variances from the provisions of By-law 1784.

The application is for permission to:

1. increase the maximum permitted lot coverage from 20% to 23%; and
2. increase the maximum permitted building height from 8.5m to 8.9m.

The requested variances are required to permit the construction of a new two storey detached residential dwelling on the subject property.

In Support of Application

Michael Hersch  
Angela Gourgouvelis

In Opposition of Application

None at this time.

The Chair introduced the application and asked if anyone would like to speak to the subject application.

M. Hersch introduced himself to the Committee as the owner of the subject property. He provided an overview of the proposed development, and requested variances. He also expressed to the Committee that discussion with surrounding neighbours has also occurred.

The Chair asked if there were any questions from the Committee. There were none.

The Chair asked if there was anyone from the public who wished to speak to the subject application. There was no one.

The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application.

J. Malfara advised the Committee that no correspondence was received.

**Moved by:** J. Cardwell

That the application to 1) increase the maximum permitted lot coverage from 20% to 23%; and 2) increase the maximum permitted building height from 8.5m to 8.9m located at 222 Hazelwood Drive be **Granted** subject to the following conditions:

1. The site grading shall conform to the requirements of the Public Works Department; and
2. Drainage on adjacent properties shall not be negatively impacted by the proposed development.

**Carried**

Reason: The members of the Committee were of the opinion that the variances are minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.

## Item 2: Public Hearings

**A/11/21**

**Mattamy (Monarch) Whitby Limited**  
**915 Rossland Road West**

An application has been received from Mattamy (Monarch) Whitby Limited, for variances from the provisions of By-law 1784.

The application is for permission to reduce the minimum required rear yard setback from 7.5m to 6.9m.

The subject property is located at 915 Rossland Road West. The subject lands are located on the east side of Des Newman Boulevard, north of Bonacord Avenue and are zoned Medium Density (MD) within Zoning By-law 1784.

The requested variances shall apply to five proposed townhouse dwelling units on the subject lands.

In Support of Application Liana Dimaranan

In Opposition of Application                      None at this time.

The Chair introduced the application and asked if anyone would like to speak to the subject application.

L. Dimaranan introduced herself to the Committee as the applicant. She noted that the requested reduction to the rear yard setback is only applicable to a rear yard building bump out and not the entire rear building face.

The Chair asked if there was anyone from the public who wished to speak to the subject application. There was no one.

The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application.

J. Malfara advised the Committee that no public correspondence was received.

The Chair asked if there were any questions from the Committee. There were none.

**Moved by:** B. O'Carroll

That the application to reduce the minimum required rear yard setback from 7.5m to 6.9m located at 915 Rossland Road West be **Granted** subject to the following conditions:

1. That the variances shall apply only to Unit 2 & 3 (Block 174), Unit 1 (Block 175), and Unit 1 & 2 (Block 178);
2. The site grading shall conform to the requirements of the Public Works Department; and
3. Drainage on adjacent properties shall not be negatively impacted by the proposed development.

**Carried**

Reason: The members of the Committee were of the opinion that the variances are minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.



M. Ghofrani replied yes.

The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application.

J. Malfara advised the Committee that no public correspondence was received.

The Chair asked if there was anyone from the public who wished to speak to the subject application.

T. Alipanopoulos expressed that he wanted to provide comments. He noted that the contractor that was originally retained partially completed the works unaware of the zoning issues. When T. Alipanopoulos was made aware of the zoning issues, he retained M. Ghofrani to assist with rectifying the issues.

**Moved by:** D. McCarroll

The application is for permission to 1) increase the maximum permitted lot coverage from 33% to 38%; 2) reduce the minimum required rear yard setback to a covered deck projecting from the main floor of the dwelling from 6.0m to 5.5m; and 3) increase the maximum projection of a covered deck projecting from the main floor of the dwelling into a rear yard from 3.2m to 4.6m located at 69 Deverell Street be **Granted** subject to the following conditions:

1. The site grading shall conform to the requirements of the Public Works Department; and
2. Drainage on adjacent properties shall not be negatively impacted by the proposed development.

