



Committee of Adjustment Minutes

Thursday, January 12, 2023, 4:00 p.m.

Council Chambers

Guelph City Hall, 1 Carden Street

Members Present	J. Goodfellow K. Hamilton K. Meads G. Sayer J. Smith
Members Absent	L. Cline C. Paine
Staff Present	J. da Silva, Council and Committee Coordinator S. Daniel, Engineering Technologist T. Di Lullo, Secretary-Treasurer K. Patzer, Senior By-law Administrator/Zoning Inspector III E. Rempel, Planner A. Sandor, Council and Committee Assistant L. Sulatycki, Planner

Call to Order

Due to the pending Chair and Vice Chair elections, Secretary-Treasurer T. Di Lullo called the meeting to order. (4:02 p.m.)

Opening Remarks

Secretary-Treasurer T. Di Lullo explained the hearing procedures and conducted attendance by roll call and confirmed quorum.

Chair and Vice-chair Elections

Secretary-Treasurer T. Di Lullo called for nominations for the positions of Chair and Vice Chair of the Committee of Adjustment for 2023.

Member K. Meads nominated member J. Smith for the position of Chair. Member J. Smith accepted the nomination.

Member J. Goodfellow nominated member K. Meads for the position of Vice Chair. Member K. Meads accepted the nomination.

Moved by: K. Meads

Seconded by: G. Sayer

That in accordance with Section 44(7) of the Planning Act, R.S.O. 1990, c. P.13, James Smith be elected the 2023 Chair for the City of Guelph Committee of Adjustment.

Carried

Moved by: J. Goodfellow

Seconded by: J. Smith

That in accordance with Section 44(7) of the Planning Act, R.S.O. 1990, c. P.13, K. Meads be elected the 2023 Vice Chair for the City of Guelph Committee of Adjustment.

Carried

The position of Chair for the remainder of the hearing was handed over to Chair J. Smith.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Approval of Minutes

Moved by: K. Meads

Seconded by: G. Sayer

That the minutes from the December 8, 2022 Regular Hearing of the Committee of Adjustment, be approved as circulated.

Carried

Requests for Withdrawal or Deferral

B-1/23 280 Speedvale Avenue West

Owner: Linamar Corporation

Agent: Eileen Costello, Aird and Berlis LLP

Location: 280 Speedvale Avenue West

In Attendance: Alex Suriano

Secretary-Treasurer T. Di Lullo noted that correspondence were received after the commenting deadline from Anica Hofer, resident of Applewood Crescent with concerns about the application.

Chair J. Smith questioned if the applicant was present to address the deferral request. A. Suriano, agent, noted support for deferral of the application.

Moved by: K. Hamilton

Seconded by: K. Meads

That consent application B-1/23 for 280 Speedvale Avenue West, be deferred sine die, and in accordance with the Committee's policy on applications deferred sine die, that the applications will be considered to be withdrawn if not dealt with within 12 months of deferral and that the deferral fees be paid prior to reconsideration of the applications.

Reasons:

This application is deferred at the request of engineering staff to allow the applicant time to address the existing storm sewer easement located on the severed and retained parcel.

Carried

A-1/23 29-31 Paisley Street

Owner: 2782552 Ontario Ltd.

Agent: Jeff Buisman, Van Harten Surveying Inc.

Location: 29-31 Paisley Street

In Attendance: Jeff Buisman

Chair J. Smith questioned if the applicant was present to address the deferral request. J. Buisman, agent, that he was in agreement with the deferral recommendation.

Moved by: K. Meads

Seconded by: G. Sayer

That minor variance application A-1/23 for 29-31 Paisley Street, be deferred sine die, and in accordance with the Committee's policy on applications deferred sine die, that the application will be considered to be withdrawn if not dealt with within 12 months of deferral and that the deferral fee be paid prior to reconsideration of the application.

Reasons:

This application is deferred at the request of the applicant to allow the applicant time to revise the application.

Carried

Current Applications

B-16/22 B-17/22 140 Mary Street

Owner: Charleston Homes Ltd.

Agent: Jeff Buisman, Van Harten Surveying Inc.

Location: 140 Mary Street

In Attendance: Jeff Buisman

Secretary-Treasurer T. Di Lullo noted that correspondence was received past the commenting deadline by Luke Hohenadal and Mary Ann Burrows, residents of Mary Street, and William Gilbert, resident of Harcourt Drive, with concerns about the application.

Chair J. Smith questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. J. Buisman, agent, responded that the sign was posted and comments were received. J. Buisman explained the general nature of the application.

No members of the public spoke.

