

Minutes of the 2nd Meeting

Committee of Adjustment



Meeting Date: Thursday February 10, 2022

Meeting Time: 7:00 p.m.

Meeting Location: Virtual Meeting

Present:

S. Haslam, Chair

N. Chornobay

J. Cardwell

B. O'Carroll

D. McCarroll

J. Malfara, Secretary-Treasurer

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/09/22

**Baffour Asamoah
1715 Rossland Road East**

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

The application is for permission to 1) expand the definition of a converted dwelling to include a 1992 addition to permit one additional accessory dwelling unit within the existing structure; and 2) to permit a parking area on an existing driveway within the front yard.

The requested variances are required to permit an additional dwelling unit to be located within the existing dwelling on the subject property.

In Support of Application Baffour Asamoah

In Opposition of Application No one in attendance

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

B. Asamoah introduced himself to the Committee as the owner of the subject property. He provided a brief overview of the requested variances and noted that they are required to permit a third dwelling unit within his existing house. The proposed dwelling unit will be located within an existing addition made to the dwelling.

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

N. Chornobay asked if the Region has any concerns with driveway access.

J. Malfara noted that the Region has not commented on the application as there is no widening proposed.

N. Chornobay asked if three dwelling units exist today.

B. Asamoah replied that there are only two dwelling units that exist today and if the variances are approved, the third unit will be introduced into the existing dwelling.

J. Cardwell asked how many cars can be parked on the driveway.

B. Asamoah replied 6.

J. Cardwell asked if the Building Department has been notified of the proposal.

B. Asamoah replied yes.

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B. O'Carroll asked the applicant if the parking will be sufficient to accommodate the larger 3 bedroom unit in the dwelling.

B. Asamoah replied that this unit is rented to a family and parking is sufficient.

There were no further questions from the Committee.

The Chair asked J. Malfara, Secretary-Treasurer, if any correspondence had been received in relation to the subject application. There was none.

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) expand the definition of a converted dwelling to include a 1992 addition to permit one additional accessory dwelling unit within the existing structure; and 2) to permit a parking area on an existing driveway within the front yard located at 1715 Rossland Road East be **Granted** subject to the following condition:

1. That the third dwelling unit shall be contained to the existing building addition as illustrated on the applicants submitted site plan; and
2. That the existing dwelling's, dwelling units be limited to a maximum of 3.

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.

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.

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

Moved by: D. McCarroll

That the application to increase the maximum permitted building height from 8.5m to 8.9m located at 26 Cresser Avenue 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 3: Approval of Previous Minutes

Moved by: N. Chornobay

That the minutes of the Committee of Adjustment held on Thursday January 20, 2022 be adopted.

Carried

Item 4: Other Business

There were no items raised under other business

Item 5: Adjournment

Moved by: N. Chornobay

That this meeting of the Committee of Adjustment be adjourned.

Carried

[Original approved]

Secretary Treasurer

[Original approved]

Chair