

# **The Corporation of the City of Kawartha Lakes**

## **Minutes**

### **Committee of Adjustment Meeting**

**COA2022-008**  
**Thursday, August 18, 2022**  
**1:00 P.M.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

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

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## 1. **Call to Order**

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

Chair Robertson and Members S. Strangway, S. Richardson, Councillor Yeo attended in person. D. Marsh, J. Robinson attended via electronic participation.

Staff L. Barrie, Manager of Planning, I. Walker, Acting Secretary-Treasurer and N. Ord, Administrative Assistant attended in person.

Staff Matthew McKinnon, Plans Examiner attended via electronic participation.

Absent: Betty Archer

## 2. **Administrative Business**

### 2.1 Appointment of Secretary-Treasurer.

**CA2022-078**

**Moved By** D. Marsh

**Seconded By** Councillor Yeo

**That** Ian Walker, Planning Officer - Large Developments with the City of Kawartha Lakes be appointed as Acting-Secretary for the Kawartha Lakes Committee of Adjustment meeting of August 18, 2022.

**Carried**

### 2.2 Adoption of Agenda

#### 2.2.1 COA2022-008

August 18, 2022

Committee of Adjustment Agenda

**CA2022-079**

**Moved By** S. Strangway

**Seconded By** S. Richardson

**That** the Agenda for August 18, 2022 be approved as amended to deal with item 4.1.1 first.

**Carried**

### 2.3 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

## 2.4 Adoption of Minutes

### 2.4.1 COA2022-007

July 21, 2022

Committee of Adjustment Minutes

#### **CA2022-080**

**Moved By** S. Strangway

**Seconded By** J. Robinson

**That** the minutes of the previous meeting held July 21, 2022 be adopted as printed.

**Carried**

## 4. Deferred Applications

### 4.1 Minor Variances

#### 4.1.1 COA2022-064

Leah Barrie, Manager of Planning

File Number: D20-2021-029

Location: Vacant Land, Unassumed Road Allowance

Part of Lot 16 and 17, Concession 10

Geographic Township of Somerville

Owner: Steven Harjula

Item 4.1.1 was dealt with as the first item on the Agenda.

The Committee requested the application be deferred due to the timing of receipt of information/reports and the need to further review the application history and information circulated. Ms. Barrie summarized the file history and referred to the updated council policy and management directive and by-law relating to fees that had been developed with involvement of a number of municipal divisions including Public Works and the City Solicitor. Ms. Barrie noted the applicant was agreeable to deferral and had, in response to question by the Committee, received a copy of the revised council policy today.

There were no further comments by the Committee.

The applicant attended by Zoom link, noted agreement with the deferral and confirmed he was aware of the former 2017 policy but had only received the updated 2021 policy today.

**CA2022-081**

**Moved By** D. Marsh

**Seconded By** S. Strangway

**That** minor variance application D20-2021-029 be deferred one month to the next Committee of Adjustment meeting on September 22, 2022.

**Carried**

### **3. New Applications**

The Chair opened with instructions on meeting procedures indicating ten minutes would be provided for comments unless additional time was approved by the Committee.

#### **3.1 Minor Variances**

##### **3.1.1 COA2022-053**

Leah Barrie, Manager of Planning

File Number: D20-2022-046

Location: 66 Shadow Lake Road 28

Part Lot 46, Front Range (being Lot 8, Plan 248)

Geographic Township of Somerville

Owners: Andrew and Karen Smith

Applicant: Andrew Smith

Ms. Barrie summarized Report COA2022-053. The purpose and effect is to recognize a constructed carport in the front yard where Section 18.1.2.a permits accessory structures in interior side or rear yards only and with a front yard setback of 4.6 metres where Section 18.1.2.b requires structures to have a front yard setback of 7.5 metres.

Questions raised by the Committee:

- Should a condition be added to require one shed on the property be removed? Ms. Barrie provided a response.

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

**CA2022-082****Moved By** Councillor Yeo**Seconded By** D. Marsh

**That** minor variance application D20-2022-046 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions:**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2022-053, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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 COA2022-053. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

## 3.1.2 COA2022-054

Leah Barrie, Manager of Planning

File Number: D20-2022-047

Location: 37 Kenhill Beach Road

Part Lot 10, Concession 3

Geographic Township of Verulam

Owner: Dianne Conlon

Applicant: Michael Conlon

Ms. Barrie summarized report COA2022-054 with the purpose and effect to permit construction of an unenclosed deck and to provide relief from Section 8.2.n requirement for a minimum water setback of 15 metres where setback of 9.91 metres for the deck and 7.01 metres for the stairs was proposed as well as relief from Section 8.2.f for a minimum side yard setback of 0.94 metres where a minimum interior side yard setback of 1.8 metres is required.

