

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING A-13-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL (VIRTUAL MEETING)
AT 4:30 P.M., ON TUESDAY, MAY 25TH, 2021**

Chair, Mr. Stephen Alexander called the meeting to order at 4:30 p.m. Members of the Committee Mr. Ben de Haan and Mr. Ray Contant also attended the meeting. Mrs. Lyndsay Parisien, Development Planner, Alex Gatien, Development Planner & Christina Seguin, Secretary/Treasurer were present.

The hearing was being held to consider an application by Manuel Dignard (A/Nathaniel Cardinal) (612 Champlain Drive) who are asking for: **Asking for relief from the Zoning By-law to permit two technical parking stalls to be located in the front yard setback. This application is to accommodate a Home Occupation (Hair Salon) in the converted attached garage at 612 Champlain Drive.**

THAT the Agenda be approved.

Moved By: Mr. Ben de Haan

Seconded By: Mr. Ray Contant

Motion Carried

There were no conflicts of interest.

The agent and applicant attended the virtual meeting.

Department Comments are read by Christina Seguin.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

No objections.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections.

Buildings and Permits Division

No objections. A building permit has been applied for proposed conversion.

Zoning Section

No objections.

Planning Division

Planning has reviewed details of the application, inspected the site and is supportive. The property is located at 612 Champlain Drive (Lot 58, Plan 315) and is located in Residential 15 Zone (RES 15).

The applicant is seeking a Minor Variance to permit two parking spaces in the front yard. The Minor Variance to permit two parking spaces is intended to accommodate a home Hair Salon in the former garage. Residential 15 permits Home Occupation uses, so long as they do not "adversely affect the amenities of the neighbourhood". A small Hair Salon will not attract a large clientele at any one time and will not adversely affect the neighbourhood character.

The applicant must show that the driveway can accommodate two nine-foot-wide parking spaces. The provided Site Plan may include the walkway as part of the driveway when calculating the width. The driveway may need to be slightly widened to accommodate two parking spaces.

DISCUSSION

There was no discussion pertaining to this application.

IN-CAMERA SESSION

Motion to MOVE INTO A CLOSED MEETING after hearing all parties at the Committee of Adjustment meeting, at approximately 5:15 p.m. to address matters pertaining to Section 239 (2) and (3.1) of the Municipal Act, 2001 S.O. 2001 S.O. 2001, Chapter 25:

239 (1) Except as provided in this section, all meetings shall be open to the public. 2001, c. 25, s. 239 (1).

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

Exceptions

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

Item 1 – A-13-21 Debate and Decision regarding: Home Occupation (Hair Salon)

(g) a matter in respect of which a council, board, committee, or other body may hold a closed meeting under another Act (Planning Act Section 45 (6))

After some discussion, it was the Committee's unanimous decision that the application be **APPROVED** for the following reasons:

1. Asking for relief from the Zoning By-law to permit two technical parking stalls to be located in the front yard setback. This application is to accommodate a Home Occupation (Hair Salon) in the converted attached garage at 612 Champlain Drive.
2. The variance is DESIRABLE for the appropriate development or use of the land, building and structures.
3. The variance MAINTAINS the general intent and purpose of the Official Plan and Zoning By-law.
4. There were no objections.

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

RISE AND REPORT

Item 1 – A-13-21

Motion to allow Minor Variance for: **Home Occupation (Hair Salon)**


Christina Seguin, Secretary/Treasurer
Committee of Adjustment-City of Cornwall

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING A-14-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL (VIRTUAL MEETING)
AT 4:30 P.M., ON TUESDAY, MAY 25TH, 2021**

Chair, Mr. Stephen Alexander called the meeting to order at 4:30 p.m. Members of the Committee Mr. Ben de Haan and Mr. Ray Contant also attended the meeting. Mrs. Lyndsay Parisien, Development Planners, Alex Gatien, Development Planner & Christina Seguin, Secretary/Treasurer were present.

The hearing was being held to consider an application by Donald Genier (A/Michel St. Denis) (319 Jarvis Street) who are asking for: **The applicant is asking for relief from Section 01-4-5, d) of the Zoning By-law to allow the enclosed front porch at 319 Jarvis Street to encroach 8' 1" into the front yard setback when the Zoning By-law only permits an encroachment of 6'.**

THAT the Agenda be approved.

Moved By: Mr. Ben de Haan

Seconded By: Mr. Ray Contant

Motion Carried

There were no conflicts of interest.

