

**City of Port Colborne**  
**Committee of Adjustment Meeting Minutes**

**Date:** Wednesday, June 14, 2023  
**Time:** 6:00 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

**Members Present:** E. Beauregard, Member  
D. Elliott, Member  
G. Bruno, Member  
A. Desmarais, Acting Deputy Chair

**Member(s) Absent:** D. O'Hara, Chair

**Staff Present:** D. Vasu, Planning Tech, Secretary Treasurer  
C. Roome, Planner

**1. Call to Order**

The Deputy Chair called the meeting to order at approximately 6:01 pm.

**2. Reading of Meeting Protocol**

The Deputy Chair read the Meeting Protocol.

**3. Disclosures of Interest**

**3.1 Councillor E. Beauregard - Application: B12-23-PC**

I, Eric Beauregard, have an indirect pecuniary interest as the owner of the lands was a client of my employer.

**4. Request for Any Deferrals or Withdrawals of Applications**

Member Beauregard raised a point of order to rearrange applications B12-23-PC and B07-23-PC to the bottom of the agenda.

**5. New Business**

**5.1 Application: A11-23-PC**

The Secretary-Treasurer read the correspondence received for these applications.

Member Beauregard asked the applicant what the proposed structure is to be used for and why the height variance is being requested.

Victor Denobriga stated that the height variance would allow for a loft to be added onto the existing accessory structure, to be used for storage of winter and house equipment.

Member Bruno asked if the property is staying as a residential use.

Victor Denobriga stated the primary dwelling is still used for residential purposes and the new garage will be used to store his sons race cars.

No further comments or questions from members of the public and Committee of Adjustment.

Moved By Member G. Bruno  
Seconded By Member D. Elliott

That minor variance application **A11-23-PC** be **granted** for the following reasons:

**1. The application is minor in nature** as the proposed structure is located behind the existing dwelling, within permissible distance from the lot lines, and does not exceed the height of the main dwelling, ensuring the garage remains accessory in nature.

**2. It is appropriate for the development of the site** as the proposed structure is a permitted use in the R2 zone, complies with most zoning by-law requirements, and will be built in the rear yard, set back from the front property line and behind the existing dwelling, resulting in reduced visual impact from the road.

**3. It is desirable and in compliance with the general intent and purpose of the Zoning By-Law** as the proposed structure meets the lot coverage requirements established in the R2 zone and does not exceed the main dwelling's height, thus remaining accessory in nature to the primary dwelling and maintaining the intention of

the Zoning By-law.

**4. It is desirable and in compliance with the general intent and purpose of the Official Plan** as accessory structures are permitted in the Urban Residential designation established in the Official Plan.

Carried

## **5.2 Application: B05-23-PC**

The Secretary-Treasurer read the correspondence received for this application.

The Deputy Chair asked the applicant present at the meeting, Grant Anger, if he wished to add any further information to the application.

Grant Anger stated that the City had already issued a building permit for the property and had approved a master grading plan to support his belief that the Committee should grant his consent application.

No further comments or questions from members of the public and Committee of Adjustment.

Moved By Member E. Beauregard

Seconded By Member G. Bruno

That consent application **B05-23-PC** be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for the conveyance of the subject parcel or a registrable legal description of the subject parcel, together with a paper copy and electronic copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$231 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That the applicant submits a master lot grading plan showing that both parcels will drain independently from one another and not adversely affect

neighboring properties, to the satisfaction of City Staff.

4. That all conditions of consent be completed by June 14th, 2025.

For the following reasons:

1. The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, City of Port Colborne Official Plan, and will also comply with the provisions of Zoning Bylaw 6575/30/18, as amended.

Carried

### 5.3 Application: B11-23-PC

The Secretary-Treasurer read the correspondence received for these applications.

The Deputy Chair asked the applicant if they wished to add any further information to the application; however, the applicant was not present at the hearing.

Member Beauregard asked Mr. Roome about the application sketch and wanted to know if a surveyor has visited the property to verify the reference plan.