Ms. Barrie corrected one mistaken reference in the Staff report to the deck being enclosed and indicated natural heritage features were addressed through the permit procedures of the Kawartha Region Conservation Authority.

There were no further comments or questions by the applicant, the Committee or other persons and no public comments had been received.

**CA2022-083**

**Moved By** S. Strangway

**Seconded By** S. Richardson

**That** application D20-2022-047 be GRANTED, as the application satisfies Section 45(2) of the Planning Act.

**Conditions:**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C and D submitted as part of Report COA2022-054, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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 COA2022-054. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

3.1.3 COA2022-055

Leah Barrie, Manager of Planning

File Number: D20-2022-048

Location: 626 Indian Point Road

Part Lots 13 and 14, Range NWB (being Lots 24 to 26, Plan 242)

Geographic Township of Bexley

Owners: Peter and Jana Gonda

Applicant: Keji Planners (Joe McCool)

Ms. Barrie summarized Report COA2022-055 with the purpose and effect to permit an addition to a boathouse precipitated by the purchase of a larger boat needing greater storage space and due to site limitations. The proposed addition required relief from Section 3.1.2.2 which requires a minimum side yard setback of 1.2 metres where the existing setback, proposed to remain, is 0.8 metres and relief to Section 3.1.3.3 to enable four accessory structures where a maximum of three accessory structures is permitted.

Ms. Barrie indicated that subsequent to preparation of the Staff report, comments of the Building and Septic Division Plans Examiner had been received indicating separation to the septic system be addressed at the building permit stage. Ms. Barrie recommended an additional condition of approval be added for the Committee's consideration.

The Committee raised the following questions:

- What is the current use of the boathouse? Is it a residential use as it appears to have no accessibility to the lake. Ms. Barrie provided a response.
- How long is the addition that is proposed as it looks fairly minor? Ms. Barrie provided a response.
- The boathouse does not appear to have a boathouse door that is high enough for a larger boat? The applicant was present by Zoom link and indicated the property had been acquired about eight or nine years ago and is currently used for storage and pump and the owners' boat has been in storage off site. The proposal is to store the boat in the longer boathouse that is required to be extended towards the water due to the proximity of the septic system.
- Will there be a marine railway? The applicant responded yes and the proposed door would be high enough.

Public comments were received:

- Letter indicating no objection to the approval of the minor variance was received from neighbours Judy Hurrell and Robert Jackson.

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

**CA2022-084**

**Moved By** Councillor Yeo

**Seconded By** S. Richardson

**That** minor variance application D20-2022-048 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act as amended by the addition of Condition 3.

**Conditions:**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C and D submitted as part of Report COA2022-055, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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, and,
3. **That** approval under the OBC pertaining to waste disposal be obtained 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 a Septic Review with required fees, if applicable.

This approval pertains to the application as described in report COA2022-055. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.1.4 COA2022-056

Leah Barrie, Manager of Planning  
 File Number: D20-2022-049  
 Location: 251 Slanted Road  
 Lot 13, Concession 8 (being Part 1, RP 57R-7831)  
 Geographic Township of Ops  
 Owners: Kaitlyn and Nolan Davis  
 Applicant: Kaitlyn Davis

Ms. Barrie summarized Report COA2022-056 and referred to the applicants' proposal to construct a detached accessory garage compatible to the character of the existing garage and dwelling. The purpose and effect is to permit



construction of the garage with a proposed height of 5.7 metres where Section 2.1 (and companion Section 5.2) permits a maximum height of 5 metres and with a proposed setback of 9.0 metres from the Township Road where Section 2.22.4 requires a setback of 10 metres from a Township Road.

Ms. Barrie indicated Building and Septic Division comments from the Plans Examiner had been received after preparation of the Staff report and the addition of Condition 3 was recommended relating to waste disposal and septic review.

The applicants were present via electronic Zoom link and indicated they were available for comments or questions from the Committee.

Public comments:

- James Nicolson, a neighbour had contacted the Planning Division by telephone and indicated support for the application.

The Committee raised the following questions:

- Why is the sewage system an issue for consideration as it is an existing sewage system and located away from the proposed addition? Ms. Barrie provided a response.

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

**CA2022-085**

**Moved By** Councillor Yeo

**Seconded By** J. Robinson

**That** minor variance application D20-2022-049 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act as amended by the addition of Condition 3.

**Conditions:**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2022-056, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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.

