



Minutes

The Blue Mountains, Committee of Adjustment

Date: April 17, 2024

Time: 1:00 p.m.

Location: Town Hall, Council Chambers and Virtual Meeting
32 Mill Street, Thornbury ON
Prepared by: Carrie Fairley, Secretary-Treasurer

Members Present: Michael Martin, Jim Oliver, Robert Waind, Duncan McKinlay

Staff Present: Carter Triana, Intermediate Planner, Tim Murwasky, Chief Building Official and Adam Smith, Director of Planning and Development Services

A. Call to Order

A.1 Traditional Territory Acknowledgement

We would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishnaabek, Haudenosaunee and Wendat-Wyandot-Wyandotte peoples.

A.2 Committee Member Attendance

Chair Waind called the meeting to order at 1:00 p.m. Secretary-Treasurer Carrie confirmed all members were present in Council Chambers.

A.3 Approval of Agenda

Moved by: Michael Martin

Seconded by: Jim Oliver

THAT the Agenda of April 17, 2024, be approved as circulated, including any additions to the agenda.

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

A.4 Declaration of pecuniary interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act*, the Town Committee of Adjustment By-Law 2024-04, and the Town Procedural By-law 2023-62, Committee of Adjustment Committee Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

None

A.5 Previous Minutes

Moved by: Jim Oliver

Seconded by: Duncan McKinlay

THAT the Minutes of March 20, 2024 be approved as circulated, including any revisions to be made.

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

A.6 Business Arising from Previous Minutes

None

B. Public Meeting

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or made available to the public upon request.

B.1 Minor Variance Application No. A06-2024

Owner: Diana Donnelly

Applicant/Agent: Brad Abbott

Municipal Address: 151 Wyandot Court

Legal Description: Plan 1063 Lot 5 Wyandot Court

Chair Waind read aloud the Public Meeting Notice and the Secretary-Treasurer confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer provided a summary of all written comments received as a result of

the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Chair Waind spoke regarding the comments received with for this application with respect to the size of the building and questioned if it falls within the 30% lot coverage, as per the by-law. Chair Waind further spoke regarding the drainage concerns noting that those should be addressed. Chief Building Official Tim Murawsky noted there is currently a building permit on this property and prior to issuance of the building permit there was a review completed by staff, to confirm if it complied with the zoning by-law, setbacks, lot coverage, height, and landscaping provisions. Tim further noted they all were in accordance with the zoning by-law. Tim spoke regarding the Chair's question about grading and storm water noting a lot grading plan was prepared by a professional engineer and submitted with application. Tim further noted the proposed driveway plan was also completed by a professional engineer and grading was included in that plan as well. Tim noted both plans comply with the subdivision grading plan that was created for Wyandot Court. Tim further noted that the storm water is diverted to the ditch in front of the home, along Wyandot and at the south corner, in the back of the property line there is drainage swale. Chair Waind noted these concerns came from neighbours and noted the concerns have been addressed. Tim noted the surrounding properties on Craighleith Road do generally drain to the back of this property and this property is lower than adjacent properties, so the grading on this property will not affect neighbouring properties.

Member McKinlay questioned the reason for the need for a minor variance since Tim noted the plans were all in compliance with the zoning by-law. Tim noted the site plan that the building permit was issued meets zoning, but the first application submitted for this property did not comply with zoning requirements because it had a circular driveway. Tim further noted the applicants revised the plan without the circular driveway, to meet the zoning by-law, so a permit could be issued, and construction commenced. Tim noted the applicant then decided while the property is under construction, they would still like the circular driveway.

The Committee discussed the merits of the application including the retaining walls and setbacks which Tim noted are all in compliance with the zoning by-law.