**Carried**

Reason: The members of the Committee were of the opinion that the variances are minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.

## **Item 2: Public Hearings**

**A/13/21**

**Barry Harkin**  
**4670 Baldwin Street South**

An application has been received from Barry Harkin, for a variance from the provisions of By-law 1784.

The application is for permission to reduce the minimum required front yard setback from 15.0m to 10.8m.

The requested variance is required to permit a proposed building addition located within the front yard of the subject property.

In Support of Application	Barry Harkin
In Opposition of Application	None at this time.

The Chair introduced the application and asked if anyone would like to speak to the subject application.

B. Harkin introduced himself to the Committee as the owner of the subject property. He expressed to the Committee that the property is a heritage property and does not have a garage currently. A two storey garage is proposed within the front yard of the property. The proposed garage will be tied into the main dwelling and will also be respectful of the existing heritage features of the main dwelling.

The Chair asked if the dwelling (front of house) faces south?

B. Harkin replied yes, and noted that the garage will extend from the east face of the dwelling, whereas the garage doors will face south.

The Chair asked if there were any questions from the Committee.

S. Haslam asked if the existing trees along Baldwin Street will have to be removed to facilitate the garage addition.

B. Harkin replied that the trees on the boulevard will remain. He noted that one tree on private property will have to be removed.

S. Haslam noted that this section of Baldwin Street is MTO regulated. He asked staff if there are any proposed road widening's in front of the applicant's property.



J. Malfara stated that this application was circulated to the Town's Public Works Department and there were no concerns raised in relation to road widening's.

J. Taylor also noted that the requested setback to the proposed garage is very liberal and if any future widening's were to occur, it would be unlikely to affect or be affected by this proposal.

B. O'Carroll noted that CLOCA was requesting that the applicant apply for a CLOCA permit prior to any construction taking place.

J. Malfara confirmed to the Committee that additional comments were received from the Conservation Authority after the staff report was circulated to the Committee. CLOCA has requested that the applicant receive a CLOCA permit prior to any construction taking place.

The Chair asked if the applicant was made aware of the CLOCA permit requirement.

B. Harkin replied yes.

The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application.

J. Malfara advised the Committee that no public correspondence was received.

The Chair asked if there was anyone from the public who wished to speak to the subject application. There was no one.

B. O'Carroll expressed that she was ready to make a motion to approve the requested variances, with the inclusion of a third condition, in addition to the two conditions included within the staff report. The third condition reflects the permit requirements from CLOCA.

**Moved by:** B. O'Carroll

That the application to reduce the minimum required front yard setback from 15.0m to 10.8m located at 4670 Baldwin Street South be **Granted** subject to the following conditions:

1. The site grading shall conform to the requirements of the Public Works Department;
2. Drainage on adjacent properties shall not be negatively impacted by the proposed development; and
3. A CLOCA permit is required prior to any construction.

**Carried**

Reason: The members of the Committee were of the opinion that the variance is minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.

## **Item 2: Public Hearings**

**A/14/21**

**Michael Persechini  
601 Athol Street**

An application has been received from Michael Persechini, for variances from the provisions of By-law 2585.

The application is for permission to:

1. reduce the minimum required setback from the door of a private garage to a street line from 5.8m to 3.0m; and
2. increase the maximum permitted width of a driveway serving a 3 car garage from 9.0m to 10.0m.

The requested variances are required to permit a proposed building addition located within the rear yard of the subject property.

In Support of Application

Brad Achtenberg

In Opposition of Application

Terry Comfort

The Chair introduced the application and asked if anyone would like to speak to the subject application.

B. Achtenberg introduced himself to the Committee as the owner of the subject property. He provided an overview of the proposed garage addition and the requested variances, and also confirmed that the existing garage is located closer to the streetline, than what is being proposed.

The Chair asked if there were any questions from the Committee.

J. Cardwell asked the applicant if the current driveway parking encroached into the Town's right of way.

J. Taylor advised the Committee that the existing setback to the garage from the lot line is 2.6m. There is additional space between the lot line and the edge of the street which the applicant uses to park their vehicles, and this is common within the Town when no sidewalks are present.

