

Date: Wednesday, August 13, 2025
Time: 6:00 pm
Location: Committee Room 3-City Hall
66 Charlotte Street, Port Colborne, Ontario, L3K 3C8

Pages

1. Call to Order
2. Adoption of Agenda
3. Reading of Meeting Protocol
4. Disclosures of Interest
5. Request for Any Deferrals or Withdrawals of Applications
6. New Business
 - 6.1 A12-25-PC - 307 Pleasant Beach Road 1

Action: Minor Variance
Applicant: Aldo Ariganello
Location: 307 Pleasant Beach Road
 - 6.2 B11-15-PC - 166 Chippawa Road 22

Action: Cancellation of Consent
Applicant: Wendy Lehocki
Location: 166 Chippawa Road
7. Other Business
8. Approval of Minutes
 - 8.1 Approval of June 11th, 2025 Minutes 34
9. Adjournment



PORT COLBORNE

DEVELOPMENT AND GOVERNMENT RELATIONS DEPARTMENT

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Minor Variance Application

File No. A12-25-PC

IN THE MATTER OF the *Planning Act, R.S.O., 1990, c.P.13*, as amended, and Section 2.8.1 (a) (ii) and Section 2.8.2 (b), of the City of Port Colborne Zoning By-law 6575/30/18, as amended;

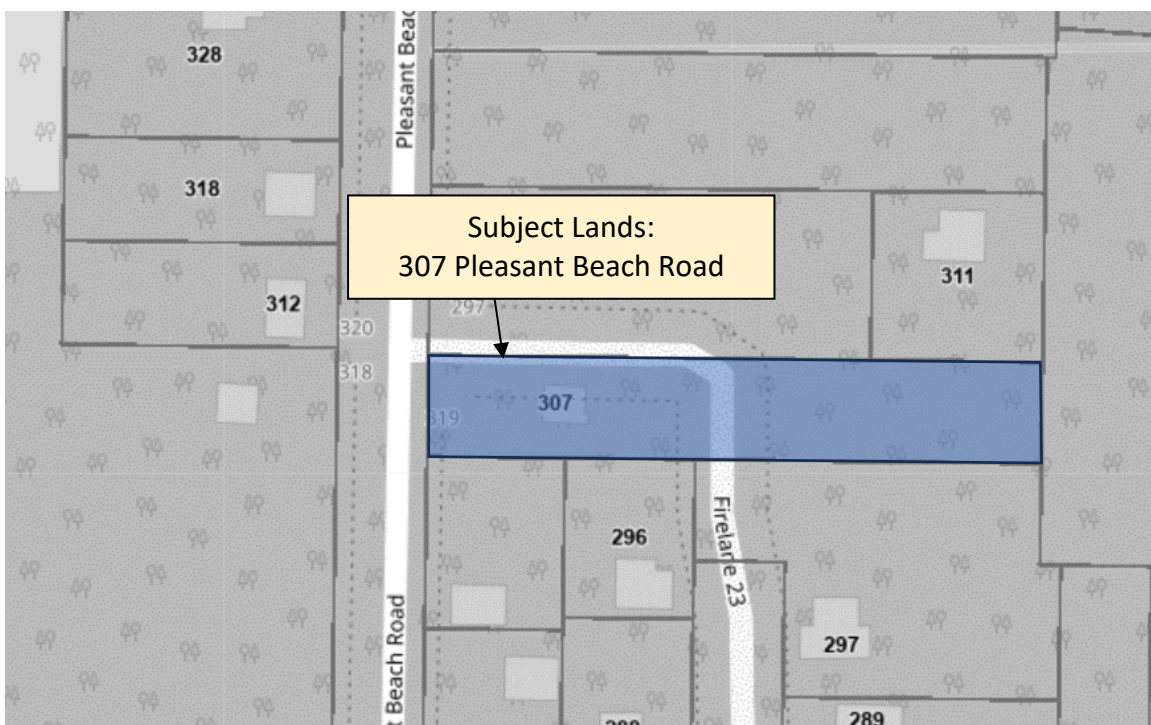
AND IN THE MATTER OF the lands legally known as Concession 1, Part Lot 2, in the City of Port Colborne, located in the Rural Residential (RR) zone, municipally known as 307 Pleasant Beach Road;

AND IN THE MATTER OF AN APPLICATION by the owner, Aldo Ariganello, for relief from the provisions of Zoning By-law 6575/30/18, as amended, under section 45 of the *Planning Act, R.S.O 1990 C.P 13*, to permit an increase in lot coverage and height for a new accessory dwelling structure, notwithstanding the following:

1. That a maximum height of 6.4m be permitted, whereas a maximum height of 6m is required;
2. That a maximum floor area for the accessory dwelling unit of 45% be permitted, whereas a maximum floor area of 40% is required.

Explanatory Relief from the Zoning By-law: The applicant is requesting permission to create a new accessory dwelling structure with increased lot coverage and height, which requires a minor variance from the provisions of the Zoning By-law. A sketch of the proposed site plan is shown on the reverse side of this notice. More information, such as a higher resolution PDF version of the sketch, can be requested through the Secretary-Treasurer.

LOCATION MAP



PLEASE TAKE NOTICE that this application will be heard in-person and virtually by the Committee of Adjustment as shown below:

Date: August 13, 2025

Time: 6:00 p.m.

Location: 66 Charlotte Street – Third Floor Council Chambers and Virtually via Zoom

Additional information regarding this application is available for public inspection. An appointment can be scheduled in the office of the Planning and Development department, Monday to Friday, during the hours of 8:30 A.M. to 4:30 P.M., by telephone at (905)-228-8124 or through email at taya.taraba@portcolborne.ca to view the material.

PUBLIC HEARING: You are entitled to participate and express your views about this application, or you may be represented by counsel for that purpose. The Planning Division's report may be available for public inspection by **Friday, August 8, 2025**. If you are receiving this notice as the owner of land that contains multiple residential units, please post this in a location that is visible to all tenants.

Electronic Hearing Procedures
How to Get Involved in the Hearing

The meeting will be held in person and will be livestreamed on the City's YouTube channel.

Anyone wishing to participate in the meeting can attend either virtually or in-person and is encouraged to submit a written submission that will be circulated to the Committee of Adjustment prior to the meeting. All comments submitted are part of the public record. If anyone wishes to orally participate in the meeting, they must pre-register with the Secretary-Treasurer. **Written submissions and participation requests must be received by 12:00 p.m. on Tuesday, August 12, 2025**, by emailing taya.taraba@portcolborne.ca or by calling (905)-228-8124. Written submissions may also be submitted to the mail slot located in the front-left of City Hall; 66 Charlotte Street.

If you have any questions about the application(s) or submission process, please email taya.taraba@portcolborne.ca or call (905)-228-8124.

If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer.

