



**COMMITTEE OF ADJUSTMENT
NOVEMBER 19, 2024
PUBLIC HEARING MINUTES**

Members Present:

Stephen Trotter, Chair
Graydon Ebert, Member
Jay Dolan, Member
Carol Phillips, Member
Andrea Butcher-Milne, Member

Staff Present:

Andrew Gameiro, Supervisor of Planning and Zoning Enforcement
Logan Juffermans, Senior Planner
Meaghan Lee, Technical Coordinator
Janice Sadgrove, Secretary-Treasurer

1. CALL TO ORDER

2. DECLARATIONS OF CONFLICT – POTENTIAL PECUNIARY INTEREST

- a) Graydon Ebert, member, declared a potential pecuniary interest on applications B39/24 to B54/24 and A59/24 to A68/24 and A70/24 to A91/24 for 14, 16, 18, 19, 20, 21, 22, and 23 Gouda Lane, and 8, 10, 12, 14, 20, 26, 43 and 45 Shiraz Trail as he has a business relationship with the applicant. He turned off his camera and muted his microphone. He did not participate in discussion or vote on the matter.

3. REQUESTS FOR DEFERRAL/WITHDRAWALS/ADJOURNMENT

- a) Weston Consulting, the applicant, requested application A92/24 for 3, 5, 7 and 11 McDonald Street, 17 Sophia Street East, and 58 and 60 Clapperton Street be deferred to the next available hearing date to give time to consult with staff.

4. ADOPTION OF MINUTES

The minutes of the Committee of Adjustment hearing held on October 22, 2024, were adopted as circulated.

5. STATUTORY PUBLIC HEARINGS

5. (a) **CONSENT APPLICATIONS & MINOR VARIANCE APPLICATIONS:** B39/24, A61/24, A85/24 – 22 Gouda Lane, B40/24, A63/24, A87/24 – 18 Gouda Lane, B41/24, A64/24, A81/24 – 16 Gouda Lane, B42/24, A74/24, A91/24 – 20 Shiraz Trail, B43/24, A72/24, A90/24 – 14 Shiraz Trail, B44/24, A71/24, A76/24 – 12 Shiraz Trail, B45/24, A70/24, A89/24 – 10 Shiraz Trail, B46/24, A68/24, A77/24 – 8 Shiraz Trail, B47/24, A75/24, A80/24 – 23 Gouda Lane, B48/24, A59/24, A84/24 – 21 Gouda Lane, B49/24, A62/24, A86/24 – 20 Gouda Lane, B50/24, A66/24, A78/24 – 45 Shiraz Trail, B51/24, A60/24, A83/24 – 19 Gouda Lane, B52/24, A65/24, A79/24 – 14 Gouda Lane, B53/24, A67/24, A88/24 – 43 Shiraz Trail and B54/24, A74/24, A82/24 – 26 Shiraz Trail.

APPLICANT: The Jones Consulting Group c/o Ray Duhamel on behalf of Pratt Development Inc.

These applications, if granted by the Committee of Adjustment, will serve to permit the creation of new residential lots with deficient lot frontage to facilitate the construction of semi-detached dwellings.

REPRESENTATION:

Ray Duhamel, Agent

INTERESTED PERSONS:

Karen Hansen
David Kreuter

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated November 19, 2024
Development Services – Transportation Planning: Comments dated November 12, 2024
Development Services – Parks Planning: Comments dated November 7, 2024
Development Services – Approvals Branch: Comments dated November 5, 2024
Building Services: No comments
Finance Department: DCA Comments dated November 5, 2024
Metrolinx: Comments dated November 12, 2024
Alectra Utilities: Comments dated November 5, 2024

DISCUSSION:

Ray Duhamel, the agent, provided a presentation to the Committee members and discussed topics including location, surrounding land uses, site plan, building footprint, renderings and floor plan.