S. Haslam asked if there is a second driveway on Athol Street.

B. Achtenberg advised the Committee that they have one driveway, and this is on John Street.

S. Haslam referenced the Public Works comments in the staff report. He asked staff to provide input to these comments.

J. Taylor advised the Committee that comments were provided in response to the Public Works comments within the Planning section of the staff report. J. Taylor noted that the Planning Department does not have an objection to the variances given the nature of the proposal and enlargement of an existing use. He noted that if the applicant were to propose a brand new build, they would be required to comply with the current zoning standards.

D. McCarroll asked if the existing garage will be removed.

J. Taylor replied yes, and that the new structure would be setback from the street line 3.0m, as opposed to the current garage setback of 2.6m. He also noted that there will be living space above the garage. The structure will not exceed the height of the existing dwelling, and would be considered a one storey addition, although the east sloping grade may result in the appearance of the addition being a two storey structure.

The Chair asked J. Taylor to clarify that the only zoning issues are the setback to the garage and the driveway width, and all other zone provisions are complied with.

J. Taylor replied yes.

B. O'Carroll asked if any trees will be removed.

J. Taylor noted that some trees may have to be removed. However, the Town does not have a private tree removal By-law, and should the owner be required to remove any trees, they are permitted to do so.

The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application.

J. Malfara advised the Committee that correspondence was received and was circulated to the Committee prior to the meeting.

The Chair asked J. Malfara to provide an overview of the public correspondence.

J. Malfara advised the Committee that the nature of the comments pertained to concerns regarding removal of trees, the proposed reduce setback to the garage, and visual impacts that may result from the proposed building addition.

The Chair asked if there was anyone from the public who wished to speak to the subject application.

T. Comfort introduced himself as the owner of 304 St. John Street East. He expressed concerns with vehicles reversing into the garage and shining their lights into his front window, as his property is located across the street from the applicant's property. He

also noted that the proposed addition does not fit in with the character of the surrounding area.

**Moved by:** B. O'Carroll

That the application to (1) reduce the minimum required setback from the door of a private garage to a street line from 5.8m to 3.0m; and (2) increase the maximum permitted width of a driveway serving a 3 car garage from 9.0m to 10.0m located at 601 Athol Street be **Granted**.

**Carried**

Reason:       The members of the Committee were of the opinion that the variances are minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.



parking. It was found that the majority of users walked to the market and there was an abundance of on-street parking along Baldwin Street for addition parking if required.

The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application.

J. Malfara advised the Committee that a letter of objection was received and was circulated to the Committee prior to this meeting.

The Chair asked if there was anyone from the public who wished to speak to the subject application.

I. Janacek introduced himself to the Committee as a resident of 12 Price Street. He expressed concerns with lack of parking for the farmers market. He noted that overflow parking for events within Brooklin commonly occurs along his street.

B. O'Carroll asked I. Janacek if additional on-street parking is observed on weekends.

I. Janacek replied that excess on-street parking is observed during large events in Brooklin, such as the Harvest Festival and the Brooklin Spring Fair.

**Moved by:** S. Haslam

That the application to permit a farmers market use within a public parking lot located at 3 Vipond Road be **Granted**.

### **Carried**

Reason:       The members of the Committee were of the opinion that the variance is minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.

## **Item 2: Public Hearings**

**A/16/21**

**John Annis**  
**102 Elizabeth Crescent South**

An application has been received from John Annis, for a variance from the provisions of By-law 1784.

The application is for permission to increase the maximum permitted lot coverage from 20% to 27%.

The requested variance is required to permit the construction of a one storey detached dwelling on the subject property.

In Support of Application	John Annis
	Margaret Lawlor
	Muhammad Malik

In Opposition of Application	None at this time.
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The Chair introduced the application and asked if anyone would like to speak to the subject application.

