

The Corporation of the City of Kawartha Lakes
Minutes
Committee of Adjustment Meeting

COA2021-008
Thursday, August 19, 2021
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Lloyd Robertson
Councillor Emmett Yeo
David Marsh
Betty Archer
Sandra Richardson
Stephen Strangway

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1. **Call to Order**

Chair Robertson called the meeting to order at 1:02pm.

Chair Robertson and C. Crockford, Recording Secretary were in person in the Council Chambers.

Councillor E. Yeo and Members D. Marsh, S. Richardson, B. Archer and S. Strangway were in attendance via electronic participation.

Staff, K Stainton, Planner II, D. Harding, Planner II, S. Rea, Secretary-Treasurer, L. Barrie, Acting Manager of Planning and S. Murchison, Chief Building Official were in attendance via electronic participation.

Councillor Yeo excused himself from the meeting due to connectivity issues.

2. **Administrative Business**

2.1 Adoption of Agenda

August 19, 2021

Committee of Adjustment Agenda

CA2021-072

Moved By B. Archer

Seconded By S. Strangway

That the agenda for August 19, 2021 meeting be approved.

Carried

2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

2.3 Adoption of Minutes

July 15, 2021

Committee of Adjustment Minutes

CA2021-073

Moved By S. Richardson

Seconded By D. Marsh

That the minutes of the previous meeting held July 15, 2021 be adopted as printed.

Carried

3. New Applications

3.1 Minor Variances

3.1.1 COA2021-002

Kent Stainton, Planner II
 File Number: D20-2020-043
 Location: 134 Starr Blvd
 Part Lot 15, Concession B, Lot 35, Plan 290
 Geographic Township of Mariposa, Ward 4
 Owners: Paul Neal and Cybelle LaPorte-Neal

Mr. Stainton summarized Report COA2021-002, to request relief to reduce the minimum water setback to permit the construction of a new unenclosed deck with stairs and second level balcony.

Agency comments received after the writing of the report were received from Kawartha Region Conservation Authority (KRCA) indicating that a permit is not required for works and that there are no concerns with respect to watershed management, natural heritage and hazards components of the Provincial Policy Statement (PPS).

Staff acknowledges the application meets all four tests of the minor variance. Staff respectfully recommends approval of the application subject to the conditions identified within the report.

The applicant, Paul Neal was present and thanked staff and was available for questions.

There were no questions from the Committee or other persons.

CA2021-074

Moved By S. Strangway

Seconded By D. Marsh

That minor variance application D20-2020-043 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

That the building construction for the deck and stairs related to this approval

shall proceed substantially in accordance with the sketch in Appendix C and generally in accordance with the sketch in Appendix D submitted as part of Report COA2021-002, which shall be attached to and form part of the Committee's Decision; and

1. **That** the building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2021-002. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.1.2 COA2021-031

David Harding, Planner II RPP, MCIP

File Number: D20-2021-020

Location: 77 Paradise Road

Part Lot 10, North of Portage Road Range, Parts 1 and 2, 57R-9426

Geographic Township of Eldon, Ward 1

Owner: Ronald King, Kathleen Ribbans-King, Irene King-Phypers and Melissa King-Ferman

Applicant: Doug Carroll - DC Planning Services Inc.

Mr. Harding summarized Report COA2021-031 as amended. The application proposes the construction of a dwelling, deck and stairs. The amended agenda package included correspondence from the applicant that shows that variance number 5 for the boathouse has been withdrawn as it was not necessary.

Mr. Harding also brought to the Committee's attention an error throughout the report on pages 2 and 3. These pages note that the side entry is the only road-facing access. This is not correct. There is a second road-facing access further south.

Mr. Harding noted in his presentation that the cabin building shown on slide 13 has since been removed from the parcel.

Since the writing of the report a letter of support was received from Lisa Hall of

79 Paradise Road.

Staff respectfully recommends the application be granted subject to the conditions identified within the report excluding the paragraph "That relief 5 of minor variance application D20-2021-020 be denied" as this has since been withdrawn.