3. **That** approval under the OBC pertaining to waste disposal be obtained 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 a Septic Review with required fees, if applicable.

This approval pertains to the application as described in report COA2022-056. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.1.5 COA2022-057

Leah Barrie, Manager of Planning  
 File Number: D20-2022-050  
 Location: 8 Lenal Avenue  
 Part Lot 9, Concession 2 (being Lot 45, Plan 156)  
 Geographic Township of Verulam  
 Owner: Saddek Labiod

Ms. Barrie summarized Report COA2022-057. The purpose and effect of the minor variance to facilitate the re-construction of a residential dwelling with minimum front and exterior side yard setbacks of 7.5 metres where Section 5.18 of the By-law requires an additional 10 metre setback from the centre of the road allowance and the proposed additional setback is 0 metres (3.02 metres) and a proposed interior side yard setback of 1.46 metres when Section 8.2 requires 1.8 metres. Ms. Barrie indicated the submission did not have an OLS survey and because the 3.02 metre setback could not be confirmed, the variance referred to a 0 metre setback.

Ms. Barrie referred to Building and Septic Division Plans Examiner and Supervisor, Sewage Systems comments indicating a site assessment had been conducted, the existing holding tank had the required minimum clearances for the new construction.

The Committee had the following questions:

- Is the home proposed on a hill and has this been reflected in the design as Lenal Street does have a grading slope toward the lake. Ms. Barrie provided a response.

- On Appendix D to the report, what is the proposed use of the area on the right side of the project? Ms. Barrie provided a response.

The applicant attended by Zoom link but was unable to connect to the audio and to provide comments.

There were no other questions or comments from the Committee or other persons but D. Marsh left the meeting during the motion presentation and voting.

**CA2022-086**

**Moved By** S. Strangway

**Seconded By** S. Richardson

**That** minor variance application D20-2022-050 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions:**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C and D submitted as part of Report COA2022-057, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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 COA2022-057. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

3.1.6 COA2022-058

Leah Barrie, Manager of Planning

File Number: D20-2022-051

Location: 36 Irene Avenue

Part Lot 11, Concession 10 (being Part of Lots 10 and 11, Plan 73)

Former Village of Sturgeon Point

Owners: Flavelle and Elizabeth Barrett

Applicant: Stewart Brandon

Ms. Barrie summarized Report COA2022-058 and the purpose and effect of the application to permit the construction of a carport in the front yard where Section 3.1.b permits accessory structures in the side or rear yard only. Ms. Barrie highlighted comments of the KRCA which indicated a tree preservation plan was not required as proposed construction will be in an existing cleared area, that it is unlikely any trees/saplings would be removed and recommended condition 3 relating to KRCA endorsement be removed.

The Committee had no comments or questions.

The applicant was in attendance by Zoom link and thanked the Committee for its consideration.

There were no other comments or questions raised by the Committee or other persons.

**CA2022-087**

**Moved By** D. Marsh

**Seconded By** S. Strangway

**That** minor variance application D20-2022-051 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act as amended to remove condition #3.

**Conditions:**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2022-058, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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 COA2022-058. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried****3.1.7 COA2022-059**

Leah Barrie, Manager of Planning  
 File Number: D20-2022-052  
 Location: 439 Farmstead Road  
 Part Lot 8, Concession 8  
 Geographic Township of Mariposa  
 Owners: Kevin and Lina Reid

Ms. Barrie summarized Report COA2022-059 to permit the construction of a detached accessory structure (garage) with relief to the proposed location in the front yard where Section 3.1.2.1 permits accessory structures in side and rear yards only and with proposed coverage of 182 square metres where Section 3.1.3.1 permits a coverage of 10% up to 150 square metres and with proposed height of 5.7 metres when Section 3.1.3.2 permits a maximum height of 5 metres and a fourth accessory structure when Section 3.1.3.3 permits a maximum of two accessory structures.

The Committee raised the following questions:

- Clarification that a permit has already been issued? Ms. Barrie indicated that on occasion applicants will obtain KRCA permits before applying for building permits and planning approvals and the KRCA is within their jurisdiction and their own legislation to issue a permit before building permit and planning application.

The Committee had no further comments or questions.

The applicants attended via Zoom link and thanked the Committee for its consideration.

No further comments or questions were raised by the Committee or other persons.