J. Annis introduced himself to the Committee as the owner of the subject property. He noted that the proposed development is for the construction of a new one storey dwelling on the subject property. The proposed dwelling will be approximately 2,200 sq. ft and will include a three car garage, and a future covered patio in the rear yard.

J. Annis noted that the dwelling and covered patio will occupy 24% of the 27% requested lot coverage, whereas the remaining 3% lot coverage will be applied to a future gazebo in the rear yard.

The Chair asked J. Annis if he currently resides at the property.

J. Annis replied not at this time due to construction delays as well as the requirement of having to seek an exemption from the Town's Interim Control By-law.

The Chair asked if there were any questions from the Committee.

J. Cardwell expressed that the applicant's proposal is in keeping with the neighborhood.

B. O'Carroll noted that she has no objection to the requested variance.



The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application.

J. Malfara advised the Committee that a letter of objection was circulated to the Committee prior to the meeting.

The Chair asked if there was anyone from the public who wished to speak to the subject application.

M. Lawlor advised the Committee that she has no objection to the requested variance.

M. Malik advised the Committee that he has no objection to the requested variance.

**Moved by:** J. Cardwell

That the application to increase the maximum permitted lot coverage from 20% to 27% located at 102 Elizabeth Crescent South be **Granted** subject to the following conditions:

1. The site grading shall conform to the requirements of the Public Works Department; and
2. Drainage on adjacent properties shall not be negatively impacted by the proposed development.

**Carried**

Reason: The members of the Committee were of the opinion that the variance is minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.

## **Item 2: Public Hearings**

**A/17/21**

**Raja Uppuluri**  
**41 Parkview Boulevard**

An application has been received from Raja Uppuluri, for variances from the provisions of By-law 1784.

The application is for permission to

- 1) increase the maximum permitted lot coverage from 20% to 25%;
- 2) reduce the minimum required exterior side yard setback from 10.5m to 4.8m; and
- 3) increase the maximum permitted driveway width for a three car garage from 9.0m to 9.8m.

In Support of Application

Raja Uppuluri

In Opposition of Application

None at this time.

The Chair introduced the application and asked if anyone would like to speak to the subject application.

R. Uppuluri introduced himself to the Committee as the representative of the owners of the subject property. He advised the Committee that the requested variances are required to permit the construction of a new two storey detached dwelling on the subject property. R. Uppuluri expressed that the proposed dwelling is compatible with the surrounding neighborhood.

The Chair asked if there were any questions from the Committee.

D. McCarroll asked if the existing dwelling will be demolished.

R. Uppuluri replied yes.

J. Cardwell noted that the proposal is in keeping with the surrounding dwellings.

The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application.

J. Malfara advised the Committee that a letter was received by Linda McElligott, and this was circulated to the Committee prior to this meeting.

The Chair asked if there was anyone from the public who wished to speak to the subject application.

D. Minaret introduced himself as the son of L. McElligott who submitted a letter to the Committee. D. Minaret was speaking on behalf of his mother. He asked the Committee if there is a rough timeline on the construction of the dwelling.

R. Uppuluri replied that the construction process takes between 10 to 12 months.

D. Minaret asked the Committee which side of the property is subject to the setback reduction.

B. O'Carroll replied it is the west side of the property.

J. Taylor noted that the existing exterior side yard setback is not in compliance with the Zoning By-law, and the requested setback as shown on the applicant's site plan will be similar to what currently exists.

**Moved by:** J. Cardwell

That the application to 1) increase the maximum permitted lot coverage from 20% to 25%; 2) reduce the minimum required exterior side yard setback from 10.5m to 4.8m; and, 3) increase the maximum permitted driveway width for a three car garage from 9.0m to 9.8m located at 41 Parkview Boulevard be **Granted** subject to the following conditions:

1. The site grading shall conform to the requirements of the Public Works Department; and
2. Drainage on adjacent properties shall not be negatively impacted by the proposed development.

**Carried**

Reason: The members of the Committee were of the opinion that the variances are minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.

## Item 2: Public Hearings

**A/18/21**

**Shivang Tarika**  
**31 Fernbank Place**

An application has been received from Shivang Tarika, for variances from the provisions of By-law 1784.

