



Minutes of the 2nd Meeting

Committee of Adjustment

Meeting Date: Thursday February 20, 2025

Meeting Time: 7:00 p.m.

Meeting Location: Virtual Meeting

Present:

S. Haslam, Chair

J. Cardwell

N. Chornobay

K. Docherty

J. Rinella

R. Chow, Secretary-Treasurer

K. Kram, Senior Manager, Zoning & Regulation

J. Malfara, Principal Planner, Zoning & Regulation

Item 1: Land Acknowledgement

The chair opened the meeting and made the land acknowledgement statement.

Item 2: Disclosure of Interest:

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

Carried

Item 3: Public Hearings

A/07/25

Jonas Munro

17 Mildenhall PI

An application has been received from Jonas Munro for variances from the provisions of Town of Whitby Zoning By-law 1784.

The application is for permission to (1) increase the maximum permitted lot coverage from 40% to 45% and (2) reduce the minimum required interior side yard setback of an accessory structure from 0.6 m to 0.3 m.

The requested variance is required to permit a covered and unenclosed patio area projecting from the rear of the existing dwelling, and to recognize an existing shed located in the east interior side yard.

The subject property is located at 17 Mildenhall PI and is zoned Residential (R2C*) within Town of Whitby Zoning By-law 1784.

In Support of Application: Jonas Munro (Owner/Applicant)

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.

Jonas Munro introduced himself as the homeowner and provided a brief overview of the requested variances. J. Munro stated that the proposed covered patio will increase the lot coverage to 1% over the maximum permitted lot coverage. Following discussions with Planning staff, he rounded up his request to permit up to 45% lot coverage for future flexibility.

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

K. Docherty asked if the plans indicate a fireplace with an exterior vent located under the proposed covered patio.

J. Munro stated that he will be removing the gas fireplace so that the proposed covered patio does not have to impede on the fireplace's ventilation. In the future, he will install a safer electric fireplace inside his house instead. J. Munro stated that the proposal will meet the requirements of the Building Code.

J. Cardwell asked if the Building Division had any concerns with the existing shed located in the side yard.

J. Munro stated that the shed was installed approximately 5 years ago and did not require a Building Permit. J. Munro further stated that he had discussed the shed with his neighbour prior to its installation and his neighbour did not have any concerns.

J. Cardwell stated that the shed appears to be close to the lot line so eaves and a downspout should be installed to direct any water away from the neighbouring property.

J. Munro responded that he will soon be re-shingling his house. The roofer will work on improving the eaves on the house's roof and will also improve drainage and ventilation for the shed.

There were no further questions from the Committee.

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

R. Chow 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 (1) increase the maximum permitted lot coverage from 40% to 45% and (2) reduce the minimum required side yard setback of an accessory structure from 0.6 m to 0.3 m located at 17 Mildenhall Pl be **Granted** subject to the following condition:

1. Roof drainage and site grading shall not have a negative impact to adjacent properties and shall conform to the requirements of the Engineering Services Division.

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 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.

A/08/25

**Adrianna and Alfred Ramsingh
944 Dundas St E**

An application has been received from Adrianna and Alfred Ramsingh for variances from the provisions of Town of Whitby By-law 2585.

The application is for permission to (1) increase the maximum permitted height of a dwelling from 8.5 m to 9.5 m, (2) to reduce the minimum required interior side yard setback of a 2 storey dwelling from 2 m to 1.2 m for the east side yard, and (3) to reduce the minimum required interior side yard setback for a side yard containing a driveway where there is no garage on a lot from 4.3 m to 3.9 m for the west side yard.

The requested variances are required to permit a proposed single-detached dwelling containing 3 additional dwelling units.

The subject property is located at 944 Dundas St E and is zoned Residential (R4) in Town of Whitby Zoning By-law 2585.

In Support of Application: None at this time.

In Opposition of Application: None at this time.

The applicant was not present at this time.

