

**COMMITTEE OF ADJUSTMENT
MINUTES
May 28, 2021**

Present: Don Davis, Chair
Scott Fisher, Member
Kim Ogilvie, Member
Joan Truax, Member
Dan Tucker, Member

Also Present:

Carly Murphy, Planner
Jaspreet Sidhu, Planner
Aimee Powell, Manager of Planning and Development
Elizabeth Davis, Building and Planning Coordinator
Ryan DeGazio, Applicant
Stephanie Perry, Applicant
Margaret Anne Perry, Applicant
Stan Zoldos, Applicant
Kerrie-Ann Painter, Resident
Rick Newlove, Resident
Kristine Loft, Applicant
Sandra Rizzardo, Landowner

The Chair, Don Davis, called the meeting to order at 10:02 a.m. and explained the meeting process and the time frame for appeals to those persons present. He advised that all statements and evidence given before the Committee are of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

MINUTES:

The March 26th, 2021 Committee of Adjustment Minutes were adopted.

DISCLOSURE OF INTEREST:

There was no disclosure of interest.

APPLICATIONS:

**A3/ 21
A4/21 &
A5/21**

SANDIEGO HOMES
Relief of Maximum Lot Coverage
Relief of Minimum Rear Yard Setback
Relief of Maximum Lot Coverage

A3/21 - 25 Bank Street, A4/21 - 23 Bank Street, A5/21 - 31 Bank Street

Applicant K. Loft and owner S. Rizzardo attended the meeting.

The Staff Planning Report was presented by Carly Murphy.

The Applicant reiterated that they are seeking the Committee's approval given that no other changes to the file have occurred, the variances were inadvertently missed.

The Applicant read her Memo providing specific details to the Committee.

There were no other Department Comments.

There were no questions from the Committee.

There were no Audience questions heard.

The Committee considered all comments received and weighed all evidence available and voted to APPROVE the minor variance application for relief of Maximum Lot Coverage from 45% to 45.8%, Minimum Rear Yard Setback from 7.5 m to 7.08 m, and Maximum Lot Coverage from 45% to 45.8%.

A6/21

DEGAZIO

77 Davis Trail

Relief of Maximum Floor Area

Applicant R. DeGazio attended the meeting.

The Staff Planning Report was presented by Jaspreet Sidhu.

The Applicant provided further comment on the merits and nature of the application.

There were no other Department Comments.

There were no Audience questions heard.

The Committee considered all comments received and weighed all evidence available and voted to APPROVE the minor variance application for relief of Maximum Floor Area from 93 m² to 120.8 m².

A7/21

19 Bank Street

SANDIEGO HOMES INC.

Relief of Maximum Lot Coverage

Applicant K. Loft and Owner S. Rizzardo attended the meeting.

The Staff Planning Report was presented by Carly Murphy.

The Applicant provided further comment on the merits and nature of the application.

There were no other Department Comments.

There were no Audience questions heard.

The Committee considered all comments received and weighed all evidence available and voted to APPROVE the minor variance application for relief of Maximum Lot Coverage from 45% to 46.7%.

B15/17, B16/17, B17/17

62 Brykman Road

ZOLDOS

Severance

Applicant S. Zoldos, Resident K-A. Painter and Resident R. Newlove attended the meeting.

The Staff Planning Report was presented by Carly Murphy.

There were no other Department Comments.

The Applicant provided further comment on the merits and nature of the application.

The Resident K-A Painter presented a historical Merger Agreement between the Township of Essa and the local landowners, dated October 2008.

The Applicant S. Zoldos spoke to the Agreement noting he spearheaded the Agreement, stating it was satisfied and executed with the Township's approval.

Incoherent discussion ensued amongst the parties.

Manager of Planning and Development A. Powell sought Order during the meeting.

The Resident R. Newlove noted that the Agreement should have been brought before the Committee prior to, asking for the Application to be withdrawn or suspended, requesting Applicant to award costs.

The Applicant S. Zoldos reiterated the Agreement had been completed.

The Resident R. Newlove reiterated the Applicant should be withdrawn and that the intention of the Agreement was being misconstrued at the Hearing.

Committee Member D. Tucker questioned why the Agreement had not been before the Committee prior to.

Incoherent discussions ensued amongst the Committee of Adjustment members and Parties.

Manager of Planning and Development A. Powell sought Order during the meeting.

The Resident R. Newlove stated the Township should avoid getting themselves in legal trouble due to this subject Agreement raising liability concerns.

Committee of Adjustment Members requested the Agreement be brought back to Staff for further review.

The Committee of Adjustment voted to defer the matter, to which the Applicant S. Zoldos agreed.

The Committee considered all comments received and weighed all evidence available and voted to DEFER the Severance application for the creation of 3 additional residential lots to a later date in time.

**B3/21
6376 3rd Line**

**PERRY
Severance**

Applicant M-A Perry attended the meeting.

The Staff Planning Report was presented by Jaspreet Sidhu.

The Applicant provided further comment on the merits and nature of the application.

There were no other Department Comments.

There were no Audience questions heard.

The Committee considered all comments received and weighed all evidence available, and voted to APPROVE the consent application for a lot addition with conditions.

OTHER BUSINESS:

The Committee was reminded to confirm their Travel Records for February, March and May Committee of Adjustment Meetings. Brief discussion ensued.

ADJOURNMENT:

The meeting adjourned at 11:08 am.

Don Davis, Chair

Aimee Powell, B.URPI, MPA, MCIP, RPP
Secretary Treasurer