Mr. Don Genier attended the virtual meeting.

Department Comments are read by Christina Seguin.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

No objections. Any eves troughs and downspouts associated with the proposed building addition shall drain to a sodded area and shall not be directed towards adjacent properties.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections.

Buildings and Permits Division

No objections.

Zoning Section

No objections.

Planning Division

Planning has reviewed details of the application, inspected the site and is supportive. The property is located at 319 Jarvis Street (Part lot 57 & 58 on Plan 187).

The applicant is requesting to exceed the maximum allowed front porch encroachment of 6' by 2' 1" to facilitate wheelchair circulation inside the porch. The proposed addition will result in a main building lot coverage of 20%, which is well below the maximum of 35% in RES 20 Zone.

The proposed addition will reduce the front yard setback to approximately 3 metres, which is comparable to the front yard setback at the neighbouring property located at 327 Jarvis Street.

14.8.2 In considering applications for Minor Variance, the Committee shall consider:

b) whether the intent and purpose of the Official Plan and Zoning By-law can still be met if the variance is granted.

f) comments from adjacent owners and residents.

g) that in approving the Minor Variance no dangerous precedent would be created.

h) comments from City departments.

DISCUSSION

There was no discussion pertaining to this application. The Minor Variance application fee was waived by the Committee members.

IN-CAMERA SESSION

Motion to MOVE INTO A CLOSED MEETING after hearing all parties at the Committee of Adjustment meeting, at approximately 5:15 p.m. to address matters pertaining to Section 239 (2) and (3.1) of the Municipal Act, 2001 S.O. 2001 S.O. 2001, Chapter 25:

239 (1) Except as provided in this section, all meetings shall be open to the public. 2001, c. 25, s. 239 (1).

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

Exceptions

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

Item 2 – A-14-21 Debate and Decision regarding: Front Porch.

(g) a matter in respect of which a council, board, committee, or other body may hold a closed meeting under another Act (Planning Act Section 45 (6))

After some discussion, it was the Committee's unanimous decision that the application be **APPROVED** for the following reasons:

1. The applicant is asking for relief from Section 01-4-5, d) of the Zoning By-law to allow the enclosed front porch at 319 Jarvis Street to encroach 8' 1" into the front yard setback when the Zoning By-law only permits an encroachment of 6'.
2. The variance is **DESIRABLE** for the appropriate development or use of the land, building and structures.
3. The variance **MAINTAINS** the general intent and purpose of the Official Plan and Zoning By-law.
4. There were no objections.

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

RISE AND REPORT

Item 2 – A-14-21

Motion to allow Minor Variance for: **Front Porch**



Christina Seguin, Secretary/Treasurer
Committee of Adjustment-City of Cornwall

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING A-16-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL (VIRTUAL MEETING)
AT 4:30 P.M., ON TUESDAY, MAY 25TH, 2021**

Chair, Mr. Stephen Alexander called the meeting to order at 4:30 p.m. Members of the Committee Mr. Ben de Haan and Mr. Ray Contant also attended the meeting. Mrs. Lyndsay Parisien, Development Planner, Alex Gatien, Development Planner & Christina Seguin, Secretary/Treasurer were present.

The hearing was being held to consider an application by Ralph Picher (1106 Second Street East) who is asking for: **Asking for relief from the Fence By-law to permit a chain link fence to be erected along the side lot line at a height of 5' when the By-law requires fences to be 3' in height for corner lots.**

THAT the Agenda be approved.

Moved By: Mr. Ben de Hann

Seconded By: Mr. Ray Contant

Motion Carried

There were no conflicts of interest.

Mr. Ralph Picher attended the virtual meeting.

Department Comments are read by Christina Seguin.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

No objections. The proposed fence shall not interfere with required sight triangles as deemed necessary. No fence exceeding 5 feet shall be erected within the sight triangle measuring 10 metres from the intersection roadways curb lines.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections.

Buildings and Permits Division

No objections.

Zoning Section

No objections.

Planning Division

Planning has reviewed details of the application, inspected the site, and is supportive.

The property is located at 1106 Second Street East (Lot 40, Plan 106) and is located in the Residential 20 Zone (RES 20).

The applicant is proposing a 5' chain link fence to enclose the side and rear yards to prevent children and animals from running into the street. Please ensure existing shrub is maintained at current height to not obstruct sightlines.

Planning has no objections to the request.

DISCUSSION

There was no discussion pertaining to this application.