The applicant, Mr. Carroll of DC Planning Services Inc. was present and thanked staff.

There were no questions from the Committee or other persons.

CA2021-075

Moved By B. Archer

Seconded By S. Strangway

That reliefs 1-4 of minor variance application D20-2021-020 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

1. **That** the building construction related to this approval shall proceed substantially in accordance with the sketch in Appendix C submitted as part of Report COA2021-031, which shall be attached to and form part of the Committee's Decision; and
2. **That** the building construction related to the minor variances shall be completed within a period of five (5) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2021-031. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Carried

3.1.3 COA2021-052

D. Harding, Planner II, RPP, MCIP
 File Number: D20-2021-036
 Location: 33 Forest Road
 Part Lot 11, Concession 10

Former Village of Sturgeon Point, Ward 3
Owners: Larry and Ramona Kozak
Applicant: Ramona Kozak

Mr. Harding summarized Report COA2021-052, to request relief to increase the maximum floor area from 45 square metres to 66 square metres and to increase the maximum permitted height from 4 metres to 4.12 meters in order to construct a boat house.

Staff respectfully recommends the application be granted subject to the conditions identified in the report.

The Committee referenced comments from Parks Canada requesting amendments to the proposal, such as the removal of the overhang. Staff replied that the new drawing has been provided to the Committee as part of the report and continued by saying if Trent Severn Waterway (TSW) have further concerns that they would be addressed through the building permit process. Staff reminded the Committee that they are only focused on approving the floor area and height of the boat house. The covered porch is not part of the reliefs being sought as it does not have walls so it is not part of the floor area.

The Committee referenced the proposal section of the report noting two accessory buildings. Staff stated it was a typo from a previous report and the proposal is to recognize the height and footprint of the new boat house.

The Committee asked for clarification on what the differences were between natural and built form along a shoreline. Staff provided clarification.

The Committee asked if a merger agreement would be required to tie both parcels together. Staff replied that a merger agreement was not necessary as the parcel the boat house is proposed on is permitted to have an accessory building without being accessory to a dwelling.

The applicant, Ramona Kozak was present and thanked staff and the Committee. Ms. Kozak confirmed that discussions had taken place with Parks Canada and that her designer has made changes as requested. She also confirmed that she had received a permit from the KRCA.

Mr. McKay, the designer of the boat house, was present on behalf of the applicant. He stated that he had meetings with City staff and TSW and made adjustments as requested. The drawings presented to the Committee have all

alterations that TSW requested and they are comfortable with the drawing as is.

The Committee asked staff if all the concerns were addressed. Staff replied that they were of the understanding that there were no outstanding concerns with the reliefs being sought. If there were any issues with other components of the building, then that would be addressed at the building permit stage.

Ms. Murchison, Chief Building Official, noted that although staff had no concerns regarding the covered porch, it has support posts and foundation. Ms. Murchison asked staff for clarification whether there were setback concerns with the proposed covered porch. Staff replied there is no rear yard setback for a boat house in the Open Space (01) Zone.

Ms. Murchison, Chief Building Official confirmed with applicant that at such time when the building permit application is submitted they will require clarification of the revised approval from TSW. The applicant agreed.

No further questions from the Committee or other persons.

CA2021-076

Moved By S. Richardson

Seconded By B. Archer

That minor variance application D20-2021-036 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

1. **That** the building construction related to this approval shall proceed substantially in accordance with the sketch in Appendix C submitted as part of Report COA2021-052, which shall be attached to and form part of the Committee's Decision; and
2. **That** the building construction related to the minor variances shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2021-052. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Carried

3.1.4 COA2021-053

K. Stainton, Planner II

File Number: D20-2021-038

Location: 25 Manor Road

Part of Lakeview Park, Plan 152, Part Lot 9, Concession 8

Geographic Township of Fenelon, Ward 3

Owners: Bradley and Isobel Campkin

Applicant: Glen Wilcox

Mr. Stainton summarized the memorandum to defer minor variance D20-2021-038.