Member Oliver sought clarification regarding parking noting the staff report referred to there being no overnight parking on the street, but a comment from a resident noted you could park overnight on the street. Planner Sierra noted Member Oliver was correct, there is no overnight parking aloud on the street. Member Oliver sought clarification regarding calculation of the landscape area and questioned if the rear and front yard are part of the 50% calculation for landscape area or if it is only the front and

side yard that are calculated. Planner Sierra noted based on the zoning by-law it is the front or exterior side yard. Member Oliver spoke regarding the definition of front yard versus exterior side, questioning if it relates to the corners of the residential structure and how is it determined what is front and what constitutes side yard, since it is an either-or situation. Intermediate Planner Carter Triana noted in this case, the property does not have an exterior side lot line, exterior side lot lines are only present on corner lots, which this property is not. Carter further noted that in this case both side lot lines would be interior side lot lines and Carter further noted the way the yard is measured to determine the 50% landscaping would be the front facing wall of the main building to the front lot line.

Member Martin questioned the square footage of the home which Tim Murawsky confirmed the size of the building complies with the lot coverage.

Brad Abbott, Abbott Design Ltd., Agent for the Applicant noted since receiving the staff report, which was not recommending approval, they would like to submit a revised site plan and amend the application to increase the soft landscaping to 42.5% of the front yard. Brad further noted they have not yet taken the revised site plan to staff, given the time constraints since receiving the report. Brad provided background information on why they are requesting the minor variance application.

The Committee discussed deciding on this application without planning staff reviewing the revised materials or whether a deferral was more appropriate.

T.J. Donnelly, owner of the subject property spoke in support of the application noting his family lives here full time and they are trying to build a nice home ensuring everyone in the neighbour is happy.

The Committee further discussed the application and materials the applicant and owner were intending to use for the driveway. Chair Waind spoke regarding the intent of the by-law and noted the importance of the landscaping provision as it addresses drainage. The Chair further noted that the materials used for landscaping are important, because some materials do not allow for proper drainage. Brad noted in the follow-up application they would include an engineer's opinion on the ability to absorb the water runoff from the driveway.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Moved by: Michael Martin

Seconded by: Duncan McKinlay

THAT the Committee of Adjustment receive Staff Report PDS.24.032, entitled
“Recommendation Report – Minor Variance A06-2024 – 151 Wyandot Court (Donnelly);”

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

Moved by: Duncan McKinlay

Seconded by: Michael Martin

AND THAT the Committee of Adjustment DEFERS Minor Variance Application A06-2024,
to the May 15, 2024, Committee of Adjustment Meeting to allow the Applicant to submit
a revised site plan for consideration.

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

B.2 Minor Variance Application No. A14-2024

Owner: David and Stephanie Dewulf

Applicant/Agent: David and Stephanie Dewulf

Municipal Address: 108 Springside Crescent

Legal Description: Plan 16M69 Lot 5

Chair Waind read aloud the Public Meeting Notice and the Secretary-Treasurer confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Chair Waind questioned the zoning of the lands located at the back of the subject property. Planner Carter noted it is zoned hazard and is not buildable. Member Oliver spoke regarding the pavilion proposed to be built at the back of the property, noting a section on the drawings provided in the notice and staff report show a section that is shaded and described as the “monolithic slab” and questioned what type of material is monolithic slab? David Dewulf, owner of the subject property noted that is where the pool equipment will be located and provided more information on the plans for the property. David further noted that the flooring will be conventional paving stones. Member Oliver spoke regarding water runoff from the pavilion and David, the owner

noted the roof will be flat with a slope to the side, at the lot line. David further noted the landscaping will have the appropriate drainage to adhere to the swales installed at the lot lines, to ensure drainage is not an issue. David provided more information to the Committee regarding the roof of the pavilion.

Member Oliver noted the application states the pavilion will be an open aired structure, and asked staff if the property owner would be able to legally enclose the structure, on all four sides. Planner Carter noted the wording provided in the application provide staff insurances this would remain open and unenclosed. Carter further noted if the owner wished to enclose it, the Committee would see another minor variance come through to permit that.

Member Martin noted in the site plan sketch provided, there is a white line that is indicated to be a fence and questioned if that was the end of the property line. Planner Sierra noted the fence will be constructed within three metres of the rear property line, to accommodate the natural vegetation buffer that is needed.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Member Oliver spoke noting his reluctance to support this request given the increase to lot coverage. Member Oliver further noted that after hearing more information about the landscape of the property and the materials that will be used for the open aired structure, he is now more comfortable supporting this application.