IN-CAMERA SESSION

Motion to MOVE INTO A CLOSED MEETING after hearing all parties at the Committee of Adjustment meeting, at approximately 5:15 p.m. to address matters pertaining to Section 239 (2) and (3.1) of the Municipal Act, 2001 S.O. 2001 S.O. 2001, Chapter 25:

239 (1) Except as provided in this section, all meetings shall be open to the public. 2001, c. 25, s. 239 (1).

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

Exceptions

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

Item 3 – A-16-21 Debate and Decision regarding: Fence.

(g) a matter in respect of which a council, board, committee, or other body may hold a closed meeting under another Act (Planning Act Section 45 (6))

After some discussion, it was the Committee's unanimous decision that the application be **APPROVED** for the following reasons:

1. Asking for relief from the Fence By-law to permit a chain link fence to be erected along the side lot line at a height of 5' when the By-law requires fences to be 3' in height for corner lots.
2. The variance is **DESIRABLE** for the appropriate development or use of the land, building and structures.
3. The variance **MAINTAINS** the general intent and purpose of the Official Plan and Zoning By-law.
4. There were no objections.

Moved By: Mr. Ben de Haan

Seconded By: Mr. Ray Contant

Motion Carried

RISE AND REPORT

Item 3 – A-16-21

Motion to allow Minor Variance for: **Fence.**


Christina Seguin, Secretary/Treasurer
Committee of Adjustment-City of Cornwall

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING B-08-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL
AT 4:30 P.M., ON TUESDAY, MAY 25TH, 2021 (VIRTUAL MEETING)**

Chair, Mr. Stephen Alexander called the meeting to order at 4:30 p.m. Member, Mr. Ray Contant and Mr. Ben de Haan attended the Zoom meeting. Lindsay Parisien & Alex Gatien, Development Planners and Christina Seguin, Secretary-Treasurer were present.

The hearing was being held to consider an application by Cartwave Realty (A/J.F. Markell Homes Ltd.) (2343-2345 Watson Crescent) who are asking for: **Consent to convey a parcel of land as two separate parcels to allow for separate legal description and sale of a semi-detached dwelling at 2343-2345 Watson Crescent.**

THAT the Agenda be approved.

Moved By: Mr. Ben de Haan

Seconded By: Mr. Ray Contant

Motion Carried

There were no conflicts of interest.

The applicant/agent did not attend the meeting.

Department Comments were read by Christina Seguin, Secretary/Treasurer.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

No objections. Ensure lot drainage is maintained per the approved construction drawing C3.1 – Partial Site Grading Plan for the East Ridge Subdivision Phase 7 and 8. There is a common rear yard swale located along Lot 8, Plan 52M-53. No obstructions are permitted to impede the common rear yard swale.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections.

Buildings and Permits Division

No objections.

Zoning Section

No objections.

Planning Division

Planning has reviewed the application and inspected the site.

The property is located on (Lot 8, Plan 52M-53, East Ridge Subdivision - Phase 7) in a Residential 20 (RES 20) zone. The semi-detached dwelling is located at 2343-2345 Watson Crescent and the applicant is requesting to sever the lot so as to create a separate legal description. This is a technical severance; therefore, Planning is supportive.

DISCUSSION

There was no discussion pertaining to this application.

IN-CAMERA SESSION

Motion to MOVE INTO A CLOSED MEETING after hearing all parties at the Committee of Adjustment meeting, at approximately 5:15 p.m. to address matters pertaining to Section 239 (2) and (3.1) of the Municipal Act, 2001 S.O. 2001 S.O. 2001, Chapter 25:

239 (1) Except as provided in this section, all meetings shall be open to the public. 2001, c. 25, s. 239 (1).

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

Exceptions

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

Item 5 – B-08-21 Debate and Decision regarding: Semi-detached.

(g) a matter in respect of which a council, board, committee, or other body may hold a closed meeting under another Act (Planning Act Section 45 (6))

After some discussion, it was the Committee's unanimous decision that the application be **APPROVED** for the following reasons:

1. **Consent to convey a parcel of land as two separate parcels to allow for separate legal description and sale of a semi-detached dwelling at 2343-2345 Watson Crescent.**
2. **The lots are serviced.**
3. **The land is suitable for the purpose for which it is to be subdivided.**
4. **There were no objections.**

Moved By: Mr. Ben de Haan

Seconded By: Mr. Ray Contant

Motion Carried

RISE AND REPORT

Item 5– B-08-21

Motion to allow Consent for (Semi-detached).