Mr. Duhamel advised that the purpose of these applications is to create 16 new lots with deficient frontage on both the severed and retained lots to facilitate the construction of semi-detached dwellings on the lots. The lots are within a registered plan of subdivision in the former Hewitt's Secondary area where semi-detached lots were not originally proposed. He advised that the change in the built form is in response to a change in market demand. Approval of the applications would result in 16 additional dwelling units.

The Secretary-Treasurer read a summary of all comments received to date.

The Committee opened discussion to the public. There were no comments from the public.

Member Dolan asked City staff if the application was required to update applicable background studies for traffic impact and servicing for example. Andrew Gemeiro, Supervisor of Planning and Zoning Enforcement, advised that the applicant met with staff from the various departments to discuss the proposal and the overall impact on traffic, services, zoning, etc. and it was collectively determined that a full update to supporting studies or reports for the plan of subdivision was not required.

Member Phillips commented on the level crossing and asked when a traffic study is required. Mr. Gemeiro advised that there was a master transportation impact study done for the entire area which looked at a variety of improvements, including the rail crossing. This development's traffic impact study would have to conform with the master study. The City also continues to work with Metrolinx regarding improvements.

The Committee made a motion to approve the applications with conditions as outlined by staff.

DECISION:

The decision of the Committee is that the applications be granted with conditions.

Motioned by: Jay Dolan, Member
CARRIED

5. (b) MINOR VARIANCE APPLICATION: A69/24 – 210 Dean Avenue
APPLICANT: The Simcoe County District School Board, c/o Benjamin Craig

This application, if granted by the Committee of Adjustment, will serve to permit a school parking area with a reduced setback from a residential zone. The property is subject to Site Plan Application D11-026-2024.

The applicant is seeking the following minor variance(s):

1. To permit a school parking area to be setback a minimum of 10.8 metres from a residential zone, whereas the Comprehensive Zoning By-law 2009-141, under Section 8.3.5.1, requires a minimum setback of 20 metres.

REPRESENTATION:

Benjamin Craig, Applicant

INTERESTED PERSONS:

David Kreuter
Czeslaw Szubert
Philip Ramoo
Jennifer De La Roca
Jennifer Lee

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated November 19, 2024
Development Services – Transportation Planning: Comments dated November 11, 2024
Development Services – Parks Planning: Comments dated November 4, 2024
Development Services – Approvals Branch: November 5, 2024
Building Services: No comments
Finance Department: No comments
Alectra Utilities: Comments dated November 4, 2024

DISCUSSION:

Benjamin Craig, the applicant, provided an overview of the application. Mr. Craig advised that the property is proposed to be developed with a new elementary school which will front onto Mapleview Avenue. The application is seeking a school parking area with a reduced setback from the residential lots to the north. Mr. Craig pointed out to ensure adequate buffering to the residential lots, there is a landscaped buffer area and fence planned along the northern lot line.

The Secretary-Treasurer read a summary of all comments received to date.

The Committee opened discussion to the public.

Jennifer Lee, 90 Jessica Drive, expressed safety concerns with increased traffic, the centre medium on Mapleview Drive at Dean Avenue, need for traffic lights at Dean Avenue and Mapleview Drive, pedestrian safety, tree removal and impact on stormwater management.

Logan Juffermans, Senior Planner, confirmed the City is working with the school board to have a pedestrian crossing and a traffic impact assessment will be considered through the site plan process.

David Kreuter, Project Coordinator, advised that through a tree preservation assessment it was determined that 50% of the trees along the easterly lot line are dead or dying and have to be removed, and the grading will create property drainage so it does not spill onto neighbouring properties.

The Committee made a motion to approve the application with conditions as outlined by staff.

DECISION:

The decision of the Committee is that the application be granted with conditions.

Motioned by: Andrea Butcher-Milne, Member
CARRIED

6. OTHER BUSINESS

The December 10, 2024 hearing has been rescheduled to December 17, 2024 due to the Canada Post labour dispute.

7. DATE OF NEXT MEETING

December 17, 2024

8. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.



Steve Trotter, Chair

Janice Sadgrove, Secretary