The applicant, Mr. Wilcox was present and spoke to the Committee regarding the process of the application and the delays encountered.

Staff responded by agreeing that the process has been lengthy due to the complexity of the proposal. The original proposal was made in 2020. There was no pre-screening process which may have alleviated the piecemeal submissions. Delays due to no Lot Drainage and Grading plan, no acknowledgement from Realty Services regarding holding tanks that were technically within the Municipal Road Allowance and no *Section 59* Notice from the Risk Management Official (RMO). Due to COVID-19, site visits could not be conducted in a timely manner and recently, it came to light that there was a deficiency in parking spaces.

The only way to provide the requisite 2 parking spaces is not possible, the only space would be within the garage. Staff noted the section within the zoning by-law which relates to non complying use, which states any alteration or enlargement of a structure/building would require compliance with the development standards including parking. A relief for parking is required. Staff would rather address this issue now than at the Building Permit stage, where it will be required to move forward. Staff also noted that the driveway was not included in the decision regarding the holding tanks with the Land Management Team through Licensing Agreement, which may require additional permissions.

The Committee asked staff as to why the deferral was proposed on the day of the meeting and was it due to the neighbours concerns. Staff responded by saying the deferral was proposed prior to the neighbours concerns. The

neighbour concerns dealt primarily with the encroachment of the driveway on their property, which is not part of the application being heard today. The neighbour also had concerns with the garage and then ended up agreeing with the recommendation of staff.

The Committee continued with questioning regarding parking. Staff responded that a Building Permit could not be issued without addressing the deficiency.

Ms. Murchison, Chief Building Official clarified the building process. Before issuing a building permit, the building department has to make sure development is in compliance with the zoning by-law. If the variance does not address all reliefs required, the application would then be returned to planning to see if it would require another variance.

The Committee asked planning and the applicant what could be done to resolve the issuance of a building permit.

Ms. Barrie, Acting Manager of Planning spoke to the deferral. This was unfortunate timing due to a complex application. It took a number different teams to evaluate. When taking a second look in preparation for today's meeting it was determined there was one remaining zoning deficiency. As already captured by the Chief Building Official, there would not be a building permit issued until this deficiency was resolved.

Ms. Barrie noted and appreciated the Committees suggestion to look at the on going project of the zoning provisions as part of the Comprehensive Zoning By-law which is currently on going.

The Committee asked for confirmation from staff that the only hold up on this application is the parking requirement. Staff replied correct. Committee followed up by asking how soon this could be resolved to return to the Committee. The Chair noted to keep in mind staff have to deal with an encroachment, building standards and zoning by-law issues. Staff replied that while the recommendation is for 3 months, the City is not prevented from returning this application returning sooner. The applicant is aware of this. The earliest it could return would be the October meeting. A re-circulation of the application for the parking relief is required, notwithstanding any additional license agreements for the driveway on Municipal property. Realty Services were circulated on the application; however, we did not receive comments back. Circulation would also include Roads Division. The matter would reach some conclusion from circulating this additional

relief and having the Committee decide whether the relief from one parking space is appropriate. The Chair followed by stating that the Planning Department have heard all concerns.

The owner, Mr. Campkin spoke to the Committee.

The Chair asked if anyone wished to speak in support or opposition of the application. No response.

The Committee asked staff, as a Committee if we decided not to defer the application could we add the parking issue to the decision? Staff replied unfortunately not. We are bound by the Planning Act to give sufficient notice and circulate to agencies for comments, then return to the Committee to be reheard appropriately. There is also a potential for an appeal for lack of notice within the Planning Act as well as for not circulating the relief.

There were no further questions from the Committee or other persons.

The Chair called for a motion to defer the application.