N. Chornobay made a motion to move this item to the end of the meeting.

Carried.

Jennifer Kitchen (Jenasys Drafting & Design)
25 Michael Blvd

The application is for permission to increase the maximum permitted lot coverage from 35% to 37%.

The subject property is located at 25 Michael Blvd and is zoned Residential (R2) within Town of Whitby Zoning By-law 2585.

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

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1. Roof drainage and site grading shall not have a negative impact to adjacent properties and shall conform to the requirements of the Engineering Services Division.
2. The Applicant shall apply for and obtain a Grading, Servicing, and Drainage Permit through the Engineering Services Division.

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 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.

A/10/25

**Richard Vink (VA3 Design Inc.)
30 McGowan Dr**

An application has been received from Richard Vink of VA3 Design Inc. (on behalf of 3425 Coronation Developments Limited) for a variance from the provisions of Town of Whitby Zoning By-law 1784.

The application is for permission to reduce the minimum required frontage for a single detached dwelling containing an attached 2-car garage from 10.5 m to 9.6 m.

The requested variance is required to permit a proposed two-storey single-detached dwelling with a 2-car attached garage.

The subject property is located at 30 McGowan Dr and is zoned Low Density Residential (LD) within Town of Whitby Zoning By-law 1784.

In Support of Application: None at this time.

In Opposition of Application: None at this time.

The applicant was not present at this time.

K. Docherty made a motion to move this item to the end of the meeting.

Carried.

A/11/25

**Richard Vink (VA3 Design Inc.)
28 McGowan Dr**

An application has been received from Richard Vink of VA3 Design Inc. (on behalf of 3425 Coronation Developments Limited) for a variance from the provisions of Town of Whitby Zoning By-law 1784.

The application is for permission to reduce the minimum required frontage for a single detached dwelling containing an attached 2-car garage from 10.5 m to 9.6 m.

The requested variance is required to permit a proposed two-storey single-detached dwelling with a 2-car attached garage.

The subject property is located at 28 McGowan Dr and is zoned Low Density Residential (LD) within Town of Whitby Zoning By-law 1784.

In Support of Application: None at this time.

In Opposition of Application: None at this time.

The applicant was not present at this time.

K. Docherty made a motion to move this item to the end of the meeting.

Carried.

B/05/25
Yaso Somalingam
72 Meadow Cres

An application has been received from Yaso Somalingam (on behalf of Emmanuel Neranjala) for consent at 72 Meadow Cres.

The application is to permit the severance of a 72 Meadow Cres into 2 lots. The proposed severed lands will measure 728 m² and the proposed retained lands will measure 728 m². Each lot is proposed to have a 2-storey single-detached dwelling.

This application is related to minor variance applications A/12/25 and A/13/25 to permit the proposed lot sizes for the retained and severed lands.

In Support of Application:	Jonathan Benczkowski (Owner Representative)
	Yaso Somalingam (Applicant/Owner Representative)
	Larkshana Yasotharan (Owner Representative)
In Opposition of Application:	Brian Pratt (Resident)
	Karen Pratt (Resident)
	Bernard Lewis (Resident)

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

J. Benczkowski introduced himself as a Planner representing the owner and provided a brief presentation on the proposal, the requested severance, and the requested variances. J. Benczkowski presented examples of neighbouring properties and explained that the proposed lot sizes and dwelling designs for the subject property are similar to and compatible with what currently exists in the neighbourhood. J. Benczkowski also presented a rendering demonstrating the proposed massing next to the approximate massing of the neighbouring dwellings.

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

J. Cardwell asked if any consideration was made to build bungalows instead of 2-storey dwellings.

J. Benczkowski responded that bungalows were not considered as the proposed dwellings fully comply with the Zoning By-law's provisions, including the applicable height restrictions.