The application is for permission to 1) reduce the minimum required front yard landscaped open space from 40% to 37%; and 2) permit an Accessory Apartment within a linked dwelling.

The requested variances are required to permit an accessory apartment within the linked dwelling located on the subject property.

## In Support of Application

Neha Jain

## In Opposition of Application

None at this time.

The Chair introduced the application and asked if anyone would like to speak to the subject application.

N. Jain introduced herself to the Committee and noted that the requested variances are required to permit the construction of an accessory apartment within basement of their dwelling.

The Chair asked if there were any questions from the Committee.

B. O'Carroll asked if the basement apartment already exists.

N. Jain replied that the basement was finished when they purchased the dwelling, but there were no cooking facilities installed.

B. O'Carroll asked how many cars the applicant owns.

N. Jain replied one.

B. O'Carroll asked the applicant if they currently use their garage for parking.

N. Jain replied that they use the garage occasionally.

D. McCarroll noted that the applicant is proposing 2 parking spaces in total.

J. Malfara clarified that a total of three parking spaces are required. One space shall be dedicated to the accessory apartment use and two spaces dedicated to the primary dwelling. J. Malfara confirmed that a total of three parking spaces are proposed by the applicant.

S. Haslam asked J. Malfara to confirm that the driveway can contain two cars without overhanging the streetline.

J. Malfara confirmed.

S. Haslam asked if the applicant's proposed site plan referenced the property line or the street line (edge of asphalt).

J. Malfara confirmed that the plan referenced the property line.

B. O'Carroll asked the applicant to confirm that further widening of the driveway will not be required.

N. Jain replied that the driveway has sufficient width to facilitate two side by side parking spaces.

The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application.

J. Malfara advised the Committee that correspondence was received and was forwarded to the Committee prior to this meeting.

The Chair asked if there was anyone from the public who wished to speak to the subject application. There was no one.

**Moved by:** B. O'Carroll

That the application to 1) reduce the minimum required front yard landscaped open space from 40% to 37%; and 2) permit an Accessory Apartment within a linked dwelling located at 31 Fernbank Place be **Granted**.

### **Carried**

Reason: The members of the Committee were of the opinion that the variances are minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.

## **Item 2: Public Hearings**

**A/19/21**

**James Mercier**  
**66 Baldwin Street**

An application has been received from James Mercier, for a variance from the provisions of By-law 1784.

The application is for permission to add processing (craft distillery) as a permitted use.

The requested variance is required to permit a micro-distillery use within the commercial building located on the subject property.

In Support of Application                      James Mercier

In Opposition of Application                  Ian Janacek

The Chair introduced the application and asked if anyone would like to speak to the subject application.

J. Mercier introduced himself to the Committee as the applicant. He noted that a micro brewery is proposed on the subject property which would also include on-site retail.

The Chair asked if there were any questions from the Committee.

S. Haslam asked if this use will also include a sit down area for customers.

J. Mercier replied that a tap room and food will be available for customers.

S. Haslam asked how large the restaurant area will be.

J. Mercier replied that the tap room will be around 800 square feet.

S. Haslam asked how many people can be seated at once.

J. Mercier replied around 40 people at maximum.

J. Taylor advised the Committee that a restaurant use is currently permitted within the building.

The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application.

J. Malfara advised the Committee that a letter of objection was received and was circulated to the Committee.

The Chair asked if there was anyone from the public who wished to speak to the subject application.

I. Janacek introduced himself to the Committee as the owner of 12 Price Street. He expressed his concerns with a lack of parking. He noted that there is currently a lack of parking on the subject property, which is resulting in additional on-street parking along Price Street.

I. Janacek also asked the Committee if the applicant would be required to undertake an air quality assessment for their proposed use.

The Chair noted that the requirement of an air quality assessment would likely be reviewed at the Building Permit stage.

J. Taylor stated that this concern has been raised for other distilleries within the Town. These uses have been in operation and air quality assessments were not required.