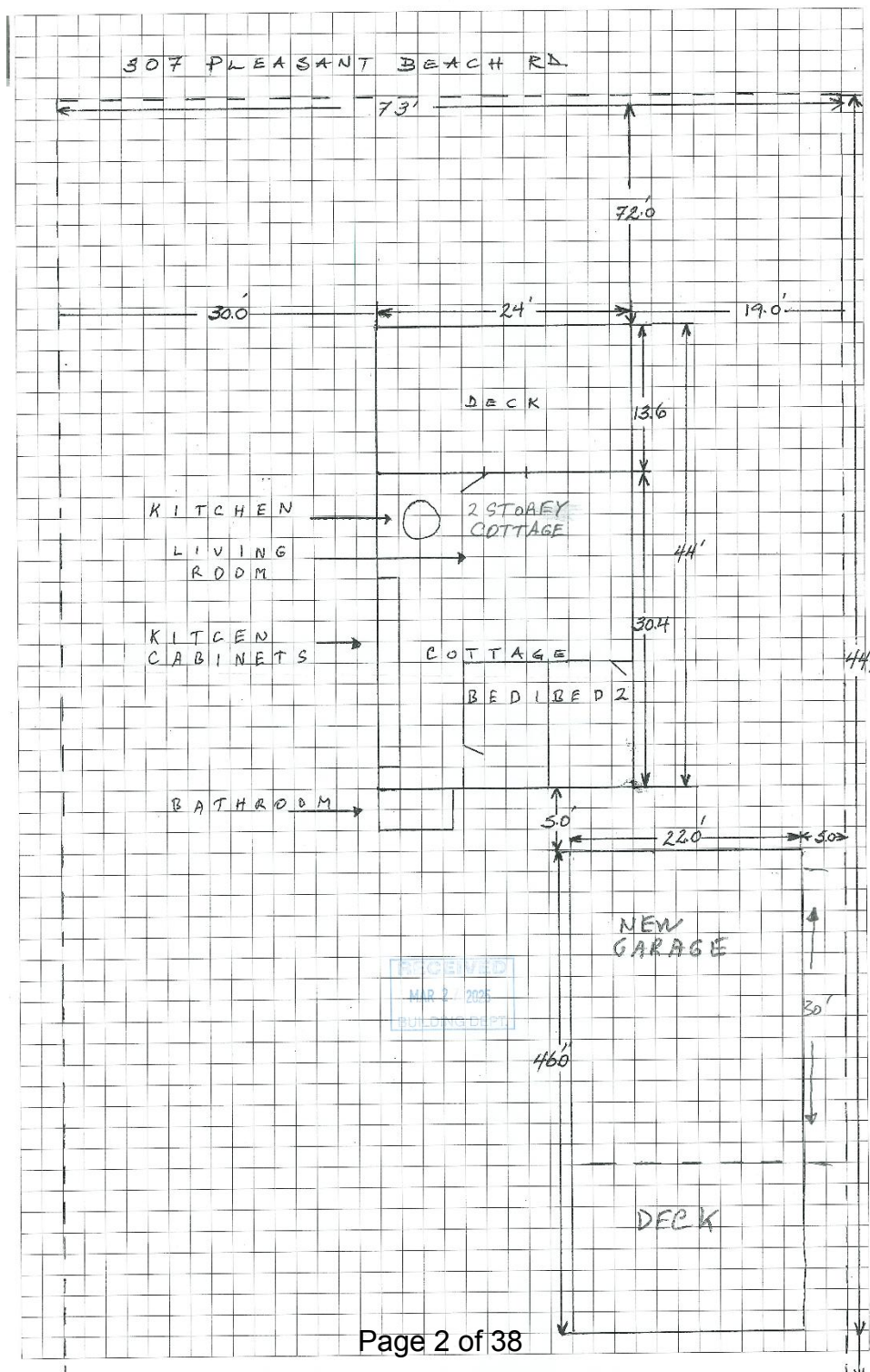
By order of the Committee of Adjustment,

Taya Taraba

Taya Taraba
Secretary-Treasurer

Date of Mailing: July 29, 2025

SKETCH



Surrounding Land Uses and Zoning

The subject lands are in the Rural Residential (RR) zone with an Environmental Conservation (EC) overlay. The parcels surrounding the subject lands are zoned RR with an EC overlay to the north and west, RR with an EC and Environmental Protection (EP) overlay to the south, and Rural (RU) with an EC and EP overlay to the east. The surrounding uses consist primarily of detached dwellings to the north, east, and south, with environmentally protected lands to the west, east, and north.

Environmentally Sensitive Areas

The subject property is not impacted by the Region's Natural Environment System. A portion of the eastern part of the subject property is impacted by the Niagara Peninsula Conservation Authority's regulated 30-metre buffer from a Provincially Significant Wetland. This application was circulated to the NPCA for formal comments. Full NPCA comments are included in the Committee of Adjustment agenda package dated August 8, 2025.

Public Comments

Notice was circulated on July 29, 2025, to properties within 60 metres of the subject lands, in accordance with the *Planning Act*. As of August 8, 2025, no comments from the public have been received.

Agency Comments

Notice of the application was circulated on July 14, 2025, to internal City departments and external agencies. As of August 8, 2025, the following comments have been received.

| | |
|--|--|
| Drainage Superintendent | No objections. |
| Fire Department | No objections. |
| Development Engineering | No objections. |
| Niagara Region – Private Servicing | No objections. |
| Niagara Peninsula Conservation Authority (NPCA) | A portion of the eastern part of the subject property is impacted by the Niagara Peninsula Conservation Authority's regulated 30-metre buffer from a Provincially Significant Wetland. |
| Note: Full NPCA comments are included in the Committee of Adjustment agenda package dated August 8, 2025. | NPCA staff noted that based on the site plan, the location of the proposed new accessory dwelling structure is outside the NPCA regulated features. As such, NPCA has no objections to the proposal, but noted that any future development proposed within the NPCA regulated area will require NPCA review, |

| | |
|--|---|
| | approval and permits from this office prior to the commencement of any works on site. |
|--|---|

Discussion

For a minor variance application to be approved, it must meet the four-part test outlined under section 45 (1) of the *Planning Act*. An analysis of the four tests follows.

Variance 1: That an accessory building height of 6.4 metres be permitted whereas a maximum accessory building of 6 metres is permitted.

Is the variance minor in nature?

The accessory building is proposed to be set further back from the road than the main dwelling, which will reduce the visual impact of the increased height. The dwelling will provide some screening of the accessory structure from Pleasant Beach Road due to the accessory building being proposed to be built partially behind the main dwelling. Further north and east of the proposed site of the accessory building are environmental features which do not pose any compatibility concerns. The building is also proposed to be set back an appropriate distance from neighbouring dwellings, which would have been built in compliance with the zone-specific height restriction (typically around 11 metres for most dwelling types where residential uses are permitted in the current Zoning By-law). Accordingly, the requested increase in the maximum accessory building height is minor in nature, as this variance for increased height is 0.4 metres, which is minimal and is unlikely to cause negative impacts on neighbouring parcels.

Is the variance desirable for the appropriate development or use of the land, building, or structure?

The applicant is currently proposing to use the building as a garage, but plan to eventually convert the second storey into an accessory dwelling unit. Allowing the increased height now will give the applicant enough vertical space to facilitate the future conversion of the second storey into an accessory dwelling unit, which will aid in providing an additional dwelling unit to the housing supply. Accordingly, the requested increase in the maximum accessory building height is desirable for the appropriate development of the subject lands as the increase has been requested to add a new dwelling unit in the accessory structure at a later date.

Does the application maintain the general intent and purpose of the Zoning By-law?

The intent of the maximum accessory building height is to prevent overdevelopment and ensure accessory structures remain accessory to the primary use of the lot. The proposed development maintains the general intent and purpose of this provision as the lot is large enough to accommodate a building of this height without appearing overdeveloped. The accessory building is proposed to have a smaller footprint than the existing dwelling and

be sited considerably further back from the frontage along Pleasant Beach Road, both of which will contribute to the accessory building remaining visibly accessory to the primary use. As such, this proposal maintains the general intent and purpose of the Zoning By-law.

Does the application maintain the general intent and purpose of the Official Plan?

The subject lands are within the Rural designation in the OP. Residential uses that can be supported by private servicing, including accessory buildings and accessory dwelling units, are permitted in the Rural designation. As such, the general intent and purpose of the City of Port Colborne Official Plan (OP) are maintained.

Variance 2: That the maximum floor area for an accessory dwelling unit of 45% the gross floor area of the dwelling be permitted whereas a maximum of 40% is permitted.

Is the variance minor in nature?

This variance is unlikely to cause negative impacts on neighbouring parcels as the accessory dwelling unit is proposed to maintain a similar footprint to the existing dwelling and the building envelopes of nearby properties. The proposed building meets all of the relevant provisions for siting a detached accessory dwelling unit, thus the future conversion of the accessory building into an accessory dwelling unit is not anticipated to cause any compatibility issues in the neighbourhood. Therefore, the requested increase in the maximum floor area of the proposed accessory dwelling unit is minor in nature.

Is the variance desirable for the appropriate development or use of the land, building, or structure?