CA2021-077

Moved By S. Strangway

Seconded By S. Richardson

That Minor Variance Application D20-2021-038 be deferred for a period of not more than 2 months, returning at the latest to the October 21, 2021 meeting. The deferral is until such time as the relief from the one (1) parking space in accordance with the requirements of the Township Fenelon Zoning By-law 12-95 can be properly advertised and evaluated. The deferral would also allow the objection of the abutting property owner as well as the alternative relief recommended by Planning staff to be further considered prior to a decision being rendered.

Carried

3.1.5 COA2021-054

David Harding, Planner II, RPP, MCIP

File Number: D20-2021-039

Location: 86 Alcorn Drive

Lot 69, Plan 57M-802

Former Town of Lindsay, Ward 5

Owner: Marvin Bachmann
Applicant: Mark Wilson - MVW Construction

Mr. Harding summarized Report COA2021-054, to request relief to permit a deck and recognize a shed on the property. Mr. Harding requested that the Committee consider granting an additional relief (Relief no. 4) from a provision that was not advertised and noted that this request is substantially different from what was previously discussed in application D20-2021-038. Item 2 and 3 were advertised for this provision to seek relief from the rear and side yard setback. This same provision also regulates building separation between the deck, which is considered an extension of the dwelling, and the accessory building. Staff stated that as relief had already been sought from the exact same provision, there is potential for Committee to consider this addition in its decision. Staff asked the Committee if they would approve of including Relief 4 in their decision. Staff clarified that this approach was discussed with the Secretary Treasurer and they concurred.

The Chair asked for clarification as to what reliefs Staff were supportive of. Relief 1. Section 6.3.22 (i) from 40% to 45% to now read 40% to 41.5%. Relief 3. Section 5.2 (b)(i) to reduce the setback to the rear lot line from 1.25 metres to 0.75 metres to now read 1.25 metres to 0.9 metres. Staff confirmed the values as per the staff recommendation.

The Committee requested to see slide 46 of the PowerPoint presentation to see the ground level deck. They asked whether a permit was required. They also asked whether a new variance would be required if the owner would like to construct stairs. Ms. Murchison, Chief Building Official clarified that decks less than 24 inches above grade do not require a permit. Staff replied that a minor variance would likely be required to construct stairs. Staff also noted that given the ground level deck and proposed position of the shed, stairs were unlikely.

The Committee asked staff, what would occur if they did not support Relief 4. Staff replied that the owners would move the shed elsewhere on the property in compliance with the setback provisions.

Member Marsh made a motion to approve the application as amended but remove Relief 4. Motion failed.

Member Archer made a motion to approve the application as amended including Relief 4. Seconded by Member Richardson.

Member Marsh was opposed to the application.

No further questions from the Committee or other persons.

CA2021-078

Moved By B. Archer

Seconded By S. Richardson

That reliefs 1 and 3 of minor variance application D20-2021-039 be DENIED, as the proposal is not minor in nature, not desirable and appropriate for the use of the land, nor in keeping with the general intent and purpose of the zoning by-law.

That 41.5% for relief 1 and 0.9 metres for relief 3 and requested reliefs 2, 4 and 5 of minor variance application D20-2021-039 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

1. **That** the building construction related to this approval shall proceed substantially in accordance with the sketch in Appendix C submitted as part of Report COA2021-054, which shall be attached to and form part of the Committee's Decision,
2. **That** prior to the issuance of a building permit, the owner shall obtain location and grading confirmation of the deck and shed from the Engineer of Record for the unassumed subdivision. The owner shall provide the written Engineer's confirmation to the satisfaction of the Secretary-Treasurer; and
3. **That** the building construction related to the minor variances shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2021-054. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Carried

Kent Stainton, Planner II
 File Number; D20-2021-042
 Location: 59 Kenhill Beach Road
 Lot 28, Plan 192, Part Lot 10, Concession 3
 Geographic Township of Verulam, Ward 6
 Owners: James and Sandra Jackson
 Applicant: Tom deBoer - TD Consulting Inc.