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report PDS.24.061, entitled "Recommendation Report – Minor Variance File A14-2024 – 108 Springside Crescent (Dewulf);"

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

Moved by: Michael Martin

Seconded by: Duncan McKinlay

AND THAT the Committee of Adjustment GRANT a minor variance for A14-2024 subject to the following conditions:

1. That a maximum 48 square metre open air pergola be permitted at a total maximum lot coverage of 35%; and
2. This variance to the Zoning By-law is for the purpose of obtaining a building permit for the open-air pergola and is only valid for a period of two (2) years from the date of decision. This variance shall expire on April 17, 2026.

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

B.3 Minor Variance Application No. A15-2024

Owner: Daniel Hageman and Julie Fotheringham

Applicant/Agent: Abbey Scott, First Step Building Consultants

Municipal Address: 145 Carmichael Crescent

Legal Description: Plan 915 Lot 109

Chair Waind read aloud the Public Meeting Notice and the Secretary-Treasurer confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Chair Waind questioned if a deck, at the height being proposed, is considered a structure, and is not considered a traditional deck. Chair Waind further questioned if it is being calculated into lot coverage. Planner Sierra noted it is excluded from the calculation of lot coverage. Planner Carter further noted that if the deck is uncovered, it does not count in lot coverage. Carter further noted that in this application the main portion of the proposed building and the attached garage in front of the building is what is contributing to the increase in lot coverage.

Member McKinlay questioned if there was an apartment being proposed on the second floor of the garage and if an apartment located within the garage would require more than a building permit. Planner Carter noted at this time, there is not an apartment being proposed.

Member Oliver questioned the lot coverage of the existing home and how much larger than the existing home is the proposed new home, in square footage. Abbey Scott, the Agent for the Applicant spoke noting she is only aware of the square footage of the new proposed home and that it will be built on the existing footprint, with the added garage in the front. Abbey further noted the existing house does not have a garage.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Moved by: Jim Oliver

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report PDS.24.063, entitled "Recommendation Report – Minor Variance File A15-2024 – 145 Carmichael Crescent (Hageman and Fotheringham);"

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

Moved by: Michael Martin

Seconded by: Duncan McKinlay

AND THAT the Committee of Adjustment GRANT a minor variance for A15-2024 subject to the following conditions:

1. That the development be constructed in a manner substantially in accordance with the submitted site plan and elevations; and
2. This variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. This variance shall expire on April 17, 2026.

Yay (4): Michael Martin, Jim Oliver, Robert Waind, and Duncan McKinlay

The motion is Carried (4 to 0)

B.4 Minor Variance Application No. A16-2024

Owner: Motria Dzulynsky and Ostap Mojsiak

Applicant/Agent: Abbey Scott, First Step Building Consultants

Municipal Address: 147 Hoover Lane

Legal Description: Concession 7 Part Lot 27 and RP 16R8415 Part 3

Chair Waind read aloud the Public Meeting Notice and the Secretary-Treasurer confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Chair Waind spoke regarding comments received from the Nottawasaga Valley Conservation Authority (“NVCA”) and noted his belief is that the NVCA is only a commenting agency with respect to lands within their jurisdiction and they do not have jurisdiction in this area.

Chair Waind questioned if there were a legal survey submitted with the application to identify if there is a right-of-way for Hoover’s Lane that is located on the property. Planner Carter noted that Hoover Lane is a private laneway that crosses through a couple of different properties and in this case the access to the property is from Camperdown Road, and therefore is not an issue, as it has frontage on an open and maintained public road. Chair Waind provided more information on his concerns, should Hoover Lane ever be assumed by the municipality. Chair Waind further noted there was nothing in the staff report regarding private septic hook-up and questioned where it would be located on the property with respect to the location of Hoover Lane. Chief Building Official Tim Murawsky, noted when the building permit application is received, there was also a requirement for the new septic system. Tim further noted the existing building would be demolished and the existing system will be decommissioned. Tim noted that what is being discussed is all on one property and it does not matter which side of Hoover Lane the septic system is installed, because Hoover Lane is a right of way through the property. Tim noted that one septic system could service two buildings.