The property currently features a small shed in the location of the proposed accessory building, which will be replaced with the proposed accessory building, should this application be approved. Replacing this small shed with a building that will provide another housing unit would contribute towards alleviating some pressure on the housing market by eventually adding a new dwelling unit to the available housing supply. Accordingly, the requested increase in the maximum accessory floor area is desirable for the appropriate development of the subject lands as the increased floor area for the accessory building will help maximize the useable space on the lot.

Does the application maintain the general intent and purpose of the Zoning By-law?

The intent of the maximum accessory floor area is to prevent the overdevelopment of a lot with accessory buildings, while ensuring accessory structures remain accessory to the primary use of the lot. Given the size of the subject property, the proposed development is large enough to accommodate an accessory building of this size without appearing overdeveloped. The accessory building is proposed to be smaller than the existing dwelling and sited further back from Pleasant Beach Road than the dwelling, which will

contribute to maintaining its status as an accessory building. As such, the general intent and purpose of the Zoning By-law is maintained.

Does the application maintain the general intent and purpose of the Official Plan?

The subject lands are within the Rural designation in the OP. Residential uses that can be supported by private servicing, including accessory buildings and accessory dwelling units, are permitted in the Rural designation. As such, the general intent and purpose of the City of Port Colborne Official Plan (OP) are maintained.

Recommendation

Given the information above, Planning staff recommend application A12-25-PC be **granted** for the following reasons:

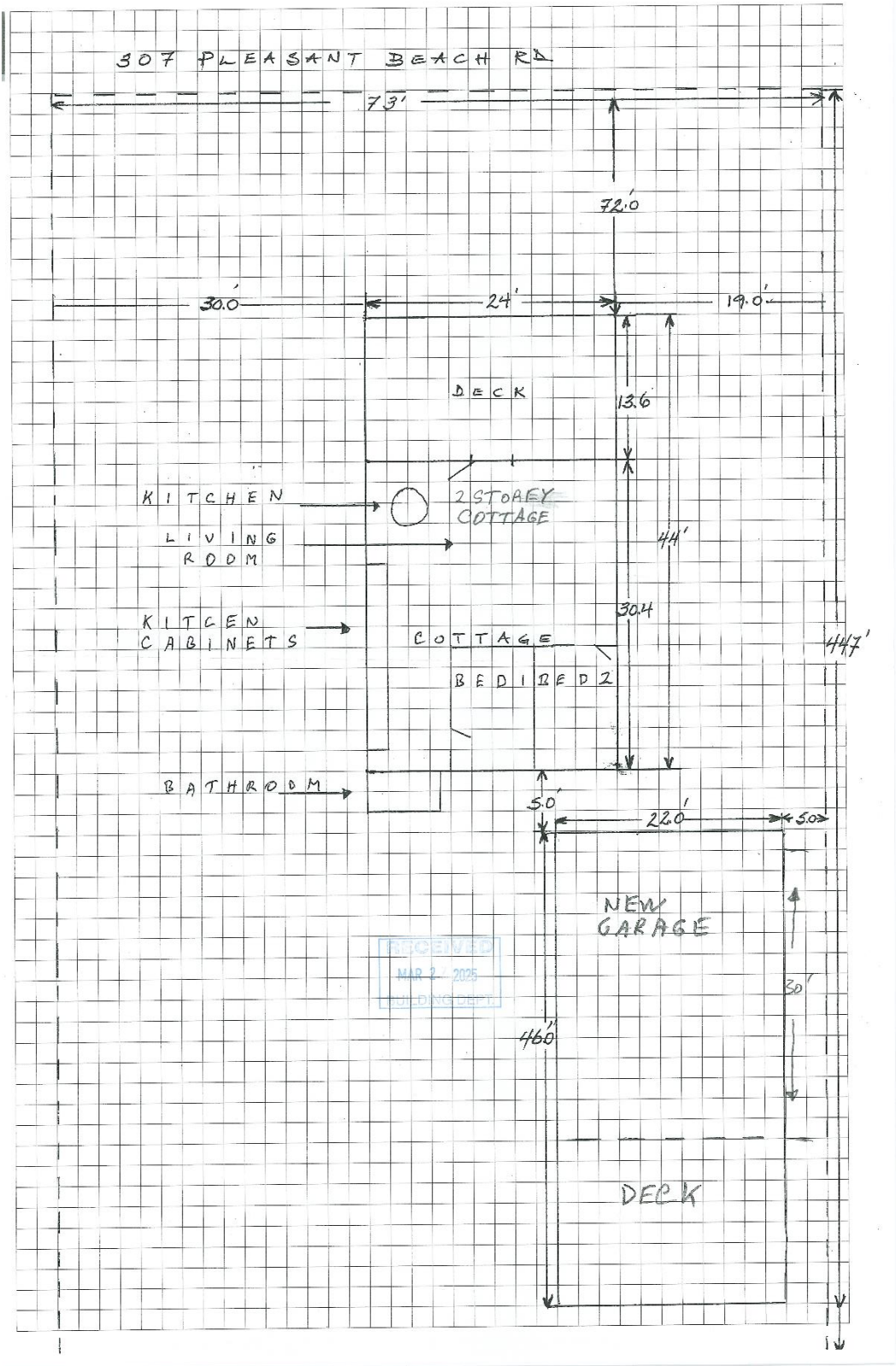
1. **The application is minor in nature.**
2. **It is desirable for the appropriate development of the land.**
3. **It maintains the general intent and purpose of the Zoning By-law.**
4. **It maintains the general intent and purpose of the Official Plan.**

Respectfully submitted,

Owen McDonnell
Planning Student

Diana Vasu
Planner

Appendix A



307 PLEASANT BEACH RD

73'

72.0'

30.0'

24'

19.0'

DECK

KITCHEN

LIVING
ROOM

KITCHEN
CABINETS

BATHROOM

2 STORY
COTTAGE

COTTAGE

BED 1 BED 2

NEW
GARAGE

DECK

RECEIVED
MAR 2 / 2025
BUILDING DEPT.



PORT COLBORNE

DEVELOPMENT AND LEGISLATIVE SERVICES

MINOR VARIANCE APPLICATION

THE CITY OF PORT COLBORNE

The Planning Act – Section 45

RECEIVED

MAY 01 2025

For Office Use Only

Date Received: _____

Date of Completion: _____

Application Complete: ☐ Yes ☐ No

SUBMISSION OF APPLICATION

Completed applications can be sent to:

City of Port Colborne
Taya Taraba
Secretary Treasurer of the Committee of Adjustment
City Hall
66 Charlotte Street
Port Colborne, Ontario L3K 3C8

Telephone: 1-905-835-2900
Fax: 1-905-835-2939
Email: taya.taraba@portcolborne.ca

2025 APPLICATION FEES

| | |
|--|---------|
| Minor Variance | \$1,900 |
| Minor Variance (Building without a Permit) | \$2,505 |
| Minor Variance & Consent Combination | \$3,800 |

COMPLETENESS OF APPLICATION

A complete application includes all required forms, fees, and applicable sketches, as well as any additional information that may be identified by the Secretary-Treasurer in accordance with the provisions under *the Planning Act, R.S.O. 1990, c.P. 13*, as amended.

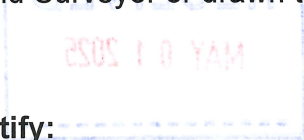
To be considered complete, submitted applications must include:

- One fully completed application for minor variance or permission signed by the applicant(s) and/or authorized agent and properly witnessed by a Commissioner for the taking of affidavits.
- A letter of authorization from the property owner, if applicable.
- **Two (2) copies** of a completed preliminary drawing (see the “Drawing Requirements” section).
- Payment of the appropriate fee submitted at the time of application through cash, credit, debit, or cheque payable to the City of Port Colborne.
- Payment of the appropriate Regional Review & Approval fee(s) if required by the Region, submitted at the time of the preliminary review. Payment can be submitted to the City of Port Colborne or to the Niagara Region. If payment is submitted to the Region directly, please submit the receipt to the City of Port Colborne. Failure to pay the Region's fee may result in an incomplete application. The Region's fees are available on its website, https://www.niagararegion.ca/business/fpr/forms_fees.aspx
- Payment of the appropriate NPCA fee, if required, submitted at the time of the preliminary review. Payment can be submitted to the City of Port Colborne or to the NPCA. If payment is submitted to the NPCA directly, please submit the receipt to the City of Port Colborne. Failure to pay the NPCA's fee may result in an incomplete application.