K. Docherty asked for clarification on the current lot dimensions and on how many dwellings are proposed.

J. Benczkowski responded that the lot currently measures 38 m in depth and 38 m in width. J. Benczkowski clarified that 2 2-storey dwellings are proposed and that the rendering showed 4 dwellings as it included the neighbouring dwellings. The rendering served to provide more context on the scale and massing of the proposed dwellings relative to the neighbouring properties.

K. Docherty asked if the dwellings are mirror images of each other.

J. Benczkowski responded yes. J. Benczkowski further stated that the applicant is flexible should the Committee impose a condition that the 2 dwellings shall not be mirror images of one another.

K. Docherty agreed that a condition could be imposed to make both dwellings have unique designs. K. Docherty stated that the architectural designs should be based on what already exists in the neighbourhood and that the proposed dwellings should match the existing aesthetics in the area.

N. Chornobay asked for clarification on what is meant by 'mirror images' and what changes could be proposed to the designs.

J. Benczkowski responded that the 2 proposed dwellings are currently identical massings and have identical facades, however, that each dwelling can be give given different facades and fenestration, as well as different materiality. J. Benczkowski further explained that because no variances were required to allow the proposed dwellings, they do not have to resubmit any plans and reapply for more variances if they change the appearance of the proposed dwellings.

N. Chornobay asked Planning Staff if the Town offers architectural control.

J. Malfara responded that for developments that only require a building permit, architectural control is not a requirement, unlike for subdivisions or site plan applications.

There were no further questions from the Committee.

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

R. Chow advised the Committee that 4 emails were received in objection of the proposal, and that these emails were forwarded to the Committee for their consideration prior to the hearing.

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

Brian Pratt and Karen Pratt introduced themselves as residents of the neighbourhood living across the street from the subject property. B. Pratt stated that more homes in the neighbourhood are smaller older bungalows than larger newer homes. B. Pratt further

explained that the severance done at 52 Meadow Cres a few years ago was not appreciated by many community members as the newer homes altered the look of the neighbourhood. B. Pratt stated that he was concerned the proposal for 72 Meadow would not fit the look of the neighbourhood either, while also increasing traffic on a quiet street with no curbs.

K. Pratt stated that while she understands that smaller lots are now more common than in the past, among the nearby lots that were previously severed, none contain large 2-storey dwellings. The larger homes in the area have larger setbacks as well. K. Pratt further stated that due to the slope of the street, the proposed 2-storey dwellings will appear even taller than their actual height.

B. Pratt stated that the applicants of 52 Meadow Cres had also initially proposed 2-storey dwellings but that they revised their plans and ended up building bungalofs. B. Pratt expressed that the proposal for 72 Meadow Cres feels different compared to the development at 52 Meadow Cres as well as the other existing properties in the area. B. Pratt acknowledged that while change will come into their neighbourhood in the future, the applicant should be mindful and careful of how their proposal will affect those living around the subject property.

Bernard Lewis introduced himself as a resident of the neighbourhood and stated that he agreed with B. Pratt and K. Pratt's comments. B. Lewis stated that the homes in the middle of Meadow Cres are bungalows while the larger homes in the area are located along the perimeter of the neighbourhood backing onto green space and parks. B. Lewis expressed that the proposed 2-storey dwellings will stand out among the adjacent bungalows and destroy the image of the area. The proposal should be revised similar to how the previous development at 52 Meadow Cres revised their application from taller dwellings to bungalofs.

N. Chornobay stated that while he is ready to make a motion for approval, he is aware of the concerns from the community regarding design and that a condition of approval should be added to consider the design of the future dwellings.

The Chair asked if such a condition should be imposed on the severance application or if it should be imposed on the related minor variance applications.

R. Chow responded that the severance application is solely to implement the severance of the lot, not to permit the construction of any dwellings. If a condition of approval for the severance were to be related to the design of the proposed dwellings, the applicant would not be able to complete the severance without progressing on the development of the dwellings. However, the 2 dwellings would not be permitted to be built without a completed severance. Any condition related to design should therefore be placed on the minor variance applications instead.