Mr. Stainton summarized Report COA2021-055, to request relief in order to permit the construction of a replacement 2.5-storey single detached dwelling with an attached deck.

Agency comments were received from Kawartha Region Conservation Authority after the writing of the report stating a permit is required for the proposal and that there are no concerns from a watershed management, natural hazards and natural heritage perspective.

Staff acknowledges that the application meets the four tests of the minor variance. Staff respectfully recommends that the application be approved subject to the conditions identified in the report.

The Committee acknowledged that a permit is required from KRCA and assumed it would be dealt with through the building permit process. Staff responded by saying yes that is correct.

The applicant, Mr. deBoer of TD Consulting Inc. was present and spoke to the Committee.

No further questions from the Committee or other persons.

CA2021-079

Moved By S. Strangway

Seconded By D. Marsh

That minor variance application D20-2021-042 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

1. **That** the building construction related to this approval shall proceed substantially in accordance with the sketches in Appendices C-D submitted

as part of Report COA2021-055, which shall be attached to and form part of the Committee's Decision, and;

2. **That** the building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2021-055. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Carried

3.1.7 COA2021-056

Kent Stainton, Planner II,
File Number: D20-2021-044
Location: 41 Weldon Road
Part Lot 59, Plan 44, Part Lot 21, Concession 7, Part 1, 57R-7512
Geographic Township of Ops, Ward 7
Owners: Amy and Rob MacDuff

Mr. Stainton summarized Report COA2021-056, to request relief in order to reduce the minimum lot area requirement to facilitate the construction of an Additional Residential Unit (ARU) on partial private servicing from 4, 000 square metres to 1,617 square metres.

Staff noted a yellow shipping container in the south west corner of the lot during the site visit which will be removed. A condition is recommended to ensure it is removed from the property.

The Committee asked staff what the container is used for and if there is a By-law prohibiting storage containers. Staff replied the container is currently being used to store construction materials. As to the Building Code addressing shipping containers it was deferred to Ms. Murchison, the Chief Building Official who spoke to the by-law. Containers are technically a Building and usually never leave the property. The Building Division are currently working with the City's Solicitor and the Manager of Municipal Law Enforcement to come up with a plan to deal with a short term permit perhaps 30 days. In the future, staff are looking

to incorporate it into the Consolidated Zoning By-law.

The Committee asked staff if a condition should be added to hook up water to an additional residential unit (ARU). Staff replied that it would be part of the Building Permit process along with the registration of an ARU. Ms. Murchison also added that if there is services available then under the Servicing By-law there is a mandatory requirement to connect.

The Committee referenced the Part 8 Sewage Systems comments and asked how you would add sand to a septic system to enhance it. Staff deferred to the Ms. Murchison, Chief Building Official whom explained the process.

The Committee referenced a letter regarding the spiral staircase and asked if this is permitted and should it be removed from Appendix D. Staff replied that as long as plans generally address matters not subject to the variance, the stair could be removed. The Chief Building Official stated that according to the Building Code, a spiral stair case is not permitted as primary stairs as they are too narrow and presents a hazard. It would be taken care of through the Building Permit process.

The applicant, Ms. MacDuff spoke to the Committee and confirmed they are extending the sand to enhance the septic system and that the storage container is currently retaining her mother's furniture whilst the ARU is being constructed.

No further questions from the Committee or other persons.