***Note:** Additional information may be required once a full review has been completed by planning staff. This may prevent deferral of your application. *

DRAWING REQUIREMENTS

Please submit two copies of each separate plan along with your completed application. Ensure that all the information below is included in the plan(s). Depending on the extent of the proposal, the **Planning Division may request a sketch prepared by a professional, and the Committee may require (at the discretion of the Manager of Planning Services) that the sketch be signed by an Ontario Land Surveyor.** This requirement can be clarified by the Planning Staff. The required sketch should be based on an actual survey by an Ontario Land Surveyor or drawn to a usable metric scale [e.g., 1:100, 1:300, 1:500].



To be considered complete, each sketch must identify:

- 1. The boundaries and dimensions of the land / lot.
- 2. The location and nature of any easement affecting the land, if applicable.
- 3. The location, size, height, and type of all existing and proposed buildings and structures on the land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- 4. The parking areas, loading spaces, driveway entrance / exits.

PROCEDURES FOR PROCESSING APPLICATIONS FOR MINOR VARIANCE OR PERMISSION

Once the Secretary-Treasurer has received an application, the application will be circulated to external agencies for up to 10 days to determine whether additional information and/or fees are required. Once comments from these agencies have been received, the Secretary-Treasurer will inform the applicant of any additional information and/or fees required by these agencies (ie. Niagara Region, Niagara Peninsula Conservation Authority). If applicable, the applicant must submit this additional information and/or pay the additional fees for their application to be deemed complete. Once the application is deemed complete, a hearing date will be confirmed in writing by the Secretary-Treasurer.

Prior to the hearing, members of the Committee may choose to conduct a site visit and/or contact the applicants. **Please note that the Committee should not be contacted by members of the public.** Any comments, questions, or concerns should be addressed through the Planning Division.

Following the hearing, the applicant/agent/solicitor will be notified of the Committee’s decision in a written Notice of Decision. In addition, any other person or agency who filed a written request for the Committee’s decision will be sent a copy. Any applicant objecting to the decision of the Committee, or the condition(s) imposed by the Committee may appeal the decision to the Local Planning Appeal Tribunal within 20 days after the Notice of Decision has been given. The notice of appeal, together with written reasons supporting the appeal and the fee, by certified cheque or money order payable to the Minister of Finance, must be filed with the Secretary-Treasurer, who in turn, will forward the appeal to the Local Planning Appeal Tribunal. The fee is \$300.00 for the first application to be appealed and \$25.00 for each additional related minor variance appeal.

NIAGARA PENINSULA CONSERVATION AUTHORITY REVIEW

Fees which are payable directly to Authority vary depending on the location and on the type of application. For land: abutting or within 15 meters of a water course; on or within 30 meters of the Lake Erie shoreline; on land identified as “Hazard Land” or “Environmental Protection” by the Port Colborne Official Plan or Zoning Bylaw; or within a groundwater recharge / discharge area, aquifer, or headwater on the property or within 30 meters of the property, the Niagara Peninsula Conservation Authority will charge an additional Plan Review Fee. These fees are provided on the Niagara Peninsula Conservation Authority’s website.

| | | |
|--|----------------------|-------------------|
| I acknowledge that I have read, understand, and agree to the terms outlined above. | | |
| Name: ALDO ARIGANELLO | Date: MAY 1, 2025 | Initials: A.A. |



PORT COLBORNE

DEVELOPMENT AND LEGISLATIVE SERVICES

MINOR VARIANCE APPLICATION

THE CITY OF PORT COLBORNE

The Planning Act – Section 45

SECTION 1 : CONTACT INFORMATION

| | |
|--|-------------------------|
| 1.1 Registered Owner (s): | |
| Name: ALDO ARIGANELLO | |
| Mailing Address: 307 PLEASANT BEACH RD. | |
| City: PORT COLBORNE | Province: ON |
| Postal Code: L0S 1R0 | Telephone: 647-333-2536 |
| Fax: | Email: |
| 1.2 Owner's SOLICITOR (if applicable) | |
| Name: | |
| Mailing Address: | |
| City: | Province: |
| Postal Code: | Telephone: |
| Fax: | Email: |
| 1.3 Owner's Authorized AGENT (if applicable) | |
| Name: | |
| Mailing Address: | |
| City: | Province: |
| Postal Code: | Telephone: |
| Fax: | Email: |
| 1.4 Owner's ONTARIO LAND SURVEYOR (if applicable) | |
| Name: | |
| Mailing Address: | |
| City: | Province: |
| Postal Code: | Telephone: |
| Fax: | Email: |
| 1.5 All communications should be sent to the: | |
| <input type="checkbox"/> Owner <input type="checkbox"/> Solicitor <input type="checkbox"/> Agent | |

SECTION 2: LOCATION OF SUBJECT LAND

| | |
|--------------------------------|----------------|
| Former Municipality: | |
| Concession No. | Lot(s): |
| Registered Plan No. | Lot(s): |
| Reference Plan No. | Part(s): |
| Name of Street: PLEASANT BEACH | Street No. 307 |

SECTION 3: SUBJECT LAND DESCRIPTION

Part No. On Sketch:

| | | |
|---|-------------|---------------|
| 3.1 Lot Description | | |
| Frontage: 73' | Depth: 447' | Area: 32,631' |
| Existing Use: 2 STORY COTTAGE | | |
| Proposed Use: GARAGE | | |
| 3.2 What is the current designation of the land in the Official Plan and the Regional Plan? | | |
| Port Colborne Official Plan: RURAL | | |
| Regional Policy Plan: RURAL LANDS | | |
| 3.3 What is the current zoning of the land (By-law 6575/30/18)? | | |
| RURAL RESEIDENTIAL | | |

SECTION 4: LAND INFORMATION

| | |
|---|---|
| 4.1 Date and Subject Land was acquired by the Current Owner: 1997 | |
| 4.2 Are there any existing EASMENTS OR RESTRICTIVE COVENANTS affecting the land? | |
| <input type="checkbox"/> Yes | If "Yes" describe the easement or covenant and its effect: |
| <input checked="" type="checkbox"/> No | |
| 4.3 MORTGAGES, Charges & Other Encumbrances: | |
| List the name(s) and address(es) of any mortgages, charges, or other encumbrances in respect of the land. | |
| | |
| 4.4 DATE OF CONSTRUCTION of all existing buildings and structures on the land: | |
| 1950 | |
| 4.5 Type of ACCESS | |
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Municipal Road maintained seasonally |
| <input checked="" type="checkbox"/> Regional Road | <input type="checkbox"/> Right-of-Way |
| <input type="checkbox"/> Municipal Road maintained all year | <input type="checkbox"/> Water Access |
| <input type="checkbox"/> Other Public Road | <input type="checkbox"/> Private Road |
| 4.6 What type of WATER SUPPLY is proposed? | |
| <input type="checkbox"/> Publicly owned and operated piped water supply | |
| <input type="checkbox"/> Lake | |
| <input checked="" type="checkbox"/> Well (private or communal) | |
| <input type="checkbox"/> Other (specify) _____ | |
| 4.7 What type of SEWAGE DISPOSAL is proposed? | |
| <input type="checkbox"/> Publicly owned and operated sanitary sewage system | |
| <input checked="" type="checkbox"/> Septic system (private or communal) | |
| <input type="checkbox"/> Other (specify) _____ | |
| 4.8 What type of STORMWATER DISPOSAL is proposed? | |
| <input checked="" type="checkbox"/> Publicly owned and operated stormwater system | |
| <input type="checkbox"/> Other (specify) _____ | |
| 4.9 Has a Pre-Consultation application been filed for this proposal? | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, please indicate the meeting date: _____ | |

SECTION 5: NATURE & EXTENT OF RELIEF FROM THE ZONING BY-LAW

5.1 Nature and Extent of Relief from the Zoning By-law:

I AM ASKING FOR 45% INSTEAD OF 40% '

