



COMMITTEE OF ADJUSTMENT

DATE June 26, 2025

MEETING NO. 06-25

TIME 2:00 p.m.

PLACE Council Chambers

* Electronic Participation using MS teams.

Andreas Petersen, Chair
Normand Roy, Member
Jodi Corbett, Member
*Tyler Rizzuto, Member
Brian Phillips, Member

Zachary Mezzatesta, Planning Technician
Arden Irish, Planner I
Decio Lopes, Supervisor
*Ryan Furtado, Engineering Department
Penny Turner, Minute Recorder

ABSENT: Matthew Pascuzzo sent regrets.

Chair Petersen outlined the procedure which the Committee would follow in dealing with applications and then called for a poll of Disclosures of Interest. The Secretary Treasurer polled the Committee Members.

DISCLOSURE OF INTEREST: Member Rizzuto A-37-2025 for Business Dealings.

CONFIRMATION OF AGENDA: The agenda order was changed to present Application A-31-2025 first, then the rest of the agenda was to follow in order as presented.

APPROVAL OF MINUTES: Minutes from May 29, 2025, were circulated to the members prior to the meeting.

Moved by Member Phillips and Seconded by Member Corbett to approve the minutes as presented.

The majority of members voted in favour of the approval of the minutes and therefore it was approved.

APPLICATIONS

1. Application No. **A-31-2025**

Bruce Pynn
354 Riverside Drive

The Assistant Secretary-Treasurer provided an overview of the Minor Variance. Minor Variance application is to reduce the minimum interior side setback from 10.0m to 3m.

Bruce Pynn confirmed the sign was posted.

COMMENTS:

The Assistant Secretary-Treasurer read the correspondence,

- Synergy North, Realty Services, and Building Services all had no comments.
- Parks and Open Spaces, and Engineering both had no comments or concerns.

Planning Technician Mezzatesta presented Planning Comments, confirming that the four tests were met, the application is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan for Northern Ontario. Planning Services supports the application as presented.

Chair Petersen asked about the changes in the setbacks. Planning commented the application was written as interior setback instead of exterior setback. Chair Petersen asked if it was circulated at 10m to 3m. The Assistant Secretary -Treasurer confirmed yes. Chair Petersen asked if it remained under Table 10.2.2 and Planning confirmed yes.

Chair Petersen called for a vote. All members were all in favour. The majority of members have supported the approval of the application and therefore the application was approved.

2. Application No.: **A-22-2025**

Doug and Denise Cetina
401 Grenville Avenue

The Assistant Secretary-Treasurer provided an overview of the Minor Variance Application. The Minor Variance application is to reduce the minimum frontage for four homes from 18.0 m to 12.5m. To increase the maximum GFA of all accessory buildings from 100m² to 217m². To increase the maximum GFA area of a Backyard home from 40% of the main building's GFA to 42%. To increase the maximum height from 4.6m to 7m. To increase the maximum wall height from 3.2m to 5.4m. To reduce the minimum landscaped area from 50% of the minimum front setback to 23% of the minimum front setback. To reduce the minimum driveway width from 4.5m for two-way traffic to 3.3m. To change the definition of a detached house from a residential building containing up to two homes to a residential building containing up to three homes.

Doug Cettina confirmed the sign was posted. The applicant commented they have resided at 399 Grenville Avenue adjacent to 401 for over thirty-five years and have provided affordable housing, are good members of the community and are looking to provide a home for a family member.

COMMENTS:

The Assistant Secretary-Treasurer read correspondence,

- Synergy North, Engineering, and Realty Services all had no comments.
- Building Services commented to ensure water, sewer and storm services are extended to the property.
- Parks and Open Spaces commented as compensation for the reduction in minimum landscaped area and the reduced driveway width that the applicant be required to de-pave 50% of the front boulevard frontage and restore to sod or boulevard garden to City Standard if the applicant or previous owner paved the boulevard without going through the driveway permit process.
- Comments from three abutting neighbours concerned with heights being doubled, sizes being doubled, third home being built, reducing landscaping, safety issues for tenants due to reduction in driveway size, lack of inconsistency in by-law approval for builds, concerns for traffic/noise, loss of property value, lack of privacy, and loss of enjoyment of property.

Planning Technician Mezzatesta presented Planning Comments, confirming that the four tests were met, the application is consistent with the Provincial Policy Statement and does not conflict with Growth Plan for Northern Ontario. Planning Services supports the application as presented.

Member Corbett asked if there was a driveway permit required as per Parks and Open Spaces requesting the space be returned to green space. The applicant responded the paved area had previously existed since before they purchase the home in 1989 and knew it would eventually have to go back to green space. Member Corbett asked if there was any information and dates of the area of when it was possibly paved. Planning commented they would check the files and work with the applicant. Member Roy asked about what is considered homes versus multi units with back yard home. Planning explained the difference between homes, units and detached homes and the application fits within the Planning Act. Member Roy asked if a multi-storey building is typical in residential buildings. Planning responded that garage heights are usually capped to prevent businesses from running in a residential garage, other requests were not usually typical. Member Roy asked if all the buildings were on the same landing.