Consent File B-16/22

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by: K. Meads

Seconded by: K. Hamilton

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent to create the following severance over Lots 38 and 39, Registered Plan 480, currently known as 140 Mary Street, of a parcel of land with frontage along Mary Street of 16.2 metres and an area of 495 square metres, substantially in accordance with a sketch prepared by Van Harten Surveying Inc., dated November 29, 2022, project number 30949-22, be **approved**, subject to the following conditions:

1. That prior to the issuance of the Certificate of Official, the existing house shall be demolished to the satisfaction of the Chief Building Official.
2. That prior to the issuance of a building permit, the applicant shall contact Forestry staff to determine if any City-owned trees will be impacted and if they are, the applicant shall prepare and submit a Tree Inventory and Preservation Plan (TIPP) to the satisfaction of the General Manager of Parks.
3. That prior to the issuance of the Certificate of Official, the Owner(s), shall provide to the City, to the satisfaction of the General Manager/City Engineer, the following studies, plans and reports:
 - a. a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual," which addresses the quantity and quality of stormwater discharge from the Site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
 - b. Grading / Servicing Plan;
 - c. Erosion and Sediment Control Plan;
 - d. A composite utility plan (within right-of-way frontage) showing all utilities and proposed servicing to the site will be required for formal submission;
 - e. SSQ to be provided in accordance with City's environmental guidelines; and
 - f. A cost estimate for the work within the City right-of-way is to be prepared by the consulting Engineer using the City's cost estimate Excel spreadsheet.

4. That prior to the issuance of the Certificate of Official, the Owner(s) agrees to obtain approval from the City's engineering department on the above-listed plans and reports.
5. That prior to issuance of any building permit or grading on the lands, the Owner shall construct, install and maintain erosion and sediment control facilities satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.
6. That prior to the issuance of a building permit, the Owner(s) shall pay the initial estimated cost for all construction works within the City's right of way as approved in the cost estimate to the satisfaction of the General Manager/City Engineer.
7. That the Owner(s) agree to pay the actual cost once the work for the proposed works within the Right of Way are completed, including the restoration costs to the satisfaction of the General Manager/City Engineer.
8. That prior to the issuance of a building permit, the Owner(s) shall construct and service the new proposed dwellings with water/sanitary service to the satisfaction of the General Manager/City Engineer.
9. That the Owner(s) agrees to design and construct the new dwelling at such an elevation that the building's lowest level can be serviced with a gravity connection to the City's sanitary sewer, if the Owner(s) satisfactorily demonstrates to the General Manager/City Engineer that a below-grade gravity connection is not achievable, the building's below-grade level may be allowed to pump sewage, in accordance with the Ontario Building Code, to the property line, and have a gravity connection from the property line to the City's sanitary sewer.
10. That prior to the issuance of a building permit, the Owner(s) provide a lot grading plan for the new proposed dwellings.
11. That prior to issuance of a building permit, the owner make satisfactory arrangements with the ICI and Layouts Department of Alectra Utilities for the servicing of the new lot(s). The owner must also maintain 1.5m clearance of the proposed new driveway(s) to the Alectra Utilities pole(s) located on Mary St. If

- 1.5m clearance cannot be maintained, Alectra Utilities will relocate the pole at the owner's expense.
12. That prior to the issuance of the Certificate of Official, the Owner shall enter into an agreement with the City, registered on title, agreeing to satisfy the above noted conditions and to develop the site in accordance with the approved plans.
 13. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
 14. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
 15. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
 16. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

Reason:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Consent File B-17/22

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by: K. Meads

Seconded by: K. Hamilton

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent to create the following severance over Lots 38 and 39, Registered Plan 480, currently known as 140 Mary Street, of a parcel of land with frontage along Mary Street of 16.2 metres and an area of 495 square metres, substantially in accordance with a sketch prepared by Van Harten Surveying Inc., dated November 29, 2022, project number 30949-22, be **approved**, subject to the following conditions:

1. That prior to the issuance of the Certificate of Official, the existing house shall be demolished to the satisfaction of the Chief Building Official.
2. That prior to the issuance of a building permit, the applicant shall contact Forestry staff to determine if any City-owned trees will be impacted and if they are, the applicant shall prepare and submit a Tree Inventory and Preservation Plan (TIPP) to the satisfaction of the General Manager of Parks.
3. That prior to the issuance of the Certificate of Official, the Owner(s), shall provide to the City, to the satisfaction of the General Manager/City Engineer, the following studies, plans and reports:
 - a. a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual," which addresses the quantity and quality of stormwater discharge from the Site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
 - b. Grading / Servicing Plan;