5.2 Why is it not possible to comply with the Zoning By-law?

I REQUIRE 9' CEILING FOR MY EQUIPMENT + 8' CEILING FOR 2 FLOOR + 4' ROOF

5.3 Does the structure(s) pertaining to the application for Minor Variance already exist?

☐ Yes

☒ No

5.4 If the answer to 5.3 is YES, has a building permit been issued?

☐ Yes

☐ No

If the answer is "Yes," please provide the following information:

File Number:

Decision:

SECTION 6: ALL EXISTING, PREVIOUS AND ADJACENT USE OF THE LAND

8.1 ALL EXISTING USE

☒ Residential

☐ Industrial

☐ Commercial

☐ Institutional

☐ Agricultural

☐ Parkland

☐ Vacant

☐ Other (specify):

8.2 What is the length of time the existing use(s) of the land have continued?

1950

8.3 Are there any buildings or structures on the subject land?

☒ Yes

☐ No

If Yes, briefly describe and indicate their use. 2 STORY COTTAGE

| | | |
|---|--|----------------------------------|
| 8.4 Are any of these buildings designated under the Ontario Heritage Act? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 8.5 Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 8.6 Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 8.7 Has there been petroleum or other fuel stored on the subject land or adjacent lands? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 8.8 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 8.9 Have the lands or adjacent lands ever been used as an agricultural operation where pesticides have been applied to the lands? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 8.10 Have the lands or adjacent lands ever been used as a weapon firing range? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 8.11 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational / non-operational public or private landfill or dump? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 8.12 If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 8.13 If there has been industrial or commercial uses on the property, a previous use inventory is needed. Is a previous use inventory attached? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 8.14 Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?* | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| <p>If previous use of property is industrial or commercial or if the answer was YES to any of the above, please attach a previous use inventory showing all former uses of the land, or if applicable, the land(s) adjacent to the land.</p> <p>*Possible uses that can cause contamination include operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities, and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry-cleaning plants have similar potential. Any industrial use can result in potential contamination. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.</p> | | |

ACKNOWLEDGMENT CLAUSE

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations and standards pertaining to contaminated sites. I further acknowledge that the City of Port Colborne is not responsible for the identification and / or remediation of contaminated sites, and I agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Port Colborne, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

X MAY 1, 2025
Date

X Aldo Uriganillo
Signature of Owner

NIAGARA PENINSULA CONSERVATION AUTHORITY

Pre-Screening Criteria

| | | |
|---|--|----------------------------------|
| 9.1 Is there land on the property identified in the Official Plan and / or Zoning By-law as "hazard lands"? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 9.2 Is there a watercourse or municipal drain on the property or within 15 metres of the property? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 9.3 Is the property located on or within 30 metres of the Lake Erie shoreline? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 9.4 Is there a valley slope on the property? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 9.5 Is there known localized flooding or a marsh / bog area on or within 30 metres of the property? | | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 9.6 Is the property on a Regional Road? | | |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |

AUTHORIZATIONS

SIGNATURE OF APPLICANT(S)

X MAY 1, 2025
Date

X Aldo Ariganello
Signature of Applicant(s)

Please note: If the applicant is not the owner of the subject land or there is more than one owner, written authorization of the owner(s) is required (Complete Form 1) indicating that the applicant is authorized to make application.

I/We ALDO ARIGANELLO
Of the City/Town/Township of SHERKSTON
In the County/District/Regional Municipality of NIAGARA

solemnly declare that all the statements contained in this application are true, and I/we make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the
City of Port Colborne
In the Region of Niagara
This 1st day of May
2025.

TO BE SIGNED IN THE PRESENCE OF A
COMMISSIONER FOR TAKING AFFIDAVITS
X Aldo Ariganello
Signature of applicant(s), solicitor, or authorized

A Commissioner, etc. Taya Hope Taraba, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the City of Port Colborne.
Expires January 31, 2027.

Personal information collected on this application will become part of a public record. Any questions regarding this collection should be directed to the City Clerk at 66 Charlotte Street, Port Colborne, Ontario L3K 3C8 (905) 835-2900 Ext. 106.

POSTING OF PUBLIC HEARING SIGN

A public hearing sign is required to be posted by all applicants or agents on each property under application. A sign will be made available to you after review of your application, and you are required to post each sign in a prominent location on the subject property. The sign should be placed so that it is legible from the roadway.

Each sign must remain posted a minimum of 14 days prior to the hearing, until the day following the hearing. Should a sign go missing or become damaged or illegible please contact the Secretary-Treasurer as soon as possible to request a replacement sign. Failure to post the sign as required may result in deferral of you application(s).

Please note that an affidavit must also be signed and commissioned in the presence of a Commissioner of Oaths. This can be done at City Hall AFTER the signs have been posted.

I/We ALDO ARIGANELLO am/are the owner(s) of the land subject to this application for a Minor Variance and I/We agree to post the required sign(s) a minimum of 14 days prior to the hearing and will remain posted, and replaced, if necessary, until the day following the hearing.

X Aldo Ariganello
Signature of Owner/Agent

X may 1, 2025
Date

X _____
Signature of Owner/Agent

X _____
Date

PERMISSION TO ENTER

I/We aldo ariganello am/are the owner(s) of the land subject to this application for a Minor Variance and I/We authorize the members of the Committee of Adjustment and the City of Port Colborne Planning Staff to enter onto the property for the purpose of evaluating the merits of the application(s).

Please note that the Committee should not be contacted by members of the public. Any comments, questions or concerns should be addressed through the Planning Division.

X aldo ariganello
Signature of Owner

X may 1, 2025
Date

X _____
Signature of Owner

X _____
Date

AUTHORIZATION FOR AGENT / SOLICITOR (IF APPLICABLE)

If the application is not the owner of the lane that is subject to this application for a Minor Variance, the authorization set out below must be completed by the owner(s). All registered owners must complete the authorization form for it to be valid.

Please Note: If the registered owner is a corporation, in addition to the signatures of the authorized signing officers, the corporate seal must be affixed.

Where the Owner is without a spouse, common-law or legally married, the Owner is required to sign only once. Where the spouse of the Owner is not an owner, the spouse is required to sign. Spouse shall include a common-law spouse as defined within the *Family Law Reform Act*.

I/We _____ am/are the owner(s) of the land that is subject to this application for a Minor Variance and I/We hereby authorize as my/our agent for the purposes of submitting an application(s) to the Committee of Adjustment for a Minor Variance.

X

Signature of Owner

X

Date

X

Signature of Owner

X

Date

X

Signature of Agent

X

Date

SUGGESTION TO THE APPLICANT

Notice of your application is required for several agencies. All written responses will be considered before reaching a decision on your application.

Although you are under no obligation to do so, we suggest that you discuss your intentions with the appropriate agencies from the list below, before submitting an application. This pre-consultation could provide you with information about the City of Port Colborne Official Plan, the minimum requirements and permitted uses of Zoning By-law 6575/30/18, the Regional Policy Plan, the concerns of various Provincial Ministries, and other relevant information which may have a direct effect upon the final decision on your application.