Mr. Roome stated that the reference plan must reflect the approved application and its corresponding conditions.

No further comments or questions from members of the public and Committee of Adjustment.

Moved By Member G. Bruno

Seconded By Member D. Elliott

That consent application **B11-23-PC** be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for the conveyance of the subject parcel or a registrable legal description of the subject parcel, together with a paper copy and electronic copy of the deposited

reference plan, if applicable, for use in the issuance of the Certificate of Consent.

2. That a final certification fee of \$231 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.

3. That all conditions of consent be completed by June 14th, 2025.

4. That a revised grading plan be submitted to the satisfaction of City Staff.

For the following reasons:

1. The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, City of Port Colborne Official Plan, and will also comply with the provisions of Zoning Bylaw 6575/30/18, as amended.

Carried

#### **5.4 Application: B12-23-PC**

Councillor E. Beauregard declared a conflict on this item. (I, Eric Beauregard, have an indirect pecuniary interest as the owner of the lands was a client of my employer.)

The Secretary-Treasurer read the correspondence received for this application.

The Deputy Chair asked the agent, Barbara Evangelista, of the applicant, Jason Evangelista, if she wished to add any further information to the application.

Barbara Evangelista stated that the properties have merged, and they want to sever the parcel to re-establish previously existing lot lines.

Member Bruno asked if the applicant had previously submitted this consent application.

Barbara Evangelista stated that the current application is a new consent application.

The Deputy Chair asked if the lots merged automatically or if the applicant had requested that they merge.

Barbara Evangelista stated that the lots merged automatically.

Melissa Bigford, resident of 173 Chippawa Road, stated that the application should be denied due to errors in the planning report and application, and added that the lot frontages for Parts 1 and 2 are incorrect. Further, Melissa Bigford stated that the applicant previously tried to sever the property in 2014 but the application was denied because the severed parcel would front onto a private road and would therefore not be eligible for municipal servicing, citing Official Plan and Zoning By-law provisions which state newly created lots must front onto an improved municipal road or laneway. Melissa Bigford provided copies of the previous application's Notices of Decision, and a surveyor sketch which shows that the legal description of the property has not changed since the original plan of subdivision (all provided documents are attached to these Minutes as "Appendix A").

Mr. Roome noted that the 2014 severance applications have different proposed lot lines than the current application, adding that the current application is a technical boundary adjustment due to the merging of the lots as opposed to the 2014 severances, which proposed the creation of new lots, and stated that a minor variance would be required as a condition of consent to address the proposed lot fronting onto Hubbard Drive.

Member Bruno expressed concern that re-creating the original lot lines would re-create a sterilized lot which cannot be developed due to the lack of access and ability to municipally service the proposed lot.

Mr. Roome stated that obtaining the minor variance was recommended as a condition of the consent because, if the minor variance application is denied, then the severance cannot be finalized.

Member Bruno asked Barbara Evangelista if she would like to return before the Committee of Adjustment when she is ready to apply for the minor variance as well, to ensure the lot can be appropriately developed before the severance is granted.

Barbara Evangelista stated that she does not intend to develop the property, but instead that she wants to sever her house from Part 1 in case she wants to sell her house in the future, adding that the previous draft plan of subdivision approval suggests the lot could be developed by a future purchaser of Part 1.

The Deputy Chair stated her discomfort in supporting the application due to the errors in the planning report and application, noting that allowing the applicant to go through with this process only for them to be turned away would be unfair due to the time and finances expended on the applications.

Member Elliott recalled from the previous applications respecting the property that they were told it is not possible to connect Part 1 to a municipal road, noting that one of the conditions of the draft plan approval was the inclusion of municipal roads in the plan, which resulted in the draft plan approval lapsing because that condition could not be met.

Barbara Evangelista stated that she had previously been told that the City planned on taking ownership of the road over to convert it into a municipal road, or that the road could otherwise be turned into a condominium road if a condominium were constructed, then emphasized her belief in the potential of the lands to be developed.