K. Kram responded that a design-related condition of approval should be placed on the minor variance applications rather than the consent application. Severance conditions

are only applicable prior to the applicant creating the new lots, while minor variance conditions remain on a lot in perpetuity.

N. Chornobay stated that the Committee should then apply a design-related condition of approval on the related minor variance applications rather than on the severance application.

Moved by: N. Chornobay.

That the application to permit the severance of 72 Meadow Cres to create a lot measuring 728 m² in area and to retain a lot measuring 728 m² be **Granted** subject to the following conditions:

1. That the applicant satisfies all the requirements of the Regional Municipality of Durham concerning the provision of regional services, financial and otherwise;
2. That the applicant satisfies the requirements of the Soil and Groundwater Assessment Protocol by completing and submitting a Site Screening Questionnaire signed by a Qualified Professional (QP);
3. That the applicant obtains any required minor variances to ensure compliance with Town of Whitby Zoning By-law 1784;
4. That the applicant pays the required Release Fees to the Town of Whitby;
5. That the applicant provides a cash contribution to the Town of Whitby for the planting of one street tree in the boulevard of the proposed severed lot in the amount of \$550. If the boulevard cannot accommodate a street tree, a tree will be planted on Town land elsewhere in the Town of Whitby;
6. That the applicant shall provide cash-in-lieu of parkland in accordance with Bylaw 7733-21 and the Planning Act;
7. That the applicant submits two copies of a registered plan on the subject parcel;
8. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions and the Expiry Date of Application B/05/25 is Monday, March 22, 2027;
9. That prior to the signing of the certificate by the Secretary-Treasurer of the Committee of Adjustment that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Region of Durham that condition #1 has been carried out to its satisfaction;
10. And that once all the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and

forward the legal document(s) with the applicable stamping fee to the Town of Whitby, to the attention of the Secretary-Treasurer of the Committee of Adjustment for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried

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

A/12/25 and A/13/25
Yaso Somalingam
72 Meadow Cres

Two applications have been received from Yaso Somalingam (on behalf of Emmanuel Neranjala) for variances from the provisions of Town of Whitby Zoning By-law 1784.

Application A/12/25 is for permission to (1) reduce the minimum required lot area from 925 m² to 728 m² and (2) reduce the minimum required frontage from 21.5 to 19.1 m at 72 Meadow Cres (Part 2).

Application A/13/25 is for permission to (1) reduce the minimum required lot area from 925 m² to 728 m² and (2) reduce the minimum required frontage from 21.5 to 19.1 m at 72 Meadow Cres (Part 1).

The requested variances are required to permit reduced lot sizes in relation to Land Division application B/05/25. 72 Meadow Cres is proposed to be severed into 2 lots to accommodate a two-storey single-detached dwelling on each proposed lot.

The subject property is located at 72 Meadow Cres and is zoned Residential Type 2 (R2) within Town of Whitby Zoning By-law 1784.

In Support of Application:	Jonathan Benczkowski (Owner Representative)
	Yaso Somalingam (Applicant/Owner Representative)
	Larkshana Yasotharan (Owner Representative)
In Opposition of Application:	Brian Pratt (Resident)
	Karen Pratt (Resident)
	Bernard Lewis (Resident)

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

J. Benczkowski introduced himself as a Planner representing the owner and provided a brief overview of the requested variances. J. Benczkowski explained that the requested variances are to permit the proposed lot sizes, however, that the proposed dwellings are in compliance with the Zoning By-law.

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

K. Docherty asked the Committee is any restriction should be placed on the height of the proposed dwellings, or such a condition would not be possible.

N. Chornobay expressed that conditions could be imposed that would ensure that the architectural design of the proposed dwellings would be similar to other existing dwellings in the neighbourhood. N. Chornobay stated that limiting the height would not be possible as the Zoning By-law permits the heights of the proposed dwellings.