1. Port Colborne Planning and Development Department
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
General Planning Department
(905) 835-2900, Ext. 286
Information on the Port Colborne Official Plan and Zoning Bylaw
2. Port Colborne Planning and Development Department
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
Engineering Technologist
(905) 835-2900, Ext. 226
Information on Servicing, Lot Grading and Drainage
3. Port Colborne Building Division
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
Building Clerk
(905) 835-2900, Ext 229
Information about the Building Code
4. Region of Niagara Public Works Department
Planning and Development Department
1815 Sir Isaac Brock Way, Thorold, Ontario L2V 4T7
(905) 980-6000, Ext. 3727
Information about the Regional Policy Plan, Agriculture, Public Works & Regional Health, and for concerns regarding Provincial Policy and Ministry responsibilities
5. The Niagara Peninsula Conservation Authority
250 Thorold Road West, Welland, Ontario L3C 3W2
Watershed Planner
(905) 788-3135, Ext 272
For information about lands which may be zoned as "Hazard" in the local zoning by law, lands adjacent to watercourses, Lake Erie or flood plains
6. Ministry of Transportation of Ontario
Corridor Management Section
159 Sir William Hearst Ave, 7th Floor, Toronto, Ontario M3M 1J8
For information about sight plan applications for lands fronting onto provincial highways
7. Ministry of Transportation of Ontario
Corridor Management Section
1201 Wilson Avenue, Bldg D, 7th Floor, Downsview, ON, M3M 1J8
1-866-636-0663
For information about official plan amendments, consents, re-zonings, and other inquiries for lands fronting onto provincial highways
8. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement* (PPS) available for download (On-line) at: <http://www.mah.gov.on.ca>
Under "Your Ministry" – Land Use Planning – Provincial Policy Statement



CITY OF PORT COLBORNE
COMMITTEE OF ADJUSTMENT
66 Charlotte Street
Port Colborne, ON, L3K 3C8

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR CONSENT \ LAND SEVERANCE

APPLICATION NO. B11-15-PC

IN THE MATTER OF The Planning Act, R.S.O., 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Part of Lot 26, Concession 2, City of Port Colborne and municipally known as 160 Chippawa Road, City of Port Colborne, Regional Municipality of Niagara;

AND IN THE MATTER OF AN APPLICATION by the agent Brian Lambie for the owners Christine and Alfred Torbicki, for consent under Section 53(1) of the Planning Act, R.S.O. 1990, Chapter P. 13, so as to permit the conveyance of a parcel of land (Part 1) having a lot frontage of 19.15m (62.82ft) on Chippawa Road for a total lot area of .55ha (1.36ac) for a vacant parcel of land and to retain a parcel of land (Part 2) having a total lot frontage of 21.46m (70.4ft) on Chippawa Road for a total lot area of .66ha (1.64ac) for an existing residential use. A sketch of the subject lands is shown on the reverse side of this notice.

PLEASE TAKE NOTICE that this application will be heard by the Committee of Adjustment as shown below:

| | |
|-----------|---|
| DATE: | Tuesday, December 15, 2015 |
| TIME: | 6:00 p.m. |
| LOCATION: | City of Port Colborne Council Chambers - Third Floor 66 Charlotte Street, Port Colborne, Ontario |

Additional information regarding this application will be available for public inspection in the office of the Secretary-Treasurer, at the address shown below, during the hours of 8:30 a.m. to 4:30 p.m., Monday to Friday, or by telephone at (905) 835-2901, Ext. 205.


PUBLIC HEARING: You are entitled to attend this hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee. The Planning Division's report may be available for public inspection on Friday, December 11, 2015.

NOTE: If you wish to be notified of the decision of the Committee with respect to this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing if the decision of the Committee is appealed.

NOTE TO APPLICANT: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

By order of the Committee of Adjustment,

DATED: November 16, 2015



Heather Mahon, SECRETARY-TREASURER
City of Port Colborne Committee of Adjustment
66 Charlotte Street, Port Colborne, ON
L3K 3C8
Email: heathermahon@portcolborne.ca

Date of Mailing: November 20, 2015



Development and Government Relations Department
Planning Division Report

August 8, 2025

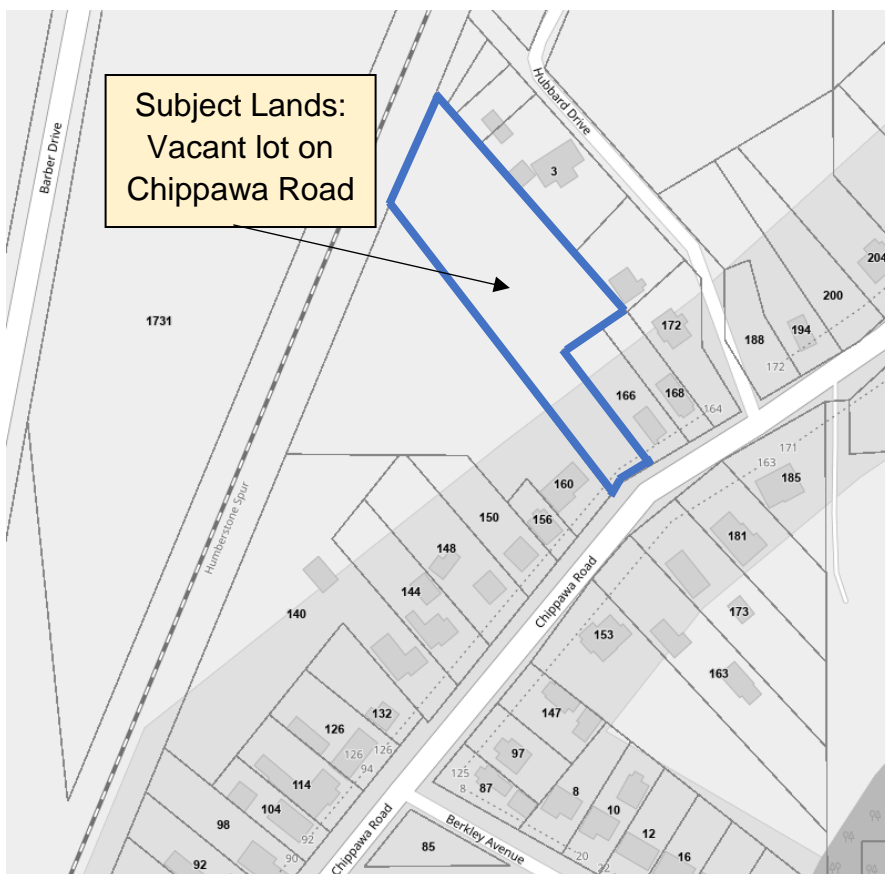
Secretary-Treasurer
Port Colborne Committee of Adjustment
66 Charlotte Street
Port Colborne, ON L3K 3C8

Re: Application for Cancellation of Consent B11-15-PC
PT LT 26 CON 2 HUMBERSTONE, PT 1 59R15498
Vacant Lot on Chippawa Road
Owner(s): John Joseph Lehocki and Wendy Anne Lehocki

Proposal

The purpose of this application for cancellation of a consent is to allow Part 1, 3, and 4 on Reference Plan 59R-15498 to merge with 166 Chippawa Road. Reference Plan 59R-15498 is attached as Appendix A to this report.

Despite being in the same ownership, these parcels are currently unable to merge because Part 1 on Reference Plan 59R-15498 was previously the subject of consent application B11-15-PC. For Parts 1, 3, and 4 on Reference Plan 59R-15498 to merge, the consent given in application B11-15-PC must be cancelled first.



The subject lands, being Part 1 on Reference Plan 59R-15498, are in Fourth Density Residential Zone (R4). 166 Chippawa Road, as well as Parts 3 and 4 on Plan 59R-15498, are in First Density Residential Zone (R1). The parcels surrounding the subject lands are zoned First Density Residential (R1) to the east and south; R4 and Second Density Residential (R2) to the west; and Gateway Industrial (GI) to the north. The surrounding uses consist primarily of low-density residential dwellings.

The subject property does not feature any environmentally sensitive areas.

Public and agency notification and consultation are not required for an application for cancellation of consent.