**CA2022-088**

**Moved By** Councillor Yeo

**Seconded By** J. Robinson

**That** minor variance application D20-2022-052 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions:**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C and D submitted as part of Report COA2022-059, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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 COA2022-059. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.1.8 COA2022-060 (Deferred)

Leah Barrie, Manager of Planning

File Number: D20-2022-053

Location: 110 Wilkinson Drive

Part Lot 20, Concession 6 (being Lot 2, Plan 335)

Geographic Township of Somerville

Owners: Thomas and Pauline Somogyi and Jordan and Theodore Barker

Applicants: Thomas and Pauline Somogyi

Ms. Barrie summarized the Deferral memorandum related to COA2022-060 for minor variance to facilitate the re-construction of a residential dwelling. Ms. Barrie indicated KRCA has identified a natural hazard karst feature that was provincially significant and would require geotechnical investigation to review soils integrity. Ms. Barrie indicated the owners have already retained a professional consultant to undertake the review.

The applicants attended via Zoom link and noted extra time was required to undertake the engineering review of the karst hazards of the site.

### **CA2022-089**

**Moved By** S. Richardson

**Seconded By** D. Marsh

**That** application D20-2022-053 be deferred and be brought forward before the end of the year or upon completion of the geotechnical study addressing all hazards/risk associated with unstable bedrock.

**Carried**

### 3.1.9 COA2022-061

Leah Barrie, Manager of Planning  
 File Number: D20-2022-054  
 Location: 1469 Killarney Bay Road  
 Part Lot 26, Concession 4 (being Part Lot 29, Plan 176)  
 Geographic Township of Fenelon  
 Owner: Bonnie Thrasher  
 Applicant: RWH Construction (Ryan Hayter)

Ms. Barrie summarized Report COA2022-061. The purpose and effect is to facilitate reconstruction of a residential dwelling with a front yard setback of 6.87 metres where Section 15.2.1.3 (a) of the By-law requires a minimum front yard setback of 7.5 metres.

Public comments received after circulation of the Staff report:

- Letter of objection from the adjacent property owner Le Nguyen previously circulated to Committee. Ms. Barrie summarized the concerns.

The applicant attended by Zoom link and referred to receipt of all permits and inspections, installation of control measures in proximity to the ditches and lakes, installation and inspection of silt fences and improvements to the ditch that overlaps onto the owner's property and which meets KRCA guidelines and that work will continue in accordance with KRCA permit protocols.

The Committee had the following questions:

- Is there a full building permit in place? Ms. Barrie provided a response.
- As some comments refer to a stream, is there a stream of this a drainage course that results from heavy rain? Ms. Barrie provided a response.
- Is sewage disposal by holding tank? Ms. Barrie provided a response.
- Does the end of the turnaround at the end of the road still exist and is there now an issue with turnaround. Ms. Barrie provided a response.

Member Yeo added that Public Works does require a turnaround and there is likely an agreement for access to private property for turnaround.

- Has the City's Public Work Division commented on the proposal on a private road? Ms. Barrie indicated that due to Killarney Bay Road being private, Public Works does not comment.
- Was there an attempt to move the creek and permission was denied? Ms. Barrie provided a response.
- Is the creek intermittent for run-off?

The applicant attended by Zoom link and responded with the following:

- The back lot had initially been proposed for sewage disposal system but the complexity of approvals required resulted in a holding tank on the main lot and the use of the back lot for additional parking for the owner that would not affect the turnaround.
- The holding tank has been inspected and approved.
- Discussion with the KRCA to relocate the ditch/creek or watercourse off the owner's property and onto the road allowance was not permitted and alternatives were made to retain the ditch and provide erosion protection.
- The intermittent creek is for runoff and is currently dry.

Comments of the Public in attendance:

- Edmond Wong attended by Zoom link, spoke in opposition to the approval of the minor variance and referred to diagrams showing the creek was a significant waterway into Balsam Lake that should be protected. Mr. Wong's main issues related to the need to protect the watercourse, safety of the road, construction procedures of the contractor, sediment when the creek swells due to spring and overflows and creation of sediment due to construction. Mr. Wong voiced his frustration with the process and history of the project and wished his view that this was a significant waterway be on record.

The Chair invited Mr. Wong to contact Ms. Barrie for further clarification if required.

No further comments or questions were raised by the Committee, the applicant or other persons.

The meeting was adjourned for a short break at 3:25 p.m. and reconvened at 3:32 p.m.