- c. Erosion and Sediment Control Plan;
 - d. A composite utility plan (within right-of-way frontage) showing all utilities and proposed servicing to the site will be required for formal submission;
 - e. SSQ to be provided in accordance with City's environmental guidelines; and
 - f. A cost estimate for the work within the City right-of-way is to be prepared by the consulting Engineer using the City's cost estimate Excel spreadsheet.
- 4. That prior to the issuance of the Certificate of Official, the Owner(s) agrees to obtain approval from the City's engineering department on the above-listed plans and reports.
 - 5. That prior to issuance of any building permit or grading on the lands, the Owner shall construct, install and maintain erosion and sediment control facilities satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.
 - 6. That prior to the issuance of a building permit, the Owner(s) shall pay the initial estimated cost for all construction works within the City's right of way as approved in the cost estimate to the satisfaction of the General Manager/City Engineer.
 - 7. That the Owner(s) agree to pay the actual cost once the work for the proposed works within the Right of Way are completed, including the restoration costs to the satisfaction of the General Manager/City Engineer.
 - 8. That prior to the issuance of a building permit, the Owner(s) shall construct and service the new proposed dwellings with water/sanitary service to the satisfaction of the General Manager/City Engineer.
 - 9. That the Owner(s) agrees to design and construct the new dwelling at such an elevation that the building's lowest level can be serviced with a gravity connection to the City's sanitary sewer, if the Owner(s) satisfactorily demonstrates to the General Manager/City Engineer that a below-grade gravity connection is not achievable, the building's below-grade level may be allowed to pump sewage, in accordance with the

Ontario Building Code, to the property line, and have a gravity connection from the property line to the City's sanitary sewer.

10. That prior to the issuance of a building permit, the Owner(s) provide a lot grading plan for the new proposed dwellings.
11. That prior to issuance of a building permit, the owner make satisfactory arrangements with the ICI and Layouts Department of Alectra Utilities for the servicing of the new lot(s). The owner must also maintain 1.5m clearance of the proposed new driveway(s) to the Alectra Utilities pole(s) located on Mary St. If 1.5m clearance cannot be maintained, Alectra Utilities will relocate the pole at the owner's expense.
12. That prior to the issuance of the Certificate of Official, the Owner shall enter into an agreement with the City, registered on title, agreeing to satisfy the above noted conditions and to develop the site in accordance with the approved plans.
13. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
14. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
15. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
16. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

Reason:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-2/23 328 Victoria Road South

Owner: 1000027909 Ontario Ltd.

Agent: Dave Aston and Aleah Clarke, MHBC Planning

Location: 328 Victoria Road South

In Attendance: Dave Aston

Secretary-Treasurer. T Di Lullo noted that Building Services staff have recommended an additional condition requiring removal of the existing development sign on the property within 30 days of the Committee's final decision.

Chair J. Smith questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. D. Aston, agent, responded that the sign was posted and comments were received. D. Aston explained the general nature of the application.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by: K. Hamilton

Seconded by: G. Sayer

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 8.1.2 of Zoning By-law (1995)-14864, as amended, for 328 Victoria Road South, to permit a

temporary agriculture, vegetation based use on the I.2 zoned portion of the subject property, when the By-Law requires does not permit an agricultural use in an I.2 Zone, be **approved**, subject to the following conditions:

1. That the temporary agriculture, vegetation based use be permitted for a maximum of three (3) years from the date of the Committee's final decision.
2. That farming shall only take place within the portion of the I.2 zoned lands identified as "lands currently intended for farming no NHS or APEC concerns" (blue hatch) and "land intended to be farmed" (purple hatch) on the map titled Farming Variance prepared by the applicant dated 11/25/2022. Prior to the commencement of farming on the "land intended to be farmed" (purple hatch), the applicant will submit information demonstrating that it will be maintained outside of the Natural Heritage System for approval and to the satisfaction of the General Manager of Planning and Building Services.
3. That the Fusion development signage on the lands be removed within 30 days of Committee's final decision.

Reason:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-3/23 34 Dublin Street South

Owner: Nick Assad and Heather Schibli

Agent: N/A

Location: 34 Dublin Street South

In Attendance: Nick Assad

Secretary-Treasurer T. Di Lullo clarified that the public notice and comments from Planning Services referenced a one-storey addition, when the proposed addition varies in height from one to two storeys.