On November 6, 2015, consent application B11-15-PC was received. The application proposed to convey Part 1 and retain Part 2 on the proposed severance sketch:

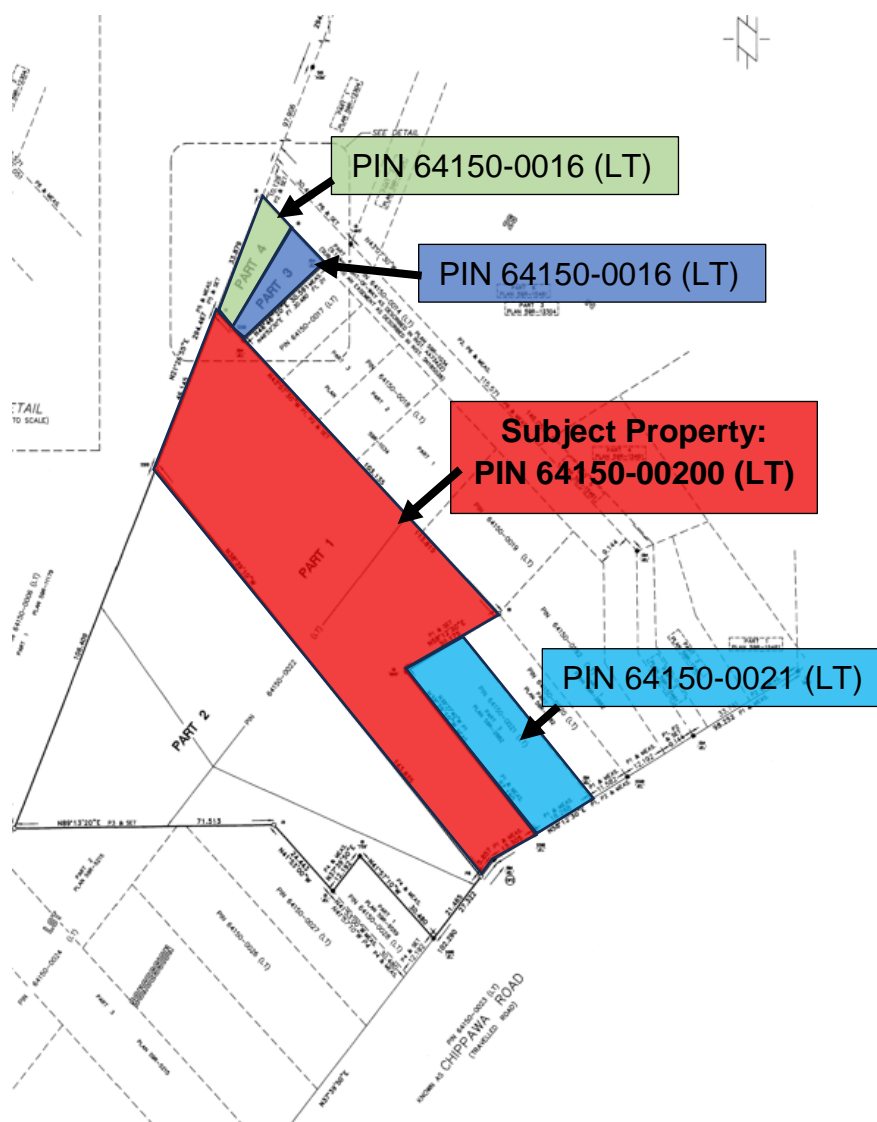


A Notice of Hearing was circulated on November 20, 2015, informing of the December 15, 2015, Committee of Adjustment hearing where this application would be considered.

The Committee of Adjustment approved this application at their hearing on December 15, 2015, and a notice of their decision was issued on December 17, 2015. No appeals were received in the 20-day appeal period following the issuance of the notice.

After the consent conditions were cleared, the Secretary-Treasurer issued a Certificate of Official (Form 2) on February 4, 2016, to confirm that the final certification for the severance had been completed. New PINs were created for the conveyed and retained parcels on February 18, 2016, after the Certificate of Official was registered with the Land Registry Office.

The request received by the City of Port Colborne for a Cancellation of Consent Certificate dated April 28, 2025, states that the current owners of the subject property also own the following abutting properties:



On May 14, 2025, this application for a Cancellation of Consent Certificate was first considered by the Committee of Adjustment. The Committee referred this matter back to Planning staff as uncertainties arose regarding whether a Cancellation of Consent Certificate was the most appropriate mechanism for merging the four lots.

Upon further conversations with staff at the Municipal Property Assessment Corporation (MPAC), it has been determined that a Cancellation of Consent Certificate must be issued for consent application B11-15-PC before the four lots can merge. This requirement is based on MPAC's internal policies, as well as the *Planning Act* provisions outlined below.

Discussion

Pursuant to subsection 53 (45) of the *Planning Act* (the Act), this application has been submitted to request that the consent to sever Part 1 on Reference Plan 59R-15498 be cancelled. The consent to sever this parcel was given by the Committee of Adjustment through consent application B11-15-PC.

Pursuant to subsection 50 (12) of the Act, when a parcel of land is conveyed as a result of a consent to sever land that is protected by the subdivision or part-lot control provisions of subsections 50 (3) and (5), no additional consent is needed to convey the parcel again.

Subsection 50 (12) of the Act is referred to as the “once a consent, always a consent” provision because it provides that once a lot is created through an unstipulated consent application, no further consents need to be obtained to convey that lot in future transactions. One consequence of this provision is that when a lot is created to which subsection 50 (12) applies, it cannot be merged on title with abutting lands despite being in the same ownership.

The process for cancelling a consent was added into the *Planning Act* as part of Bill 276, which was proclaimed on January 1, 2022. This process allows the owner of a property that was conveyed by way of a consent to sever to request that the consent be cancelled.

When a consent is cancelled, subsection 50 (12) no longer applies to the lot, which means the lot can be merged with abutting lands under the same ownership (and that a new consent application would be required to sever the lot again before it can be further conveyed). A cancelled consent only impacts transactions after the cancellation certificate is issued, which means the previous transactions involving the subject property will not be affected.

If the subject property had not been conveyed by way of a consent previously, the four lots owned by the applicants would have already merged. The conveyance via consent being on the title of the subject property is preventing the lots from merging. Planning, Tax, and MPAC staff have all confirmed the Cancellation of Consent Certificate is the best mechanism to help the applicants merge their four abutting lots that are in the same ownership, and that no zoning deficiencies will result from these four lots merging.

Recommendation:

That consent application B11-15-PC be **cancelled**.

Respectfully submitted,

Diana Vasu
Planner

Page 29 of 38



**WILSON,
OPATOVSKY**
BARRISTERS & SOLICITORS

Christopher E.H. Wilson, LL.B. *
Margaret P. Opatovsky, B.A., LL.B

* Christopher E.H. Wilson Law Professional Corporation

Mailing Address
P.O. Box 99
Port Colborne, Ontario
L3K 5V7

Delivery Address
190 Elm Street
Port Colborne, Ontario
L3K 4N8

Tel. (905) 835-1163
Fax (905) 835-2171
email: cwilson@wilsonop.com
email: mopatovsky@wilsonop.com

April 28, 2025

City of Port Colborne
Planning Department



Re: Cancellation of Consent Certificate - B11-15-PC
John and Wendy Lehocki - 166 Chippawa Road
and Vacant Land, Chippawa Road, Port Colborne

We act for John Joseph Lehocki and Wendy Anne Lehocki who purchased the property at 166 Chippawa Road, PC in 1989, original PIN 64150-0021. Wendy Lehocki purchased two parcels on Hubbard Drive in 2015 original PINS 64150-0015 and 64150-0016. In 2016 John Lehocki purchased vacant land that was severed by Afred and Christine Torbicki at 160 Chippawa Road PIN 64150-0020.

In 2024 all of the properties were transferred and in the names of John Joseph Lehocki and Wendy Anne Lehocki as Joint Tenants and a PIN consolidation for all of the above noted 4 PINS was registered. You have previously been provided with all these documents. Please advise if you require anything further. The owners want to create a single parcel solely for their own use.

The Lehocki's would like to merge all the properties with the City of Port Colborne together for estate planning purposes as they are getting closer to retirement and wish to simplify their assets, having one tax bill etc. They have no plans to develop the property or build a further dwelling.

MPAC and your office have advised you require a Certificate of Cancellation

of the Consent on the Transfer from the Torbicki's to John Lehocki for PIN 64150-0020 registered transfer containing consent , File B 11-15-PC be annulled in order for these properties to merge. John and Wendy Lehocki are requesting that at this time.

If you require any further information or explanation please do not hesitate to contact me.

Attached is a personal cheque from John and Wendy Lehocki in the amount of \$700.00 representing your fee in this matter.

Thank you

WILSON, OPATOVSKY

Per:

A handwritten signature in dark ink, appearing to read 'CEHW', written over a light blue horizontal line.