**CA2022-090****Moved By** Councillor Yeo**Seconded By** S. Richardson

**That** minor variance application D20-2022-054 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions:**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2022-061, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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 COA2022-061. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

## 3.1.10 COA2022-062

Leah Barrie, Manager of Planning

File Number: D20-2022-055

Location: 5 Neals Drive

Part Lot 6, Concession 13 (being Lot 16, Plan M716)

Geographic Township of Manvers

Owners: Frederick Percifal and Leona Lalonde

Applicants: Randy and Andrea Lalonde

Ms. Barrie summarized Report COA2022-062. The purpose and effect of the application is to facilitate construction of a residential addition for an attached garage and an Additional Residential Unit (ARU) with relief sought for lot area of 2,630.42 square metres when Section 20.30.vi requires a minimum lot area of 4,000 square metres (private services) and a proposed setback of 2.0 metres when Section 4.2.f requires a minimum side yard setback of 3 metres and

proposed setback of 10.9 metres when Section 4.2.c requires a minimum front yard setback of 15 metres.

Ms. Barrie referred to a letter of objection received and follow-up with the neighbour Ann Byrne who was unable to attend the meeting and provided responses to the concerns raised.

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The Committee raised the following questions:

- What are the dimensions of the addition? It looks like a long narrow structure and why could it not have been located more as a square located behind the garage? Ms. Barrie provided a response.
- Is the driveway being extended? Ms. Barrie provided a response.
- Concerns regarding the length of the proposed building, that the building could be squarer and have less impact on the privacy of the adjacent property? Are there building elevations that show the location of windows? Ms. Barrie referred to elevations provided.
- Was consideration given to the potential impact to the adjacent neighbour as a reduction from 3 metres to 2 metres is not significant but visually there is an impact? Ms. Barrie provided a response.
- Was the ARU, its square footage and overall size acceptable? Ms. Barrie provided a response.

The Committee raised the following questions of the applicants:

- Was a different floor plan considered as it appears there is lots of room for redesign in exchange for an approval? The applicant indicated the sewage system design affected the location and dimensions of the addition.

The Committee and other persons had no further questions of the applicant but added the following comments:

- Sympathy for the concerns of the neighbour and a desire for a more rectangular shape was beyond the Committee's jurisdiction and the project meets the ARU test.

- The proposal was not designed for the appropriate development of the land and significantly fails in meeting the test of having no impact on the adjacent property.
- The project meets all legislative parameters and the Committee is not in a position to oppose approval.

Members S. Richardson and J. Robinson were opposed to the motion and Members L. Robertson, D. Marsh, E. Yeo and S. Strangway were in support of the motion.

**CA2022-091**

**Moved By** D. Marsh

**Seconded By** Councillor Yeo

**That** minor variance application D20-2022-055 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions:**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2022-062, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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 COA2022-062. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

3.1.11 COA2022-063 (Deferred)

Leah Barrie, Manager of Planning

File Number: D20-2022-057

Location: 1023 Little Britain Road

Part Lot 6, Plan 79

Geographic Township of Mariposa

Owner: Raymond Zinsmeister

Ms. Barrie summarized the Deferral memorandum for COA2022-063 for minor variance to recognize a garage constructed in 2021.

Ms. Barrie referred to KRCA comments that did not support approval of the application until permits were received and resolution of violation relating to construction without KRCA permit. Ms. Barrie noted the owner is working with KRCA to address the matters of non-compliance.

**CA2022-092**

**Moved By** D. Marsh

**Seconded By** Councillor Yeo

**That** Application D20-2022-057 be deferred to the last Committee of Adjustment meeting of the year or upon receipt of KRCA comments.

**Carried**

3.2 Consents

4.2 Consents

**5. Other Business**

The Chair reported on discussion with Staff and agreement with adjusting the dates for upcoming Committee of Adjustment meetings by one week in order to provide Planning staff adequate time to complete processing all remaining backlogged minor variance applications in the queue, and to acknowledge the upcoming municipal election as follows:

- Change meeting of September 15, 2022 to September 22, 2022
- Change meeting of October 20, 2022 to October 27, 2022
- Cancel the meeting of November 4, 2022
- Change the meeting of November 24, 2022 to December 1, 2022

Questions raised by the Committee:

- Will the Committee still meet their guidelines for the number of meetings to be held in the year? Ms. Barrie provided a response.

**CA2022-093****Moved By** D. Marsh**Seconded By** S. Strangway

**That** the schedule of Committee of Adjustment meetings be rescheduled as presented.

**Carried****6. Correspondence**

No correspondence was presented.

**7. Next Meeting**

The next meeting will be Thursday, September 22, 2022 at 1:00 pm in Council Chambers, City Hall.

**8. Adjournment****CA2022-094****Moved By** S. Richardson**Seconded By** S. Strangway

**That** the meeting be adjourned at 4:15 pm.

**Carried**A handwritten signature in black ink, appearing to be 'I Walker', written over a horizontal line.

Ian Walker, Acting Secretary-Treasurer