



Minutes of the 3rd Meeting

Committee of Adjustment

Meeting Date: Thursday March 20, 2025

Meeting Time: 7:00 p.m.

Meeting Location: Virtual Meeting

Present:

S. Haslam, Chair

J. Cardwell

K. Docherty

J. Rinella

R. Chow, Secretary-Treasurer

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/14/25

**D.G. Biddle & Associates
300 Hopkins St**

An application has been received from D.G. Biddle & Associates (on behalf of North American Steel Equipment Inc.) for a variance from the provisions of Town of Whitby Zoning By-law 2585.

The subject property is located at 300 Hopkins St and is zoned Restricted Industrial (M2) within Town of Whitby Zoning By-law 2585.

In Support of Application: Lisa Kletz (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.

Lisa Kletz introduced herself as a Junior Planner from D.G. Biddle & Associates, the Planning consultants representing the property owner of 300 Hopkins St. L. Kletz provided a brief overview of the proposal and the requested variance. L. Kletz stated that while the steel manufacturing plant is going to be expanded, the expansion will be to convert an outdoor storage area into an indoor storage area, therefore the parking demands of the site are not going to change.

The Chair asked if the expansion of the plant will result in less space on the site for snow storage.

L. Kletz stated that snow storage will not be impacted or reduced due to the plant addition.

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

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 reduce the minimum required number of parking spaces from 94 spaces to 81 spaces located at 300 Hopkins St be **Granted** subject to the following condition:

1. That the site grading and services shall conform to the requirements of 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/15/25
Colin Burton
918 Byron St S

An application has been received from Colin Burton for variances from the provisions of Town of Whitby Zoning By-law 2585.

The application is for permission to (1) reduce the minimum required front yard setback from 6.0 m to 4.3 m, (2) increase the maximum permitted projection of an unenclosed porch into a front yard from 1.5 m to 2.6 m, and (3) to reduce the minimum required interior side yard setback for a 2-storey structure from 2.0 m to 0.8 m.

The requested variances are required to permit a new covered and unenclosed front porch and a second-floor addition to the existing single-detached dwelling.

The subject property is located at 918 Byron St S and is zoned Residential Type 3 (R3) within Town of Whitby Zoning By-law 2585.

In Support of Application: Colin Burton (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.

Colin Burton introduced himself as the owner and applicant and provided a brief overview of the requested variances.

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 one letter of support was received, and this letter was forwarded to the Committee and to the applicant for their consideration.

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) reduce the minimum required front yard setback from 6.0 m to 4.3 m, (2) increase the maximum permitted projection of an unenclosed porch into a front yard from 1.5 m to 2.6 m, and (3) to reduce the minimum required interior side yard

setback for a 2-storey structure from 2.0 m to 0.8 m located at 918 Byron St S be **Granted** subject to the following condition:

1. Roof drainage from the proposed structures shall not have a negative impact to adjacent properties.

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/16/25
Pamir Rafiq
49 Franklin Cres

An application has been received from Pamir Rafiq (on behalf of Ramaan Kangatharan) for a variance from the provisions of Town of Whitby Zoning By-law 1784.

The application is for permission to increase the maximum permitted lot coverage from 10% to 14%.

The requested variance is required to permit a new single-detached dwelling on the subject property.

The subject property is located at 49 Franklin Cres and is zoned Residential Estate (RE) within the Town of Whitby Zoning By-law 1784.

In Support of Application: Pamir Rafiq (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.

Pamir Rafiq introduced himself as the applicant and provided a brief overview of the requested variance and the proposal. P. Rafiq stated that the need for a higher lot coverage is primarily due to the covered porches and the rear yard covered entertainment area, and concluded the massing of the main house is appropriate for the lot. P. Rafiq stated that all other Zoning provisions would be met, including provisions for minimum setbacks and maximum height.

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

J. Cardwell asked if a swimming pool was proposed for the rear yard and if any accessory structures related to a pool or to the rear entertainment area were accounted for in the lot coverage calculation.

P. Rafiq responded that there would be a pool, but no accessory structures related to the pool.

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 increase the maximum permitted lot coverage from 10% to 14% located at 49 Franklin Cres be **Granted** subject to the following conditions:

1. Prior to the application for Building Permit, the Applicant shall apply for and obtain a Grading, Servicing, and Drainage Permit through the Engineering Services Division, as required by the Infill Development By-law 8067-24; and
2. The applicant shall obtain a Road Occupancy Permit for the proposed driveway apron and curb cuts.

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: K. Docherty

That the minutes of the Committee of Adjustment held on Thursday February 20, 2025 be adopted.

Carried

Item 5: Other Business

There were no items raised under other business.

Item 6: Adjournment

Moved by: J. Rinella

That this meeting of the Committee of Adjustment be adjourned.

Carried

Secretary Treasurer

Chair