Member Elliott stated his skepticism on fulfilling the condition of access and encouraged the applicant to research the matter further, stating that without proper access to the parcel, the severance would not be permitted.

Mr. Roome noted that one of the conditions of this consent is that a minor

variance be approved to provide relief from the requirement of the parcel fronting on a public road.

Member Bruno expressed concern regarding the potential sterilization of the parcel, should the severance be granted without first answering the question of servicing and access of Part 1.

Mr. Roome noted that Part 1 can be accessed using the easement over the private laneway.

Member Bruno requested that a legal opinion be obtained on this application due to the uncertain nature of the outcome from the severance, noting his concern that the City could end up being the owners of Part 1 if it is not able to be developed privately.

Jerry Guitar, resident of 3 Hubbard Drive, noted his belief that he is the owner of Hubbard Drive but added that anyone who has land fronting on Hubbard Drive may use the laneway without any changes to it. Further, Jerry Guitar stated that he has no objection to the re-establishment of the previous lot lines as he believes the applicants should not have to pay more in property taxes than is necessary, but noted his belief that the applicants should not sell the severed lands to developers for any large-scaled developments.

Melissa Bigford asked for clarification on the width for future easements to the north of the subject property, stating that there will be no right of access from the property and as such, the result would be creating a lot with no legal access that can not be serviced.

Barbara Evangelista stated that a draft plan of subdivision was approved by the City to support her belief that the lot can be accessed and could be serviced.

Member Bruno stated that the matter must be resolved in consultation with



the applicants, their neighbours, and the City, with the assistance of the Senior and Chief Planners, to ensure all options are explored. Further, Member Bruno proposed adjourning the application until more information respecting the application can be gathered.

Mr. Roome stated that the Committee may adjourn the application, noting that there are financial implications should the applicant decide to defer and added that if the deferral were to go beyond 1 year, the application would be considered abandoned.

The Deputy Chair stated that this application needs to go back to staff to get the information necessary for all parties to be content with the final decision.

Kim Videcak, resident of 200 Chippawa Road, supported the adjournment of the application, and asked whether the recommended consent condition which states the applicant must apply for a minor variance would require that the application be granted, or whether the applicants would only need to apply to fulfill that condition.

The Deputy Chair suggested that the commenting period should be re-opened to allow more comments to be submitted to planning staff regarding this manner before the application is presented to the Committee again.

Mr. Roome stated it is up to the Committee to decide whether the application should be adjourned to address the concerns raised.

The Deputy Chair stated her belief that the best option is consult all the parties at hand to ensure the application is presented to the Committee in a way that would ensure it is supported.

Member Elliott stated that the end goal is to ensure that this severance

can be completed correctly to avoid having to address a similar application again in the future.

No further comments or questions from members of the public and Committee of Adjustment.

Moved By Member D. Elliott

Seconded By Member G. Bruno

That the Committee of Adjustment has **ADJOURNED** consent application **B12-23-PC**.

Due to the adjournment, consent application B12-23-PC will be heard by the Committee of Adjustment at a future hearing. When consent application B12-23-PC returns to be heard by the Committee of Adjustment, notice will be given in accordance with the Planning Act, R.S.O., 1990.

#### **REASON FOR ADJOURNMENT:**

Concerns were raised by members of the public at the June 14, 2023, Committee of Adjustment hearing, regarding access to Part 1, the parcel proposed to be severed. The Committee of Adjustment concluded that these concerns must be addressed before rendering its Decision.

Those interested can view the documents pertaining to consent application B12-23-PC online on the City's website, or in person at City Hall. Those interested may also contact Planning staff in person, by email, or over the phone to obtain a copy of these documents or to provide further input regarding the application. Accommodations for alternative methods of viewing or obtaining documents or providing input are available upon request.

Carried

#### **5.5 Application: B06-23-PC**

The Secretary-Treasurer read the correspondence received for this application.