CA2021-080

Moved By B. Archer

Seconded By D. Marsh

That minor variance application D20-2021-044 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

1. **That** the building construction related to this approval shall proceed substantially in accordance with the sketches in Appendices C-D submitted as part of Report COA2021-056, which shall be attached to and form part of the Committee's Decision,
2. **That** within 24 months after the date of the Notice of Decision the owners shall submit to the Secretary-Treasurer photographic evidence confirming that the yellow shipping container located within the front yard to the

southwest of the proposed Accessory Residential Unit (ARU) has been removed, and;

3. **That** the building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2021-056. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Carried

3.1.8 COA2021-057

Kent Stainton, Planner II
 File Number: D20-2021-045
 Location: 46 Jasper Drive
 Lot 21, Plan 223, Part Lot 29, Concession 3
 Geographic Township of Fenelon, Ward 1
 Owners: Hugh and Diane Cope
 Applicant: Tim Wisener - Homes by Tim and Chris Inc.

Mr. Stainton brought to the Committees attention that the report inadvertently identified the size of the garage as 28.1 square metres instead of 40.1 square metres and that this does not impact the reliefs requested, the appendices provided or any additional development standards of the application.

Mr. Stainton summarized Report COA2021-057, to request relief to reduce the minimum front yard setback in order to permit the construction of a detached garage.

Agency comments received after the writing of the report from KRCA, August 19, 2021, stating a permit was issued PN2021-190, and there were no concerns from a cultural heritage and water hazards perspective.

Staff acknowledges that the application meets the four tests of the minor variance. Staff respectfully recommends that the application be approved subject to the conditions identified in the report.

The Committee asked if the size of the garage was correctly advertised. Staff replied that there was no size stated in the advertisement.

The Applicant, Mr. Wisener was present and thanked staff and the Committee.

No further questions from the Committee or other persons.

CA2021-081

Moved By D. Marsh

Seconded By S. Strangway

That minor variance application D20-2021-045 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

1. **That** the building construction related to this approval shall proceed substantially in accordance with the sketches in Appendices C-D submitted as part of Report COA2021-057, which shall be attached to and form part of the Committee's Decision;
2. **That** notwithstanding the definition of front yard, the granting of the variance will not be interpreted to permit the placement of any other structure or accessory building between the front wall of the dwelling and the front lot line, and;
3. **That** the building construction related to the minor variances shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2021-057. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Carried

Agency comments received after the writing of the report from KRCA, August 19, 2021, stating a permit was issued PN2021-190, and there were no concerns from a cultural heritage and water hazards perspective.

Staff acknowledges that the application meets the four tests of the minor variance. Staff respectfully recommends that the application be approved subject to the conditions identified in the report.

The Committee asked if the size of the garage was correctly advertised. Staff replied that there was no size stated in the advertisement.

The Applicant, Mr. Wisener was present and thanked staff and the Committee.

No further questions from the Committee or other persons.

CA2021-081

Moved By D. Marsh

Seconded By S. Strangway

That minor variance application D20-2021-045 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

1. **That** the building construction related to this approval shall proceed substantially in accordance with the sketches in Appendices C-D submitted as part of Report COA2021-057, which shall be attached to and form part of the Committee's Decision;
2. **That** notwithstanding the definition of front yard, the granting of the variance will not be interpreted to permit the placement of any other structure or accessory building between the front wall of the dwelling and the front lot line, and;
3. **That** the building construction related to the minor variances shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2021-057. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Carried

3.2 Consents

4. **Deferred Applications**

4.1 Minor Variances

4.2 Consents

5. **Other Business**

The Chair asked Ms. Barrie, Acting Manager of Planning if the members of the Committee could attend in person in Council Chambers for September's meeting. Ms. Barrie replied that there hasn't been any confirmation of this happening as of yet.

The Chair asked Mr. Stainton as to work load for the remainder of the meetings for this year. Mr. Stainton replied he had 6 applications alone going to September's meeting and can see this continuing for the remainder of the year.

6. **Correspondence**

7. **Next Meeting**

The next meeting will be Thursday, September 16th at 1:00pm in Council Chambers, City Hall.

8. **Adjournment**

CA2021-082

Moved By D. Marsh

Seconded By B. Archer

That the meeting be adjourned at 3:51pm.

Carried



Sherry Rea, Secretary-Treasurer