

**NORTH PERTH COMMITTEE OF ADJUSTMENT
MEETING MINUTES**

Date: October 15, 2024
Time: 7:00 pm

Members Present Bruce Wilken, Chair
 Brad Gibson
 Duane Duck
 Teresa O'Reilly
 Earle Mayes

Members Absent Robert McLean

Staff Present Sarah Carter, Secretary-Treasurer

1. CALL TO ORDER

Chair Bruce Wilken, called the meeting to order for the North Perth Committee of Adjustment on Tuesday October 15th, 2024, at 7:00 p.m. held in the North Perth Municipal Office - Council Chambers.

2. LAND ACKNOWLEDGEMENT STATEMENT

Chair Wilken stated, "We acknowledge that we are on the traditional land of the Anishnaabe people. We wish to recognize the long history of Indigenous People of Canada and show our respect to them today. We recognize their stewardship of the land, may we all live with respect on this land and live in peace and friendship."

3. REGULAR MEETING:

3.1 Approve/amend Agenda

Moved by Brad Gibson Seconded by Earle Mayes

THAT: The meeting Agenda for tonight's meeting, be approved.

CARRIED

3.2 Disclosure of pecuniary interest and the general nature thereof.

No one present declared a pecuniary interest with items on the Agenda.

3.3 Adoption and signing of the minutes as circulated.

Moved by Duane Duck **Seconded by** Earle Mayes

THAT: The minutes of the August 20, 2024 meeting be adopted as printed and earlier distributed and be signed by the Chair and the Secretary.

3.4 Business arising from the minutes

There was no business arising from the minutes.

3.5 Statement of Precedent

Chair Wilken read the statement of precedent, "that any decision reached by this Committee tonight cannot be used to set a precedent."

4. NEW BUSINESS:

4.1 Application for Minor Variance (File No. A05-2024) by Steve Greguol and Jen Rose for property legally described as Part Lot 5 and 6, Plan 258, Atwood

Planner Nathan Garland provided a summary of the application and staff report.

No one spoke in opposition.

No one spoke in support.

The applicants provided a brief explanation of the project.

The following comments/questions were asked by the Committee:

- Is there a way to ensure that the sight triangle will be maintained.
Planner Garland advised that this would be maintained through the building permit application process.

Moved by Teresa O'Reilly **Seconded by** Brad Gibson

THAT: The North Perth Committee of Adjustment **approve** application file MV5-2024, submitted by Steve Greguol and Jen Rose, for lands described as Part Lot 5 and 6, Plan 258, in Atwood, municipally known as 132 Fisher Avenue, as it relates to:

1. Relief from Section 10.5.5 to reduce the minimum exterior side yard width from 6 m (20 ft) to 2.43 m (8 ft) to facilitate the construction of a 1-storey attached garage, subject to the following condition:
 - i. That a building permit be applied for and obtained within 18 months of the minor variance approval.

- ii. That a lot grading and drainage plan is submitted and approved to the satisfaction of the North Perth Building Department.

CARRIED

4.2 Application for Minor Variance (File No. A06-2024) by MHBC on behalf of Terra Park Developments for property legally described as Block 39 Plan 44M-10, Listowel

Planner Nathan Garland provided a summary of the application and staff report.

No one spoke in opposition.

No one spoke in support.

The applicant's agent, Pierre Chauvin of MHBC, spoke in support of the application. Mr. Chauvin requested clarification from Planner Garland regarding the site plan condition in the recommendation. Planner Garland advised that conversations are ongoing regarding the site plan requirements, wording has been left vague to accommodate the result of these discussions.

The following comments/questions were asked by the Committee:

- Discussion regarding the newly created lot line between the severed and retained properties. CBO McMullen advised that a limiting distance agreement may be required, this could be added as a condition.

Moved by Brad Gibson Seconded by Teresa O'Reilly

THAT: the North Perth Committee of Adjustment **approve** application file MV6-2024 submitted by Pierre Chauvin on behalf of Terra Park Developments for lands described as Block 39 Plan 44M-10, in Listowel, municipally known as 595 Havelock Avenue South, as it relates to:

1. Relief from Section 12.2.6 to reduce the minimum rear yard depth from 10.5 m (35 ft) to 7.28 m (23.9 ft) and;
2. Section 12.2.9 to reduce the minimum required landscaped open space from 35% of the lot area to 31% to recognize the existing seniors' buildings and proposed lot lines as per Consent application B12-24, subject to the following conditions:

- i. Finalize an amended site plan agreement to the satisfaction of the Municipality of North Perth.
- ii. That a limiting distance calculation be completed and if required a related agreement be completed as part of the site plan process.

CARRIED

- 4.3 Application for Minor Variance (File No. A07-2024) by O'Malley Homes (Waterloo) Inc. for property legally described as Lot 15 Plan 44M-83, Listowel Planner Nathan Garland provided a summary of the application and report.

No one spoke in opposition.

No one spoke in support of the application.

Applicant, Jon O'Malley, spoke in support of the application.

Committee did not have any questions.

Moved by Teresa O'Reilly **Seconded by** Duane Duck

THAT The North Perth Committee of Adjustment **approve** application file MV7-2024 submitted by O'Malley Homes Inc., for lands described as Lot 15, Plan 44M-83, as it relates to:

1. Relief from Section 7.2.6, to reduce the minimum rear year depth from 7.5 m (25 ft) to 5.7 m (18.7 ft) to facilitate a covered deck at the rear of the dwelling subject to the following conditions:
 - i. That a building permit is applied for and obtained within 18 months of the minor variance.
 - ii. That a lot grading and drainage plan is submitted and approved to the satisfaction of the North Perth Building Department.

CARRIED

5. OTHER BUSINESS:

There was none.

6. CORRESPONDENCE:

There was none.

7. ADJOURN:

Moved by Brad Gibson **Seconded by** Duane Duck

THAT: The meeting is now adjourned at 7:33 p.m.

"Original signed by Bruce Wilken"

Chair

"Original signed by Sarah Carter"

Secretary-Treasurer