Chair J. Smith questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. N. Assad, owner, responded that the sign was posted and comments were received. N. Assad explained the general nature of the application.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by: J. Goodfellow

Seconded by: K. Meads

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Table 5.1.2 Row 7, Section 5.1.2.1 and Section 4.13.2.1 of Zoning By-law (1995)-14864, as amended, for 34 Dublin Street South, to permit:

- a. a minimum left side yard setback of 0.79 metres for the proposed one-storey addition to the existing detached dwelling, when the By-law requires a minimum side yard setback of 1.5 metres for 1 to 2 storey dwellings in an R.1B Zone;
- b. a minimum right side yard setback of 1.52 metres for the proposed one-storey addition to the existing detached dwelling, when the By-law requires that where a garage, carport or parking space is not provided, one side yard setback to be a minimum of 3 metres; and
- c. a required parking space to be located a minimum of 5.5 metres from the street line, when the By-law requires that a required parking space in an R.1B Zone be located at a minimum of 6 metres from the street line, and to the rear of the front wall of the main building

be **approved**.

Reason:

This application is approved, as it is the opinion of the Committee that, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-4/23 81 Yorkshire Road North

Owner: Gail Hoekstra

Agent: Jeff Buisman, Van Harten Surveying Inc.

Location: 81 Yorkshire Road North

In Attendance: Jeff Buisman

Chair J. Smith questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. J. Buisman, agent, responded that the sign was posted and comments were received. J. Buisman explained the general nature of the application.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by: G. Sayer

Seconded by: K. Meads

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Table 5.1.2 Row 7, Section 5.1.2.8, Table 4.7 Row 3, and Section 4.13.2.1 of Zoning By-law (1995)-14864, as amended, for 81 Yorkshire Road North, to permit:

- a. a minimum left side yard setback of 0.96 metres for the proposed dwelling, when the By-law requires a minimum side yard setback of 1.5 metres for a dwelling over two-storeys located within Defined Area Map Number 66 of the By-Law;

- b. an open, roofed porch not exceeding one (1) storey in height to be located a minimum of 0.4 metres from the front lot line, when the By-law requires that an open, roofed porch not exceeding one (1) storey in height have a minimum setback of 2 metres from the front lot line; and
- c. the required parking spaces to be located a minimum of 1.65 metres from the street line, when the By-law requires that every required parking space in a R.1B Zone be located a minimum of 6 metres from the street line, and to the rear of the front wall of the main building

be **approved**, subject to the following conditions:

- 1. That the height of the new dwelling be limited to 2.5 storeys.
- 2. That prior to the issuance of a building permit for the new dwelling, the existing shed that crosses the property line be removed or relocated to meet the requirements of the Zoning by-law.
- 3. That the proposed balcony on the second storey have solid screening on the side adjacent/parallel to the left side yard property line.
- 4. That prior to the issuance of a building permit, the owner agrees to remove existing stairs from the City's Right Of Way.

Reason:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-5/23 148 Marksam Road

Owner: Letticia de los Rios von Fielitz

Agent: Jordi von Fielitz, City Lights Property Management

Location: 148 Marksam Road

In Attendance: Jordi von Fielitz, John Kelly, Colleen Kelly

Chair J. Smith questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. J. von Fielitz, agent, responded that the sign was posted and comments were received. J. von Fielitz explained the general nature of the explanation.

John Kelly and Colleen Kelly, residents of Marksam Road, expressed concerns with the application, related to the impact of the proposed stairs on the runoff of water toward their property, noise due to intensification, and the impact of the proposed development to their enjoyment of their property.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by: K. Meads

Seconded by: K. Hamilton

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 4.7, Row 12 of Zoning By-law (1995)-14864, as amended, for 148 Marksam Road, to permit a minimum right side yard setback of 0.46 metres for the proposed exterior stairs, when the By-law requires a minimum side yard setback of 0.6 metres for exterior stairs, be **approved**, subject to the following condition:

1. That prior to the issuance of a building permit, the applicant provides a grading plan for the proposed development, prepared by a Professional Engineer, to ensure that there is no adverse impact to neighbouring properties, to the satisfaction of the General Manager of Engineering Services.

Reason:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

Chair and Staff Announcements

Secretary-Treasurer T. Di Lullo informed the Committee that Member C. Paine has resigned from the Committee, effective immediately.

Secretary-Treasurer T. Di Lullo noted that Bill 23, the More Homes Built Faster Act 2022 has been passed, and does impact the Committee of Adjustment. She also noted that third party appeals are no longer allowed for Committee of Adjustment applications, and more information will be forthcoming at the February hearing.

Adjournment

Moved by: K. Meads

Seconded by: G. Sayer

That this hearing of the Committee of Adjustment be adjourned. (5:06 p.m.)

Carried

J. Smith, Chair

T. Di Lullo, Secretary-Treasurer