The Deputy Chair asked the applicant, John Truong, if he wished to add any further information to the application.

John Truong stated the purpose of his application, which is to sever the existing lot to allow for future residential uses.

Member Bruno asked Mr. Roome if the lots were once separate before.

Mr. Roome stated that to his knowledge, the lots were once separate but had merged on title.

Gloria Beres, resident of 334 Sugarloaf Street, asked what side the driveway would be located and what the required setback of the driveway is, noting that she does not want the driveway to be too close to her bedroom window, which faces the subject lands.

Mr. Roome stated that there are no provisions for driveway setbacks, adding that the subject lands are only subject to setbacks for existing and proposed dwellings and accessory structures.

Gloria Beres stated that an arborist will have to maintain the property and provided a contact for an arborist to handle the property maintenance.

Mr. Roome stated that he would have to check with By-Law to inquire about tree removal servicing.

The Deputy Chair asked John Truong if he would consider the request by the resident to situate the driveway away from her bedroom window.

John Truong stated that he intends to situate the driveways close to one another, near the middle of the subject lands and away from adjacent dwellings.

No further comments or questions from members of the public and Committee of Adjustment.

Moved By Member G. Bruno

Seconded By Member E. Beauregard

That consent application **B06-23-PC** be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for conveyance of the subject parcel or a registrable legal description of the subject parcel, together with a paper copy and electronic copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$231 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That the applicant signs the City of Port Colborne's standard "Memorandum of Understanding" explaining that development charges and cash-in-lieu of the dedication of land for park purposes, based on an appraisal, at the expense of the applicant, wherein the value of the land is to be determined as of the day before the issuance of a building permit, is required prior to the issuance of a building permit pursuant to Section 42 of the Planning Act. R.S.O 1990, as amended.
4. That the applicant submits a master grading plan to the satisfaction of City Staff.
5. That all conditions of consent be completed by June 14th, 2025.

For the following reasons:

1. The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, City of Port Colborne Official Plan, and will also comply with the provisions of Zoning Bylaw 6575/30/18, as amended.

Carried

## **5.6 Application: B07-23-PC**

The Secretary-Treasurer read the correspondence received for these applications.

The Deputy Chair asked the applicant, Timothy Horst, if he wished to add any further information to the application.

Timothy Horst noted that he hopes the Committee will approve the application.

Member Bruno asked Mr. Roome if, should the severance be granted, the existing residential use would be permitted to continue, given that the property is situated within the Gateway Industrial zone.

Mr. Roome stated that the dwelling is a legal non-conforming use within the Gateway Industrial zone and would therefore be permitted to continue.

Member Elliott asked why signing the standard Memorandum of Understanding acknowledging that parkland dedication will be collected at the building permit stage.

Mr. Roome stated that collecting parkland dedication is not a provision applied to the Gateway Industrial area, and stated a memorandum of understanding is not applicable for this form of industrial severance.

Rosanne Shields, resident of 352 Chippawa Road, expressed concern regarding what the future owner of the subject lands would use the land for, given the broad range of uses permitted as part of the definition of an “industrial” use in the Zoning By-law.

Further, Roseanne Shields expressed concern regarding a potential increase in truck traffic on Second Concession Road and asked where the entrance to the property would be located to facilitate traffic safety.

Mr. Roome stated that the MTO will not provide any entrances from Highway 140, that any further issues can be resolved through Site Plan Control, and that a Traffic Impact Study is sometimes requested as a submission requirement to ensure that road networks/services will operate effectively and safely upon completion of the proposed application.

Melissa Bigford, resident of 173 Chippawa Road, stated that the small turn radius on the property entrance off Highway 140 is not sufficient to meet MTO requirements of 400 meters.

Mr. Roome stated that the MTO requested a 45-meter entrance setback from the intersection, and that the property has a 73-meter frontage, and

therefore would have enough space to provide for that 45-meter setback for the future property entrance.

No further comments or questions from members of the public and Committee of Adjustment.