The Committee further discussed the merits of the applications.

Member Oliver referred to figure 4 in the staff report noting the shed, gravel area and the two-storey structure on an adjacent property on the right side of the photo and questioned the structure has received a building permit for an accessory residential unit. Planner Carter noted that in January of this year, this committee granted a variance for an accessory residential unit in that building being referred to. Carter further noted that

similar comments were received from the Niagara Escarpment Commission (“NEC”) during that meeting in January, regarding consistency with the Niagara Escarpment Plan and the Committee did approve the variance related to that accessory unit. Member Oliver further questioned if Grey Sauble Conservation Authority (“GSCA”) had similar concerns with that application in January. Carter noted the concerns from GSCA regarding this application are in regard to watercourse 31, which runs along Camperdown. Carter further noted the flood plain hazard area that is associated with that watercourse does not extend all the way to the other property, and extends approximately halfway across the subject lot, 147 Hoover Lane. Carter noted the other building in the previous application would be outside of the GSCA’s regulated area.

Member McKinlay spoke regarding the GSCA requirement of a permit and questioned if it meant there could be no development, or if it meant they have to come forward with a proposal that would mitigate or address the potential flooding in order to obtain the permit. Carter noted the comments provided from GSCA noted given the current state, they may not be able to issue a permit for the proposal but that does not prevent the applicant from seeking that permit and entering into discussions with GSCA to potentially provide other mitigation measures to satisfy the GSCA, to issue a permit.

Member McKinlay sought clarification on the role of the NEC and noted his understanding was the NEC can comment on certain areas but did not have jurisdiction. Planner Carter noted the Act that forms the Niagara Escarpment Commission, and as provided in the comments from the NEC, if any zoning by-laws or official plans at the local level conflict with the Niagara Escarpment Plan, and if the Niagara Escarpment Plan is less prescriptive, meaning more restrictive than the local plans, the Niagara Escarpment Plan prevails. Carter further noted that in these situations the NEC is a commenting authority and the recommendation put forward by staff for refusal of the variance related to the accessory unit are directly a result of the conversations with the NEC. Carter further noted updates to the Town’s zoning by-laws were just approved by Council that ensures the Town’s zoning does not conflict with the Niagara Escarpment Plan.

Abbey Scott, Agent for the Applicant spoke noting the NEC recreation area, which this property is located in does not require a permit and if an owner that wanted to build a garage with an accessory apartment above, and did not require any variances, there is no NEC permit required, providing the regulated areas were approved by the GSCA and if all the setbacks were approved within the by-law. Abbey further noted that she had not received the comments from the NEC and GSCA requesting that they provide a flood plain study on the watercourse that runs along Camperdown Road, to identify that the subject property does not have any frequent flooding. Abbey noted after conversations

with the GSCA, if that study was provided, the GSCA would support the garage with accessory apartment above. Abbey questioned the Committee's reluctance on approving this minor variance when the neighbouring property was approved a couple of months ago. Chair Waind noted that a decision from the Committee of Adjustment does not set a precedent and each application is considered on their own merits.

Ostap Mojsiak, owner of the property spoke noting the property has been in his ownership for 25 years and is looking to rebuild the property to accommodate their family. Ostap provided further information to the Committee in support of the application.

Brad Abbott, Architect for the project noted a flood plain study has been submitted to GSCA, which noted that a building could be built in the southern portion of the lot, as proposed. Abbey spoke noting that she also spoke with GSCA, and the flood plain application submitted with the application was sufficient for the GSCA to issue a permit.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Member Martin questioned if a survey was provided identifying where Hoover Lane is. Brad Abbott, noted a partial survey was submitted with the applications, that shows Hoover Lane.

Moved by: Jim Oliver

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report PDS.24.062, entitled "Recommendation Report – Minor Variance File A16-2024 – 147 Hoover Lane (Dzylynsky and Mojsiak);"

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

Moved by: Duncan McKinlay

Seconded by: Michael Martin

to split the decisions

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

Moved by: Duncan McKinlay

Seconded by: Jim Oliver

AND THAT the Committee of Adjustment GRANT Application A16-2024 to permit the construction of a single detached dwelling on the north side of Hoover Lane.