Christina Seguin, Secretary/Treasurer
Committee of Adjustment-City of Cornwall

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING B-09-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL
AT 4:30 P.M., ON TUESDAY, MAY 25TH, 2021 (VIRTUAL MEETING)**

Chair, Mr. Stephen Alexander called the meeting to order at 4:30 p.m. Member, Mr. Ray Contant and Mr. Ben de Haan attended the Zoom meeting. Lindsay Parisien & Alex Gatién, Development Planners and Christina Seguin, Secretary-Treasurer were present.

The hearing was being held to consider an application by Cartwave Realty (A/J.F. Markell Homes Ltd.) (2349-2351 Watson Crescent) who are asking for: **Consent to convey a parcel of land as two separate parcels to allow for separate legal description and sale of a semi-detached dwelling at 2349-2351 Watson Crescent.**

THAT the Agenda be approved.

Moved By: Mr. Ben de Haan

Seconded By: Mr. Ray Contant

Motion Carried

There were no conflicts of interest.

The applicant/agent did not attend the meeting.

Department Comments were read by Christina Seguin, Secretary/Treasurer.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

No objections. Ensure lot drainage is maintained per the approved construction drawing C3.1 – Partial Site Grading Plan for the East Ridge Subdivision Phase 7 and 8. There is a common rear yard swale located along Lot 9, Plan 52M-53. No obstructions are permitted to impede the common rear yard swale.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections.

Buildings and Permits Division

No objections.

Zoning Section

No objections.

Planning Division

Planning has reviewed the application and inspected the site.

The property is located on Lot 9, Plan 52M-53, (East Ridge Subdivision - Phase 7) in a Residential 20 (RES 20) zone. The semi-detached dwelling is located at 2349-2351 Watson Crescent and the applicant is requesting to sever the lot so as to create a separate legal description for sale of the property. This is a technical severance; therefore, Planning is supportive.

DISCUSSION

There was no discussion pertaining to this application.

IN-CAMERA SESSION

Motion to MOVE INTO A CLOSED MEETING after hearing all parties at the Committee of Adjustment meeting, at approximately 5:15 p.m. to address matters pertaining to Section 239 (2) and (3.1) of the Municipal Act, 2001 S.O. 2001 S.O. 2001, Chapter 25:

239 (1) Except as provided in this section, all meetings shall be open to the public. 2001, c. 25, s. 239 (1).

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

Exceptions

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

Item 6 – B-09-21 Debate and Decision regarding: Semi-detached.

(g) a matter in respect of which a council, board, committee, or other body may hold a closed meeting under another Act (Planning Act Section 45 (6))

After some discussion, it was the Committee's unanimous decision that the application be **APPROVED** for the following reasons:

1. **Consent to convey a parcel of land as two separate parcels to allow for separate legal description and sale of a semi-detached dwelling at 2349-2351 Watson Crescent.**
2. **The lots are serviced.**
3. **The land is suitable for the purpose for which it is to be subdivided.**
4. **There were no objections.**

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

RISE AND REPORT

Item 6– B-09-21

Motion to allow Consent for (Semi-detached).



Christina Seguin, Secretary/Treasurer
Committee of Adjustment-City of Cornwall

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING B-10-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL
AT 4:30 P.M., ON TUESDAY, MAY 25TH, 2021 (VIRTUAL MEETING)**

Chair, Mr. Stephen Alexander called the meeting to order at 4:30 p.m. Member, Mr. Ray Contant and Mr. Ben de Haan attended the Zoom meeting. Lindsay Parisien & Alex Gatién, Development Planners and Christina Seguin, Secretary-Treasurer were present.

The hearing was being held to consider an application by Cartwave Realty (A/J.F. Markell Homes Ltd.) (2349-2351 Watson Crescent) who are asking for: **Consent to convey a parcel of land as two separate parcels to allow for separate legal description and sale of a semi-detached dwelling at 2443-2445 Watson Crescent.**

THAT the Agenda be approved.

**Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant**

Motion Carried

There were no conflicts of interest.

The applicant/agent did not attend the virtual meeting.

Department Comments were read by Christina Seguin, Secretary/Treasurer.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

No objections. Ensure lot drainage is maintained per the approved construction drawing C3.2 – Partial Site Grading Plan for the East Ridge Subdivision Phase 7 & 8. There is a common rear yard swale located along Lot 21, Plan 52M-53. No obstructions are permitted to impede the common rear yard swale. There is a rear yard catch basin and associated 1.5-metre-wide storm sewer easement located adjacent to the western property limits of Lot 21. No permanent structures shall be erected on said easement.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections.