CHRISTOPHER E.H. WILSON

CEHW:wl

enclosure

MPAC response for 271104000421100

From Erik Acs <Erik.Acs@portcolborne.ca>

Date Fri 8/8/2025 1:39 PM

To Taya Taraba <Taya.Taraba@portcolborne.ca>



www.portcolborne.ca

Erik Acs
Chief Planner
City of Port Colborne

66 Charlotte Street
Port Colborne, ON L3K 3C8

Phone 905-228-8117

Email Erik.Acs@portcolborne.ca

"To provide an exceptional small-town experience in a big way"

This message, including any attachments, is privileged and intended only for the person(s) named above. This material may contain confidential or personal information which may be subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. Any other distribution, copying or disclosure is strictly prohibited. If you are not the intended recipient or have received this message in error, please notify us immediately by telephone, fax or e-mail and permanently delete the original transmission from us, including any attachments, without making a copy.

From: White, Tracy <Tracy.White@mpac.ca>

Sent: Monday, June 9, 2025 11:50 AM

To: Erik Acs <Erik.Acs@portcolborne.ca>

Subject: RE: MPAC response for 271104000421100 - Work Object id: ENQ-0408243

Classification: Private

Good morning, Erik,

I hope you enjoyed your weekend.

We don't have any formal communication I could provide.

For this scenario we follow guidelines within our internal Assessment Parcelization Policy. According to our policy, while the property has Land Division Committee consent, it remains a separate parcel that MPAC assesses independently. If the consent is cancelled, MPAC will still have the parcels assessed as separate parcels as they are owned separately. Part 1 and Part 2 will not merge in title or become one whole lot as they are separately owned. MPAC would still reflect these two parcels separately, we will consolidate all four parcels owned by Lehocki's once the cancellation of the consent is registered with the LRO.

I hope this is helpful.

Thank you,
Tracy

Tracy White, A.I.M.A.
Supervisor, Valuation Data Services
Valuation & Assessment Operations
Office: (289) 315-3121
Mobile: (289) 923-1649

My office hours are Monday to Friday, 7:00 a.m. to 3:48 p.m. with every other Friday off. I will be away from the office on the following dates: ' June 6th & 20th, 2025

If you receive an email from me outside of your work hours, there is no need to respond until your next work day, unless the message is marked as urgent or relates to an emergency.

mpac.ca
Municipal Property Assessment Corporation
1340 Pickering Parkway, Suite 101 L1V 0C4



Committee of Adjustment -Meeting Minutes-

Wednesday, June 11, 2025

Members Present: Dan O'Hara, Chair
Gary Bruno, Committee Member
Dave Elliott, Committee Member
Eric Beauregard, Committee Member

Staff Present: Erik Acs, Chief Planner

Absentees: Angie Desmarais, Committee Member

1. Call Meeting to Order

The Chair called the meeting to order at approximately 6:00 p.m.

2. Reading of Meeting Protocol

The Chair requested that a mover and a seconder adopt the agenda.

Motion: Dave Elliot

Seconded: Angie Desmarais

Carried: 5-0

3. Reading of Meeting Protocol

The Chair read the Meeting Protocol.

4. Disclosures of Interest

Nil.

5. Requests for Deferrals or Withdrawals of Applications

Nil.

6. Order of Business

a. Application: B06-25-PC – 228 Knoll Street

Action: Consent

Applicant: Dayna Stanley

Location: 228 Knoll Street

The Chief Planner read the correspondence received for the application.

The Chair asked the applicant if they wished to add any further information regarding this application.

The applicant had no further information to add to the application.

The members had no questions for the applicant regarding the application.

There were no members of the public that spoke to this application.

Given the information above, Planning staff recommend application **B06-25-PC** be granted subject to the conditions outlined in the Staff Report dated June 6, 2025:

1. That the applicant provides the Secretary-Treasurer with the deeds for the conveyance of the subject parcel or a registrable legal description of the subject parcel, and a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$400 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That all conditions of consent be completed by June 11, 2027.

For the following reasons:

1. The application is consistent with the Provincial Planning Statement and conforms to the Niagara Official Plan, City of Port Colborne Official Plan, will comply with the provisions of Zoning By-law 6575/30/18, as amended.

Motion: Eric Beauregard

Seconded: Dave Elliott

Carried: 4-0

Given the information above, the Committee of Adjustment recommend application **B06-25-PC** be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds for the conveyance of the subject parcel or a registrable legal description of the subject parcel, and a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$400 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That all conditions of consent be completed by June 11, 2027.

For the following reasons:

1. The application is consistent with the Provincial Planning Statement and conforms to the Niagara Official Plan, City of Port Colborne Official Plan, will comply with the provisions of Zoning By-law 6575/30/18, as amended.

Motion: Eric Beauregard

Seconded: Dave Elliott

Carried: 4-0

The Committee of Adjustment recommend that application A05-25-PC and A06-25-PC be **granted** for the following reasons:

1. **It is minor in nature.**
2. **It is appropriate for the development of the site.**
3. **It is desirable and in compliance 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.**

Motion: Eric Beauregard

Seconded: Gary Bruno

Carried: 4-0

b) **Application:** A11-25-PC
Action: Minor Variance
Applicant: Dale and Kylie Thompson
Location: 2125 Ramey Road

The Chief Planner read the correspondence for the application.

Planning staff recommend that application A11-25-PC be **granted** for the following reasons:

1. **It is minor in nature.**
2. **It is appropriate for the development of the site.**
3. **It is desirable and in compliance 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.**

The Chair asked if the applicant wished to speak to the application. The applicant did not have any additional concerns to add.

The Chair inquired if the public wished to add anything further to the application. The public did not have any additional concerns to add

The Committee of Adjustment recommend that application A11-25-PC be **granted** for the following reasons:

- 1. It is minor in nature.**
- 2. It is appropriate for the development of the site.**
- 3. It is desirable and in compliance 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.**

Motion: Dave Elliott

Seconded: Eric Beauregard

Carried: 4-0

| | |
|-----------------|--------------------------------|
| c. Application: | A09-25-PC |
| Action: | Minor Variance |
| Applicant: | Vergel Group Developments Inc. |
| Agent: | Aaron Butler |
| Location: | 80 Nickel Street |

The Chief Planner read the correspondence received for the application.

The Chair asked if the applicant wished to speak to the application. The applicant's agent conducted a presentation for the members.

Committee member Dave Elliott inquired about what measures would be done such as fencing in the North, East and West sides of the properties with the reduced landscape buffer in place to further mitigate the headlight pressure

The agent stated that the intent to mitigate headlight pressure would be likely through a board-on-board fence whilst there still being room for landscaping as well.

Committee members Dave Elliott, Gary Bruno, and Eric Beauregard inquired on clarification on certain aspects of the proposed variances in which both the agent and Chief Planner provided clarification for.

The Chair inquired if the public wished to add anything further to the application. The public did not have any additional concerns to add

The Committee of Adjustment recommend that application A09-25-PC be **granted** for the following reasons:

1. **It is minor in nature.**
2. **It is appropriate for the development of the site.**
3. **It is desirable and in compliance 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.**

Motion: Eric Beauregard Seconded: Gary Bruno

Carried: 4-0

7. Other Business

There was no other business brought up

8. Approval of Minutes

That the minutes from the May 14th, 2025 meeting be approved.

Motion: Dave Elliott

Seconded: Eric Beauregard

Carried: 4-0

That the amendment minutes from the June 12th, 2025 meeting be approved.

Motion: Gary Bruno

Seconded: Eric Beauregard

Carried: 4-0

That the minutes from the May 8th, 2025 meeting be approved.

Motion: Gary Bruno

Seconded: Eric Beauregard

Carried: 4-0

That the minutes from the April 24th, 2025 meeting be approved.

Motion: Gary Bruno

Seconded: Eric Beauregard

Carried: 4-0

9. Adjournment

There being no further business, the meeting was adjourned at approximately 7:46 pm.

Angie Demsarais, Vice-Chair

Taya Taraba, Secretary-Treasurer