J. Malfara stated that the heights of the proposed dwellings comply with the Zoning By-law as of right. A condition for architectural review could be imposed if desired by the Committee. Such a review would take place prior to the issuance of a Building Permit.

J. Benczkowski stated that they are flexible with designing unique facades for each dwelling rather than making the dwellings mirror images of one another.

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

Karen Pratt introduced herself as a resident and asked the Committee how they got the past applicants of 52 Meadow Cres to redesign their proposed dwellings from a 2-storey dwelling to a bungalow.

The Chair responded that the applicants of 52 Meadow Cres had done that on their own volition due to feedback from the community.

K. Pratt expressed her understanding that the community will grow and that new homes need to be built, but that she hopes that the proposed dwellings will be similar to the existing single-storey dwellings in the neighbourhood.

Brian Pratt introduced himself as a resident and asked if the Committee would consider the safety of their neighbourhood. B. Pratt stated that the neighbourhood has no curbs and no sidewalks, and that adding an extra home could increase traffic making the street less safe for young children.

N. Chornobay responded that safety is considered, however, that Meadow Cres is not a through street and is relatively quiet for an urban area.

K. Docherty responded that she understands the residents' concerns, however, due to provincial policies favouring intensification, many new developments are difficult to prevent. K. Docherty suggested that residents write letters to the builder to further voice their concerns about the style of dwelling that will be built at 72 Meadow Cres.

B. Pratt responded that the Committee should impose a condition for architectural control.

Bernard Lewis introduced himself as a resident and stated his agreement with K. Pratt and B. Pratt's comments. B. Lewis stated that the centre of Meadow Cres is made up entirely of bungalows and that any 2-storey dwellings are located along the perimeter of

the neighbourhood. B. Lewis stated that similar to the development at 52 Meadow Cres, the applicant should consider building 1-storey dwellings at 72 Meadow Cres to maintain the current appearance of the neighbourhood.

There were no further comments.

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

R. Chow advised the Committee that 4 emails were sent in objection to the related severance and minor variance applications at 72 Meadow Cres. The emails were forwarded to the Committee for their consideration prior to the hearing.

Moved by: N. Chornobay.

That application A/12/25 to (1) reduce the minimum required lot area from 925 m² to 728 m² and (2) reduce the minimum required frontage from 21.5 to 19.1 m located at 72 Meadow Cres (Part 2) be **Granted** subject to the following conditions:

1. That prior to the issuance of a building permit, the building design will be subject to Town of Whitby in-house architectural review and approval.
2. Roof drainage and site grading shall not have a negative impact to adjacent properties and shall conform to the requirements of the Engineering Services Division.
3. The Applicant shall apply for and obtain a Grading, Servicing, and Drainage Permit through the Engineering Services Division.

And that application A/13/25 to (1) reduce the minimum required lot area from 925 m² to 728 m² and (2) reduce the minimum required frontage from 21.5 to 19.1 m located at 72 Meadow Cres (Part 1) be **Granted** subject to the following conditions:

1. That prior to the issuance of a building permit, the building design will be subject to Town of Whitby in-house architectural review and approval.
2. Roof drainage and site grading shall not have a negative impact to adjacent properties and shall conform to the requirements of the Engineering Services Division.
3. The Applicant shall apply for and obtain a Grading, Servicing, and Drainage Permit through the Engineering Services Division.

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 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.

A/08/25

**Adrianna and Alfred Ramsingh
944 Dundas St E**

An application has been received from Adrianna and Alfred Ramsingh for variances from the provisions of Town of Whitby By-law 2585.

The application is for permission to (1) increase the maximum permitted height of a dwelling from 8.5 m to 9.5 m, (2) to reduce the minimum required interior side yard setback of a 2 storey dwelling from 2 m to 1.2 m for the east side yard, and (3) to reduce the minimum required interior side yard setback for a side yard containing a driveway where there is no garage on a lot from 4.3 m to 3.9 m for the west side yard.