Buildings and Permits Division

No objections.

Zoning Section

No objections.

Planning Division

Planning has reviewed the application and inspected the site.

The property is located on Lot 21, Plan 52M-53, (East Ridge Subdivision - Phase 7) in a Residential 20 (RES 20) zone. The semi-detached dwelling is located at 2443-2445 Watson Crescent and the applicant is requesting to sever the lot so as to create a separate legal description for sale of the property.

This is a technical severance; therefore, Planning is supportive.

DISCUSSION

There was no discussion pertaining to this application.

IN-CAMERA SESSION

Motion to MOVE INTO A CLOSED MEETING after hearing all parties at the Committee of Adjustment meeting, at approximately 5:15 p.m. to address matters pertaining to Section 239 (2) and (3.1) of the Municipal Act, 2001 S.O. 2001 S.O. 2001, Chapter 25:

239 (1) Except as provided in this section, all meetings shall be open to the public. 2001, c. 25, s. 239 (1).

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

Exceptions

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

Item 7 – B-10-21 Debate and Decision regarding: Semi-detached.

(g) a matter in respect of which a council, board, committee, or other body may hold a closed meeting under another Act (Planning Act Section 45 (6))

After some discussion, it was the Committee's unanimous decision that the application be **APPROVED** for the following reasons:

1. **Consent to convey a parcel of land as two separate parcels to allow for separate legal description and sale of a semi-detached dwelling at 2443-2445 Watson Crescent.**
2. **The lots are serviced.**
3. **The land is suitable for the purpose for which it is to be subdivided.**
4. **There were no objections.**

Moved By: Mr. Ben de Haan

Seconded By: Mr. Ray Contant

Motion Carried

RISE AND REPORT

Item 7 – B-10-21

Motion to allow Consent for **(Semi-detached)**.



Christina Seguin, Secretary/Treasurer
Committee of Adjustment-City of Cornwall

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING B-11-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL
AT 4:30 P.M., ON TUESDAY, MAY 25TH, 2021 (VIRTUAL MEETING)**

Chair, Mr. Stephen Alexander called the meeting to order at 4:30 p.m. Member, Mr. Ray Contant and Mr. Ben de Haan attended the Zoom meeting. Lindsay Parisien & Alex Gatien, Development Planners and Christina Seguin, Secretary-Treasurer were present.

The hearing was being held to consider an application by Cartwave Realty (A/J.F. Markell Homes Ltd.) (2349-2351 Watson Crescent) who are asking for: **Consent to convey a parcel of land as two separate parcels to allow for separate legal description and sale of a semi-detached dwelling at 2449-2451 Watson Crescent.**

THAT the Agenda be approved.

**Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant**

Motion Carried

There were no conflicts of interest.

The applicant/agent did not attend the meeting.

Department Comments were read by Christina Seguin, Secretary/Treasurer.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

No objections. Ensure lot drainage is maintained per the approved construction drawing C3.2 – Partial Site Grading Plan for the East Ridge Subdivision Phase 7 & 8. There is a common rear yard swale located along Lot 22, Plan 52M-53. No obstructions are permitted to impede the common rear yard swale. There is a rear yard catch basin and associated 1.5-metre-wide storm sewer easement located adjacent to the eastern property limit of Lot 22. No permanent structures shall be erected on said easement.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections.

Buildings and Permits Division

No objections.

Zoning Section

No objections.

Planning Division

Planning has reviewed the application and inspected the site.

The property is located on Lot 22, Plan 52M-53, (East Ridge Subdivision - Phase 7) in a Residential 20 (RES 20) zone. The semi-detached dwelling is located at 2449-2451 Watson Crescent and the applicant is requesting to sever the lot so as to create a separate legal description for sale of the property.

This is a technical severance; therefore, Planning is supportive.

DISCUSSION

There was no discussion pertaining to this application.

IN-CAMERA SESSION

Motion to MOVE INTO A CLOSED MEETING after hearing all parties at the Committee of Adjustment meeting, at approximately 5:15 p.m. to address matters pertaining to Section 239 (2) and (3.1) of the Municipal Act, 2001 S.O. 2001 S.O. 2001, Chapter 25:

239 (1) Except as provided in this section, all meetings shall be open to the public. 2001, c. 25, s. 239 (1).

