



Minutes of the 8th Meeting

Committee of Adjustment

Meeting Date: Thursday June 16, 2022

Meeting Time: 7:00 p.m.

Meeting Location: Virtual Meeting (Zoom)

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/29/22

Darin Sanders on behalf of Tony Gattellaro
3315 Garrard Road

An application has been received from Darin Sanders on behalf of Tony Gattellaro for a variance from the provisions of By-Law 1784.

The application is for permission to increase the maximum permitted area of an accessory structure from 54.0 sq.m to 89.2 sq.m.

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

The subject property is located at 3315 Garrard Road and is zoned Second Density Residential (R2) within By-law 1784

In Support of Application Darin Sanders

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.

D. Sanders introduced himself to the Committee as the applicant and provided an overview of the requested variance. He noted that the variance was required to permit the construction of a new accessory structure (detached garage) within the rear yard of the property. The proposed detached garage will replace an existing dilapidated garage currently located on the property.

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

B. O'Carroll advised the applicant that the requested lot coverage as per the variance will apply to all accessory structures on the property and not just the proposed structure.

J. Cardwell asked what will be stored in the proposed garage.

D. Sanders replied vehicles, lawn equipment, and other similar items.

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 support was received, and was circulated to the Committee in advance of the meeting. No additional 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 area of an accessory structure from 54.0 sq.m to 89.2 sq.m located at 3315 Garrard Road be **Granted** subject to the following condition:

1. Roof drainage from the proposed structure shall not spill onto the neighbouring property.

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 May 26, 2022 be adopted.

Carried

Item 4: Other Business

There were no items raised under other business

Item 5: Adjournment

Moved by: B. O'Carroll

That this meeting of the Committee of Adjustment be adjourned.

Carried

[Original approved]

Secretary Treasurer

[Original approved]

Chair