Moved By Member G. Bruno

Seconded By Member E. Beauregard

That consent application **B07-23-PC** be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for the conveyance of the subject parcel or a registrable legal description of the subject parcel, together with a paper copy and electronic copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$231 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That a master lot grading plan be submitted to the satisfaction of City Staff.
4. That all conditions of consent be completed by June 14th, 2025.

For the following reasons:

1. The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, City of Port Colborne Official Plan, and will also comply with the provisions of Zoning Bylaw 6575/30/18, as amended.

Carried

## **5.7 Applications: B08-23-PC and B09-23-PC**

The Secretary-Treasurer read the correspondence received for these applications.

The Deputy Chair asked the applicant if they wished to add any further information to the application; however, the applicant was not present at the hearing.

Pauline Thenick, neighbour of the subject lands, expressed concern regarding whether these applications would impact Lot 20, which she owns.

Mr. Roome stated that these applications have no effect on Lot 20, noting that the applications are a technical adjustment of the property lines owned by the applicant, not surrounding lots.

Pauline Thenick asked if there would be any changes to the sanitary lines which would result from these applications being granted.

Mr. Roome stated that the applicant would need to extend existing City sanitary and water infrastructure as part of the development.

No further comments or questions from members of the public and Committee of Adjustment.

Moved By Member G. Bruno

Seconded By Member E. Beauregard

That consent application **B08-23-PC** be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for conveyance of the subject parcel or a registrable legal description of the subject parcel, together with a paper copy and electronic copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$231 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That a master lot grading plan be submitted to the satisfaction of City Staff.
4. That all conditions of consent be completed by June 14th, 2025.

For the following reasons:

1. The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the

Regional Official Plan, City of Port Colborne Official Plan, and will also comply with the provisions of Zoning Bylaw 6575/30/18, as amended.

That consent application **B09-23-PC** be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for conveyance of the subject parcel or a registrable legal description of the subject parcel, together with a paper copy and electronic copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$231 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That a master lot grading plan be submitted to the satisfaction of City Staff.
4. That all conditions of consent be completed by June 14th, 2025.

For the following reasons:

1. The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, City of Port Colborne Official Plan, and will also comply with the provisions of Zoning Bylaw 6575/30/18, as amended.

Carried

## **5.8 Applications: B10-23-PC, A12-23-PC, and A13-23-PC**

The Secretary-Treasurer read the correspondence received for these applications.

The Deputy Chair asked the agent, Joseph Tomaino, of the applicant, Susan Nenadovich, if he wished to add any further information to the application.

Joseph Tomaino justified his support for the consent application.

Member Beauregard asked Mr. Roome if the Ministry of Transportation (MTO) submitted any comments on these applications.



Mr. Roome stated that the MTO identified the subject lands as being located within their permit control area, noting that the applicant will need to acquire a permit from the MTO as part of their construction process.

Member Elliott expressed concern regarding the absence of a driveway on the proposed lot and asked about a lot grading plan to ensure that the lot will drain properly.

Joseph Tomaino stated that a Planning Justification Report was submitted, and the sketch supports the proposal, whereas the Minor Variances meets the four tests of the Planning Act.

Joseph Tomaino stated that the Minor Variance in application A-12 will still retain a 25% lot coverage and will therefore have enough amenity and landscaped space.

Joseph Tomaino stated the lot coverage reductions in A-13 will retain a lot coverage of 37% and will still provide room for amenity space, while meeting the four tests from the planning act, as indicated within the Planning Justification Report submitted.

The Deputy Chair noted the extreme difference in space from the new lot, and asked Mr. Roome if there are any other properties that have lot coverages in similar size.

Mr. Roome stated that there are consistent trends with smaller infill lots around the neighbourhood and city.

Member Elliott raised similar concerns to the Deputy Chair but was relieved with the size of the building envelope on the lot.

Joseph Tomaino insisted that the scale of the building will match the scale of the lot.