The applicant commented yes. Member Roy asked if the land was going to be severed. Planning responded there is no room available for a severance. Member Rizzuto asked with four homes on the lot would there be any concerns for water servicing and sewer capacity. Engineering responded it would be looked at through the building code process. The applicant also commented that the garage is strictly for storage, the roof is staying the same height, the residence is higher height, and the amount of people is the same. Chair Petersen asked about the pavement at the front of the property. Applicant commented there is a paved driveway in front of 401 and 399 where there is parking, and there is ample parking at the back of the of the property. Artificial grass could be a replacement for the pavement to add for the green space. Chair Petersen asked what if no permit is found for the driveway. Planning responded they would check the records of driveway on boulevards and landscaped areas to see if there is a permit as to not burden the applicant with de paving the space. Supervisor Lopes responded to see how the permit process would be imposed and commented it would be up to the Committee to impose it as a condition upon the issuance of a Building Permit. Member Corbett asked how the boulevard pre-existed would impact it. Planning commented they would check the files. Member Phillips supported the artificial turf. Member Roy supported looking into getting more information and then following Parks and Open Spaces recommendation. Member Rizzuto also supported Member Roy's statement. Chair Petersen confirmed to finding out more information and not putting it as a condition and working together with Planning and City. Chair Petersen asked what would happen if it turned out that it was not the City or a permit issued, what would be next steps. Planning responded the applicant would need to follow the request made by Parks and Open Spaces to de-pave the city boulevard between the property line and the city sidewalk to restore it to landscaped area. Applicant agreed to working together. Chair Petersen confirms the Building Services comment to the Applicant and the applicant agreed and understood the comment.

Chair Petersen called for a vote on the approval of the application. All members were in favour. The majority of members have supported the approval of the application, and therefore the application was approved.

3. Application No. **A-29-2025**

Tuomas Minor
301 Harold Street North

The Assistant Secretary-Treasurer provided an overview of the Minor Variance. The Minor Variance application is to reduce the minimum lot frontage for three homes from 13.5m to 10.6m. To increase the maximum driveway width from 6.0m to 8.0m. To allow three adjacent parking spaces in a driveway.

Tuomas Minor confirmed that the sign was posted. The agent for the applicant commented on converting the building into affordable housing with three units inside. Chair Petersen asked the agent who he was representing. The applicant responded he represented the owner, Dave Sidorski. Chair Petersen asked the Committee if the Members had any conflicts of interest. Member Corbett declared a conflict of interest with the application and left the hearing.

COMMENTS:

The Assistant Secretary-Treasurer read the correspondence,

- Synergy North, Realty Services, and Engineering all had no comments.
- Building Services commented to ensure water, sewer and stormwater services are extended to the property.
- Parks and Open Spaces had no comments or concerns.

Planning Comments were read by Planning Technician Mezzatesta on behalf of Planner Crago, confirming that the four tests were met, the application is consistent with the Provincial Policy Statement and does not conflict with the Growth Plan for Northern Ontario. Planning Services supports the application as presented.

Member Roy asked about parking on the City right of way. Engineering responded they would not need a permit to park on their own property but would need a permit to park on the City's right of way. Member Roy asked about fencing. Planning responded that

there is no curb, and fences is By-Law Enforcement. Applicant commented they will do due diligence with permit process.

Chair Petersen called for a vote on the approval of the application. All members were in favour. The majority of members have supported the approval of the application and therefore the application was approved.

Member Corbett returned to the hearing.

4. Application No. **A-30-2025**

Syl Menic
740 Grey Crescent

The Assistant Secretary-Treasurer provided an overview of the Minor Variance. Minor Variance application is to permit three driveways on the property. To reduce the minimum location of a driveway from an intersection of two street allowances from 9.0m to 7.4m. To reduce the minimum length of a parking space abutting a wall from 6.0m to 5.69m.

Syl Menic agent for the applicant confirmed the sign was posted. Mr. Menic confirmed the applicant he represented was a company numbered 1000005303 Ontario Inc. owned by Mitch Romeo. Chair Petersen asked the Committee if there were any Conflicts of Interest. Members had no Conflicts of Interest.