The Chair asked staff if this location is within an intensification area within the Town of Whitby.

J. Taylor replied yes.

J. Taylor also noted that the requested variance is not about parking, and that it is about clarifying/adding a use to a zone that currently permits similar commercial uses.

**Moved by:** D. McCarroll

That the application to add processing (craft distillery) as a permitted use located at 66 Baldwin Street be **Granted** subject to the following condition:

1. A Heritage Permit shall be obtained for any proposed exterior alterations and/or associated signage.

**Carried**

Reason: The members of the Committee were of the opinion that the variance is minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.





J. Malfara advised the Committee that no correspondence was received.

The Chair asked if there was anyone from the public who wished to speak to the subject application. There was no one.

**Moved by:** J. Cardwell

That the application to reduce the minimum driveway width from 3.0m to 2.8m located at 67 Morningstar Avenue be **Granted** subject to the following conditions:

1. The site grading shall conform to the requirements of the Public Works Department; and
2. Drainage on adjacent properties shall not be negatively impacted by the proposed development.

**Carried**

Reason:       The members of the Committee were of the opinion that the variance is minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.

## Item 2: Public Hearings

**A/21/21**

**Jessica Ross**  
**41 Torian Avenue**

An application has been received from Jessica Ross, for variances from the provisions of By-law 1784.

The application is for permission to 1) reduce the minimum front yard setback from 9.0m to 8.0m; 2) increase the maximum permitted projection of a porch and stairs within a front yard from 1.5m to 2.3m; and 3) increase the maximum permitted lot coverage from 20% to 27%.

The requested variances are required to permit an extensive renovation to the existing dwelling including a covered front porch located within the front yard of the subject property.

J. Malfara advised the Committee that the requested Minor Variance application was **tabled** by the applicant prior to this meeting. This application will be re-heard at the March 25, 2021 Committee of Adjustment meeting.

## Item 2: Public Hearings

**A/22/21**

**Jason White**  
**19 Church Street**

An application has been received from Jason White, for a variance from the provisions of By-law 1784.

The application is for permission to increase the maximum permitted lot coverage from 30% to 35.5%.

The requested variance is required to permit the construction of a new two storey detached dwelling on the subject property.

In Support of Application

Jason White

In Opposition of Application

None at this time.

The Chair introduced the application and asked if anyone would like to speak to the subject application.

J. White introduced himself to the Committee as the owner of the subject property. He advised the Committee that they recently purchased the property and are proposing to construct a new custom home. In discussion with their architect it was determined that additional lot coverage would be required to permit the proposed dwelling and a covered porch within the rear yard of the property.

The Chair asked if there were any questions from the Committee. There were none.

The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application.

J. Malfara advised the Committee that no correspondence was received.

The Chair asked if there was anyone from the public who wished to speak to the subject application. There was no one.

**Moved by:** S. Haslam

That the application to increase the maximum permitted lot coverage from 30% to 35.5% located at 19 Church Street be **Granted** subject to the following conditions:

1. The site grading shall conform to the requirements of the Public Works Department; and

2. Drainage on adjacent properties shall not be negatively impacted by the proposed development.

**Carried**

Reason: The members of the Committee were of the opinion that the variance is minor in nature; that the general intent and purpose of the By-law and the Official Plan is being maintained, and further that the granting of the application is desirable and would result in the appropriate development of the property.

Having considered the contents of all submissions, the staff report and oral submissions had an effect on the Committee's decision.

**Item 3: Approval of Previous Minutes**

**Moved by:** J. Cardwell

That the minutes of the Committee of Adjustment held on Thursday February 11, 2021 be adopted.

Carried

**Item 4: Other Business**

The Chair noted that some of the PDF correspondence letters provided by J. Malfara would not open correctly.

J. Malfara advised the Committee that this matter will be looked into, and fixed for the next meeting.

**Item 5: Adjournment**

**Moved by:** B. O'Carroll

That this meeting of the Committee of Adjustment be adjourned.

Carried

[Original Approved]

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Secretary Treasurer

[Original Approved]

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Chair