The Deputy Chair indicated that the small scale of the lot must present a high-quality build in return.

No further comments or questions from members of the public and Committee of Adjustment.

Moved By Member E. Beauregard

Seconded By Member D. Elliott

That consent application **B10-23-PC** be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for conveyance of the subject parcel or a registrable legal description of the subject parcel, together with a paper copy and electronic copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$231 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That a master lot grading plan be submitted to the satisfaction of City Staff.
4. That the applicant provides a revised sight line assessment to the Region of Niagara for review and approval to determine the location of the driveway for the new lot.
5. That the applicant signs the City of Port Colborne's standard "Memorandum of Understanding" explaining that development charges and cash-in-lieu of the dedication of land for park purposes, based on an appraisal, at the expense of the applicant, wherein the value of the land is to be determined as of the day before the issuance of a building permit, is required prior to the issuance of a building permit pursuant to Section 42 of the Planning Act. R.S.O 1990, as amended.
6. That minor variance application A12-23-PC and A13-23-PC be granted.
7. That all conditions of consent be completed by June 14th, 2025.

For the following reasons:

1. The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Regional Official City of Port Colborne Official Plan, and will also comply with the provisions of Zoning By-law 6575/30/18, as amended.

Carried

Moved By Member G. Bruno  
Seconded By Member D. Elliott

That minor variance application **A12-23-PC** be **granted** for the following reasons:

**1. The application is minor in nature** as the requested variances would not significantly affect the property size nor adjacent properties, amenity space is still available in the corner side yard, and the rear yard setback variance is due to the consent application redesignating this existing side yard into the new rear yard of the proposed parcel.

**2. It is appropriate for the development of the site** as the requested variance facilitates the creation of a new lot with sufficient amenity space and landscaped area along the corner side yard for the subject lot, which is consistent with the surrounding residential dwellings and lots of similar size.

**3. It is desirable and in compliance with the general intent and purpose of the Zoning By-Law** as the requested variances align with the parcel fabrication of surrounding properties, and the existing dwelling, setbacks, driveway, and amenity space provisions are intended to provide adequate room and amenity space for residents, which staff are satisfied are all maintained.

**4. It is desirable and in compliance with the general intent and purpose of the Official Plan** as the proposed development and minor variance application are consistent with the scale of developments in the neighbourhood, the nature of the community, and thus the requested variances align with general intent and purpose of the Downtown Commercial Official Plan designation.

Carried

Moved By Member D. Elliott  
Seconded By Member G. Bruno

That minor variance application **A13-23-PC** be **granted** for the following reasons:

**1. The application is minor in nature** as the requested variances appear to be suitable for the building envelope, offer sufficient amenities and landscaped space, and the surrounding parcels on Main Street and Oakwood Street are of similar size.

**2. It is appropriate for the development of the site** as the requested variances will facilitate the proposed residential construction, the maintenance of the existing duplex, and reflect the nature of the surrounding dwellings and lots.

**3. It is desirable and in compliance with the general intent and purpose of the Zoning By-Law** as the requested variances and the proposed building envelope allow for sufficient amenity and landscaped space, meet setback requirements, provide adequate parking space, and the reduction in lot area will not adversely affect adjacent properties, thereby keeping with the general intent and purpose of the Zoning By-Law.

**4. It is desirable and in compliance with the general intent and purpose of the Official Plan** as the proposed development and minor variance application are consistent with the scale of developments in the neighbourhood, the nature of the community, and thus the requested variances align with general intent and purpose of the Downtown Commercial Official Plan designation.

Carried

**6. Other Business**

Nil.

**7. Approval of Minutes**

That the minutes from the May 10, 2023, Committee of Adjustment meeting be approved.

Moved By Member G. Bruno

Seconded By Member D. Elliott

Carried

**7.1 Committee of Adjustment Hearing Minutes - May 10, 2023**

**8. Adjournment**

There being no further business, the meeting was adjourned at approximately 8:14 pm.