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

Exceptions

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

Item 8 – B-11-21 Debate and Decision regarding: Semi-detached.

(g) a matter in respect of which a council, board, committee, or other body may hold a closed meeting under another Act (Planning Act Section 45 (6))

After some discussion, it was the Committee's unanimous decision that the application be **APPROVED** for the following reasons:

1. **Consent to convey a parcel of land as two separate parcels to allow for separate legal description and sale of a semi-detached dwelling at 2449-2451 Watson Crescent.**
2. **The lots are serviced.**
3. **The land is suitable for the purpose for which it is to be subdivided.**
4. **There were no objections.**

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

RISE AND REPORT

Item 8 – B-11-21

Motion to allow Consent for (Semi-detached).


Christina Seguin, Secretary/Treasurer
Committee of Adjustment-City of Cornwall

**COMMITTEE OF ADJUSTMENT PUBLIC HEARING B-13-21
HELD AT CIVIC COMPLEX, CITY OF CORNWALL
AT 4:30 P.M., ON TUESDAY, MAY 25TH, 2021 (VIRTUAL MEETING)**

Chair, Mr. Stephen Alexander called the meeting to order at 4:30 p.m. Member, Mr. Ray Contant and Mr. Ben de Haan attended the Zoom meeting. Lindsay Parisien, Development Planner, Alex Gatien, Development Planner and Christina Seguin, Secretary-Treasurer were present.

The hearing was being held to consider an application by Sylvain Girard & Jeff Kirkey (10-12-14 Sunset Blvd.) who are asking for: **Consent to convey a parcel of land as three separate parcels to allow for separate legal description of a townhouse at 10-12-14 Sunset Blvd.**

THAT the Agenda be approved.

**Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant**

Motion Carried

There were no conflicts of interest.

Mr. Sylvain Girard attended the virtual meeting.

Department Comments were read by Christina Seguin, Secretary/Treasurer.

DEPARTMENT/AGENCY COMMENTS:

Engineering Division

No objections. Ensure lot drainage is maintained per the approved construction drawing Grading Plan for the Blackburn Gardens Subdivision Phase 1. There is a common rear yard swale located along Lot 2, Plan 52M-18. No obstructions are permitted to impede the common rear yard swale. There are two common retaining walls located adjacent to the North and South side yard property limits. Alterations to these structures shall not be permitted.

Economic Development

No objections.

Traffic Division

No objections.

Municipal Works Division

No objections as long as each unit has its own water and sewer service.

Buildings and Permits Division

No objections.

Zoning Section

No objections.

Planning Division

Planning has reviewed the application and inspected the site.

The property is located on Lot 2, Plan 52M-18, (Blackburn Gardens Subdivision - Phase 1) in a Residential 20 (RES 20) zone. The townhouse dwelling units are located at 10, 12, and 14 Sunset Boulevard and the applicant is requesting to sever the lot so as to create a separate legal description.

This is a technical severance; therefore, Planning is supportive.

DISCUSSION

There was no discussion pertaining to this application.

IN-CAMERA SESSION

Motion to MOVE INTO A CLOSED MEETING after hearing all parties at the Committee of Adjustment meeting, at approximately 5:15 p.m. to address matters pertaining to Section 239 (2) and (3.1) of the Municipal Act, 2001 S.O. 2001 S.O. 2001, Chapter 25:

239 (1) Except as provided in this section, all meetings shall be open to the public. 2001, c. 25, s. 239 (1).

Moved By: Mr. Ben de Haan
Seconded By: Mr. Ray Contant

Motion Carried

Exceptions

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

Item 9 – B-13-21 Debate and Decision regarding: Townhouse.

(g) a matter in respect of which a council, board, committee, or other body may hold a closed meeting under another Act (Planning Act Section 45 (6))

After some discussion, it was the Committee's unanimous decision that the application be **APPROVED** for the following reasons:

1. **Consent to convey a parcel of land as three separate parcels to allow for separate legal description of a townhouse at 10-12-14 Sunset Blvd.**
2. **The lots are serviced.**
3. **The land is suitable for the purpose for which it is to be subdivided.**
4. **There were no objections.**

Moved By: Mr. Ben de Haan

Seconded By: Mr. Ray Contant

Motion Carried

RISE AND REPORT

Item 9 – B-13-21

Motion to allow Consent for (Townhouse).



Christina Seguin, Secretary/Treasurer
Committee of Adjustment-City of Cornwall