

THE EIGHTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
CITY HALL

JULY 11, 2019

10:00 a.m. The meeting convened.

ATTENDANCE

Members

Mr. R. Hodgkinson, Chair
Ms. I. Bowman

Officials

M. Knapp, Assistant Secretary-Treasurer
J. Yolkowskie, Building and Plumbing Inspector
S. Craig, Senior Planning Technician

Absent

Mr. D. Collins

Others

Bob Hammersley, agent, 18 Hickory Lane
John O'Reilly, owner, 9 Oriole Lane

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman – R. Hodgkinson:

THAT: The minutes of the meeting held on June 27, 2019 be confirmed.

Carried.

HEARING OF APPLICATIONS

A09/19 – Patricia Riddell-Laemers – 18 Hickory Lane

The Chair outlined the format of the meeting and asked the applicant to give an outline of the application.

Mr. Hammersley, agent, advised that there was a compliance discrepancy when the business was set up in the home relating to the use of the front yard. He further advised that the applicant takes care of up to five children in her home, ages ranging from sixteen months to school age.

The Senior Planning Technician outlined the Planning Report including the conditions if approval was given for the three minor variances.

The members inquired about the operation of the daycare.

The Senior Planning Technician stated that a daycare is a permitted use within the R3A-4 zone and that the Official Plan contains specific policies for daycare uses. The proposed variances are technical in nature and are required to deal with the Zoning By-Laws lot area, frontage and front yard depth requirements.

The members asked about the history of the application.

The Senior Planning Technician stated that the City received a concern from a member of the public about the operation of the daycare on the subject lands and as a result a by-law enforcement officer attended the residence.

The Building and Plumbing Inspector stated that the Ministry of Education was the authority having jurisdiction for the daycare's characteristics.

The Chair asked if any members of the public had any questions.

Mr. O'Reilly, 9 Oriole Lane stated that he made the original complaint in February and had lived in the neighbourhood for fifteen years. Mr. O'Reilly expressed concern about children playing in the front yard and requested clarification of the minimum lot frontage requested.

The Senior Planning Technician stated that the minimum lot frontage requested was 14.10 metres.

CONFIRMED _____ CHAIR

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The members inquired about the minor variance application filing date.

The Assistant Secretary-Treasurer stated that the minor variance application was filed on June 7, 2019.

The members inquired about parking requirements for the property and indicated concern about vehicles parking on the sidewalk.

The Senior Planning Technician stated that the front yard and driveway can accommodate up to two off-street parking spaces. One parking space is required for each 5 children or persons for a daycare use, and one parking space is required for a single detached residential dwelling.

The members inquired about the size of the backyard and what is located in the backyard.

Mr. Hammersley advised that there was a shed, gazebo, deck, air conditioning unit and water fountain in the backyard and that the children do not go outside very often.

CLOSED SESSION

Motion by R. Hodgkinson – I. Bowman:

THAT: This meeting be closed to deal with a personal matter about an identifiable individual at 10:22 a.m.

Carried.

OPEN SESSION

Motion by I. Bowman – R. Hodgkinson:

THAT: We rise from Closed Session at 10:29 a.m.

Carried.

The members inquired whether an inspection was done by City staff.

The Senior Planning Technician stated that planning staff typically do not complete a physical inspection, as they do not have the authority to enter property.

The members discussed the child's play area and hot tub location.

Mr. O'Reilly mentioned that there were regulations through the Ministry of Education and possibly the Child Care Act relating to home daycares.

The members agreed to defer the matter to a future meeting.

Motion by I. Bowman - R. Hodgkinson:

THAT: The Committee of Adjustment Application A09-19 be deferred.

Carried.

UNFINISHED BUSINESS

NEXT MEETING

To be determined

ADJOURNMENT

10:44 a.m. The meeting adjourned.