The requested variances are required to permit a proposed single-detached dwelling containing 3 additional dwelling units.

The subject property is located at 944 Dundas St E and is zoned Residential (R4) in Town of Whitby Zoning By-law 2585.

In Support of Application: Anita Ramsingh (Applicant representative)
 Alfred Ramsingh (Owner/Applicant)

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.

Anita Ramsingh introduced herself as the applicant's representative and provided a brief overview of the requested variances.

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

There were no further from the Committee.

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

R. Chow 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. Rinella.

That the application to (1) increase the maximum permitted height of a dwelling from 8.5 m to 9.5 m, (2) to reduce the minimum required interior side yard setback of a 2 storey

structure from 2 m to 1.2 m for the east side yard, and (3) to reduce the minimum required interior side yard setback for a side yard with a driveway where there is no garage or carport on a lot from 4.3 m to 3.9 m for the west side yard located at 944 Dundas St E be **Granted** subject to the following conditions:

1. Roof drainage and site grading shall not have a negative impact to adjacent properties and shall conform to the requirements of the Engineering Services Division.
2. The Applicant shall apply for and obtain a Grading, Servicing, and Drainage Permit through the Engineering Services Division.

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 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.

A/10/25
Richard Vink
30 McGowan Dr

An application has been received from Richard Vink of VA3 Design Inc. (on behalf of 3425 Coronation Developments Limited) for a variance from the provisions of Town of Whitby Zoning By-law 1784.

The application is for permission to reduce the minimum required frontage for a single detached dwelling containing an attached 2-car garage from 10.5 m to 9.6 m.

The requested variance is required to permit a proposed two-storey single-detached dwelling with a 2-car attached garage.

The subject property is located at 30 McGowan Dr and is zoned Low Density Residential (LD) within Town of Whitby Zoning By-law 1784.

In Support of Application: Richard Vink (Applicant/Owner representative)

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.

Richard Vink introduced himself as the applicant and provided a brief overview of the requested variance. R. Vink further stated that the following application on the agenda, A/11/25, was to request the same reduced frontage variance on the adjacent lot, 28 McGowan Dr.

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

There were no questions from the Committee.

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

R. Chow 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 required frontage for a single detached dwelling containing an attached 2-car garage from 10.5 m to 9.6 m located at 30 McGowan Dr 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 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.

A/11/25
Richard Vink
28 McGowan Dr

An application has been received from Richard Vink of VA3 Design Inc. (on behalf of 3425 Coronation Developments Limited) for a variance from the provisions of Town of Whitby Zoning By-law 1784.

The application is for permission to reduce the minimum required frontage for a single detached dwelling containing an attached 2-car garage from 10.5 m to 9.6 m.

The requested variance is required to permit a proposed two-storey single-detached dwelling with a 2-car attached garage.

The subject property is located at 28 McGowan Dr and is zoned Low Density Residential (LD) within Town of Whitby Zoning By-law 1784.

In Support of Application: Richard Vink (Applicant/Owner representative)

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.

Richard Vink introduced himself as the applicant and stated that the variance requested for 28 McGowan Dr is the identical variance that was requested and approved for 30 McGowan Dr.

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

There were no questions from the Committee.

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

R. Chow 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. Rinella.

That the application to reduce the minimum required frontage for a single detached dwelling containing an attached 2-car garage from 10.5 m to 9.6 m located at 28 McGowan Dr 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 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 4: Approval of Previous Minutes

Moved by: N. Chornobay

That the minutes of the Committee of Adjustment held on Thursday January 16, 2025 be adopted.

Carried

Item 5: Other Business

There were no items raised under other business.

Item 6: Adjournment

Moved by: N. Chornobay

That this meeting of the Committee of Adjustment be adjourned.

Carried

Secretary Treasurer

Chair