Subject to the following Conditions:

1. A rear yard (west) setback of 2.53 metres to the dwelling, whereas 9.0 metres is required;
2. A front yard setback (east) of 6.21 metres, whereas 7.5 metres is required;
3. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
4. That this permission is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of Should a building permit not be issued by the Town within two years, the permission shall expire on April 17, 2026.

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

Moved by: Jim Oliver

Seconded by: Robert Waind

AND THAT the Committee of Adjustment REFUSE the request for A16-2024, for a detached garage with an upper-level accessory apartment on the south side of Hoover Lane.

Yay (3): Michael Martin, Jim Oliver, and Robert Waind

Nay (1): Duncan McKinlay

The motion is Carried (3 to 1)

B.5 Minor Variance Application No. A17-2024

Owner: Kevin Tulk

Applicant/Agent: Meagan Lachcik, Lofty Designs

Municipal Address: 154 Courtland Street

Legal Description: Plan 16M86 Lot 8

Chair Waind read aloud the Public Meeting Notice and the Secretary-Treasurer confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The

Secretary/Treasurer provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

The Committee and staff spoke regarding this application and Planner Carter noted that due to an error this minor variance was application is not needed.

Moved by: Jim Oliver

Seconded by: Duncan McKinlay

THAT the Committee of Adjustment acknowledges that Minor Variance for Application A17-2024 is no longer needed and be withdrawn from the Agenda.

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

B.6 Minor Variance Application No. A18-2024

Owner: Mark Waters and Mary Morningstar

Applicant/Agent: Rockside Campbell Design

Municipal Address: Concession 3, Part Lot 19

Legal Description: Concession 3, Part Lot 19

Chair Waind read aloud the Public Meeting Notice and the Secretary-Treasurer confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Member McKinlay questioned if there is a plan to bring municipal servicing to Happy Valley Road. Planner Carter noted in the Official Plan Policies for this area, all lots will eventually be connected to municipal services but that does not preclude individual development from happening, without connecting to services.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report PDS.24.065, entitled “Recommendation Report – Minor Variance A18-2024 – Concession 3, Part Lot 19 (Waters and Morningstar);”

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

Moved by: Duncan McKinlay

Seconded by: Jim Oliver

AND THAT the Committee of Adjustment GRANT a minor variance for A18-2024 subject to the following conditions:

1. That the development be constructed in a manner substantially in accordance with the submitted site plan and elevations; and
2. This variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. This variance shall expire on April 17, 2026.

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)

C. Other Business

C.1 Adam Smith, Director of Planning and Development, Re: Update on Delegated Authority regarding Consent Applications (Verbal Update)

Adam Smith, Director of Planning and Development provided a follow-up to the previous discussions with the Committee regarding the changes to the Delegated Authority as it pertains to Consent Applications. Adam further noted earlier in the week, Council enacted a delegation by-law providing staff with the delegated authority to approve uncontested severances or consent applications. Adam noted that applications that have been contested will come forward for consideration by the Committee of Adjustment. Adam noted another piece to the change is if there were concerns about the staff decision there could be an appeal made to the Committee of Adjustment. Adam further noted the applicant will also still have the option of appealing the decision to the Ontario Land Tribunal (OLT) should they prefer that route of appeal.

Chair Waind questioned how this changes the notice provisions for an uncontested severance application. Adam noted those provisions have not changed and the notice of application would still be sent to those in the applicable area. Adam noted a difference would in the notice template as it will note the decision is made by the Director and will provide more information around how to consent an application and the process. Chair Waind noted his concern was the public not being made aware of what is being proposed, and Chair Waind noted it seems that staff are ensuring that still happens.

D. Committee Member Expenses

The Committee members provided their travel expenses to the subject properties, to the Secretary-Treasurer.

E. Notice of Meeting Date

May 15, 2024

Town Hall, Council Chambers, and Virtual

June 19, 2024

Town Hall, Council Chambers, and Virtual

F. Adjournment

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Committee of Adjustment does now adjourn at 4:29 p.m. to meet again at the call of the Chair.

Yay (4): Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (4 to 0)