

Committee of Adjustment Meeting Minutes

The Committee of Adjustment met in person in the Council Chambers on May 7, 2025 at 3:00 p.m.

Those in attendance were:

Chair: Chuck Arrand

Member: Marc Royal

Member: Ken Walker

Member: Gord Zeggil

Councillor: Robert McArthur

Regrets: None

Staff: Secretary Treasurer, Colin Ens Funk
Deputy Secretary Treasurer, Lori Kennedy
Community Planner, Nick Ainley
Manager of Planning, Rossalyn Workman
Director of Planning, Amy Cann

1. Call to Order

The Chairman called the meeting to order at 3:10 pm.

2. Minutes

3.1 Minutes of the Committee of Adjustment meeting held on April 9, 2025.

Resolution:

Moved by Gord Zeggil, Seconded by Ken Walker, Be It Resolved That the Committee of Adjustment hereby approve the minutes dated April 9, 2025, as presented. Motion Carried.

3. Disclosure of Disqualifying Interest and General Nature Thereof

None.

4. Applications

4.1 Sign Variance File 25-A05 – 100 Grand Trunk Road (Dancor)

The Deputy Secretary advised that the staff recommendation is that the application is approval with no conditions and that notice was given in accordance with the Planning Act.

Secretary Treasurer Colin Ens Funk gave a presentation on the file.

Councillor McArthur asked about which faces of the LCBO building would have signs. Colin clarified that there would be one LCBO sign on all four sides of the building.

Resolution:

Moved by Marc Royal, Seconded by Gord Zeggil, Be It Resolved That Sign Variance Application 25-A05 be approved as applied for. Motion Carried.

4.2 Minor Variance File 25-A06 – 7642 36/37 Sideroad (Rentner)

The Deputy Secretary advised that the staff recommendation is that the application is approval with conditions and that notice was given in accordance with the Planning Act.

Community Planner Nick Ainley gave a presentation on the file.

Mr. Rentner was present to answer questions.

Robert McArthur asked about how the driveway would be used. Mr. Rentner clarified that there are two existing driveways which are used.

Resolution:

Moved by Robert McArthur, Seconded by Gord Zeggil, Be It Resolved That Minor Variance Application 25-A06 be approved as applied for, with conditions. Motion Carried.

4.3 Minor Variance File 25-A07 – 7578 36/37 Sideroad (Todd)

The Deputy Secretary advised that the staff recommendation is that the application is approval with conditions and that notice was given in accordance with the Planning Act.

Manager of Planning Rossalyn Workman gave a presentation on the file.

Andrew Pascuzzo, the agent for the application gave a presentation on the file and requested that the first two conditions be withdrawn by the Committee because the entrances are existing and active.

Member Zeggil asked Mr. Pascuzzo about the second condition. Mr. Pascuzzo said that in his opinion, the condition was unnecessary because the entrances are legal non-conforming.

Member Zeggil asked planning staff about their opinion. Rossalyn stated that the goal of planning staff is to help bring properties into conformity, and that it is the decision of the Committee whether to change the conditions.

Member Zeggil stated that these are large variances, and asked planning staff whether they supported these. Rossalyn stated that her report was clear about her opinion.

The Chair asked about the costs to the owner for the conditions for updating the Township's files. Rossalyn responded that there are costs to getting an entrance permit, and that currently the second entrance is likely legal non-conforming, so there could be a cost to get another minor variance to permit the second entrance.

The Chair asked whether the applicant understood the conditions. Mr. Pascuzzo confirmed that he did.

Member Zeggil motioned to amend the motion to approve the Minor Variance Application without Conditions One and Two.

Director of Planning Amy Cann added that compliance with entrance permits and zoning is required, regardless of whether the conditions are present or not. The conditions are more advisory in nature.

Member Zeggil asked if the entrances were proven to be pre-existing [legal non-conforming], if the other requirements would not apply. Amy clarified that while this is true, the legal non-conforming status would be a separate requirement to work through with the applicant.

Mr. Pascuzzo added that the cause of his concerns with Conditions 1 and 2, his client may not receive his \$5,000 deposit back, given the language of Condition 3.

The Chair summarized that Conditions 1 and 2 are applied by other laws, and removal is not recommended by staff. The Chair proposed an amendment that the first six words be removed from Condition 3. The Chair asked planning staff whether they were on board with this amendment.

Amy said that the proposed amendment is within the purview of the Committee.

Resolution:

Motion to amend moved by Gord Zeggil, Seconded by Robert McArthur, Be It Resolved That the first six words of the Condition 3 be removed. Motion Carried.

Resolution:

Moved by Marc Royal, Seconded by Gord Zeggil, Be It Resolved That Minor Variance Application 25-A07 be approved as applied for, with modified conditions. Motion Carried.

4.4 Minor Variance File 25-A08 – 100 Grand Trunk Road (Dancor)

The Deputy Secretary advised that the staff recommendation is that the application is approval with conditions and that notice was given in accordance with the Planning Act.

Rossalyn Workman gave a presentation on the file.

Nicholas Moore, the agent for the file was available to answer any questions.

Resolution:

Moved by Gord Zeggil, Seconded by Ken Walker, Be It Resolved That Minor Variance Application 25-A08 be accepted as applied for, with no conditions. Motion Carried.

4.4 4.5. Consent File 25-B02 – 31 Elizabeth Street East (Zeng)

The Deputy Secretary advised that the staff recommendation is that the application is approval with conditions and that notice was given in accordance with the Planning Act.

Nick Ainley gave a presentation on the file.

Resolution:

Moved by Gord Zeggil, Seconded by Councillor McArthur, Be It Resolved That Consent Application 25-B02 be accepted as applied for, with conditions. Motion Carried.

5. New Business

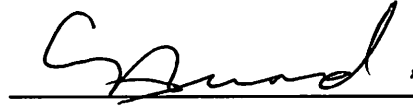
No new business.

7. Next Meeting – June 11, 2025

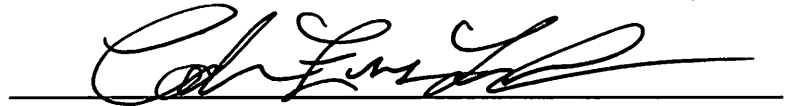
8. Adjournment

Resolution:

The Committee of Adjustment hereby adjourned at 3:47 p.m.



Chuck Arrand, Chair



Colin Ens Funk, Secretary-Treasurer

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