COMMENTS:

The Assistant Secretary-Treasurer read the correspondence,

- Synergy North, Realty Services, and Engineering all had no comments.
- Building Services commented to ensure water, sewer and storm services are extended to the property.
- Parks and Open Spaces commented 1) There are two boulevard street trees adjacent to the south edge of the property. The site plan is only indicating the westerly tree. We assume this means the Applicant is proposing to remove the other tree. We would oppose the removal of the tree and prefer the driveway be moved to accommodate the preservation of the tree. If the Applicant can demonstrate to the Parks and Open Spaces Division that the preservation of the Street tree is not possible, then the Applicant will be required to provide a 2 for 1 replacement and pay the value of two times the street tree fee of \$500 per tree. The proposed driveway distance to the adjacent westerly tree is not dimensioned but appears that it may not be offset far enough to accommodate preservation to the drip line of the existing tree. The Parks and Open Spaces Division recommend the driveway location be adjusted to be located outside the drip line. 2) Given then above, Parks and Open Spaces Division recommends approval of the minor variance be conditional on the Applicant satisfying the Parks and Open Spaces Division with respect to the preservation of existing trees to Parks and Open Spaces Standards and Specifications and if it is agreed preservation is not possible then the Applicant providing 2 for 1 street tree compensation.
- Written comments from two opposing abutting neighbours concerned about the extra driveways, snow removal, parking, increased traffic congestion, lower property values, increased safety issues, build is too large for lot, does not fit in for neighbourhood, green space will not be valued, and trees will be cut down and not replanted.
- Thunder Bay Strategy and Engagement commented Net Zero Strategy proposed to include at least 2 level 2 charging stations in the multi residential units for future visitor, which would increase property values, have potential higher occupancy rates, promote environmentally attractiveness, promotes electric vehicles, reduces charging distances, become a leader in sustainability, aligns with the City's broader goals and is environmentally responsible.
- Two opposing speakers spoke in person: Speaker one opposed to the application concerned that land was donated play space and now sold with little communication with community, concerns of increased safety due to traffic congestion, parking (limited in driveways and on street), lower property values,

trees being destroyed, the build being bigger than the lot, the 4-plex not fitting in the design of the street (rest of homes are singles bungalows) and has petition on behalf of many neighbours. Speaker two concerned of safety of families, increased traffic, build too big for lot, loss of privacy, no communication throughout the process, and close-knit neighbourhood and fear families will move away due to build.

Planning Technician Mezzatesta presented Planning Comments, confirming that the four tests were met, the application is consistent with Provincial Policy Statement and does not conflict with the Growth Plan for Northern Ontario, for variance 1 and 2 and recommends approval for variances 1 and 2. Planning Services recommends refusal of variance 3.

Member Corbett asks about the building permit style. Planning responded the concerns of the speakers are more with the building and zoning. The application is for driveways and the setback from the corner and zoning by-law already permits a four plex on the property. Member Phillips asked if the building is a one story or two-story layout. The agent commented it is a two-story layout. Member Roy asked if there was a clause for the donated then sold land, was it done legally. Speaker responded it was donated by Fort William Kinsmen and concerns were brought to the City and they were told no records were found. Speaker tried to purchase the land to discover it was already sold, owner communicated he was going to build a duplex then plans changed to four plex with garage with no communication to community and speaker has concerns for community safety. Member Roy asked how Planning looks at neighbourhoods when reviewing applications. Planning responded by using the Zoning By-Laws, what is permitted and the Provincial Planning Statement, and the Growth Plan for Northern Ontario for guidelines. Member Roy asked the agent for the layout of the build. Chair Petersen clarified the request as the agent was having issues hearing with his computer connection. The agent responded there is two outside parking spaces at the front and two indoor parking spaces on the east side. Chair Petersen confirmed there was a garage on the main floor with living space on the main floor and total living space on the second floor. The agent agreed. Member Rizzuto asked if on street parking was permitted. Engineering confirmed on street parking was permitted. Chair Petersen asked why these variances were asked and how does it impact the development. The agent commented that the variances were asked to meet the minimum parking requirements for the number of parking spaces needed as well as the number of driveways that can be had for the frontage and side yard of the property. The agent comment that this topic had come up in previous applications and possibly Planning could address in a comprehensive zoning amendment. The reduction in space from 6m to 5.69m for parking, the agent disagreed, felt there was enough room for parking two vehicles in the spaces and researched some other cities and did not find 6m in their Zoning By-Law requirements and would like it noted that the space is practical for the situation. Chair Petersen commented how can this build become more positive for the neighbourhood. The speaker responded the building itself cannot as no one can answer their questions. Chair commented the Committee is beyond their scope and not sure as to where to send them for assistance. Chair Petersen commented that without the variances parking would be a free for all, so the applicant is trying to make it better and the speaker understood the process. Chair Petersen asked Planning who allows the four plex rather than a duplex, which act, or law allows the decision. Planning responded the Planning Act allows the Municipalities to implement the Zoning By-Laws, the enacting is done by City Councils, they approve the Zoning By-Laws, Committee of Adjustments can make minor changes that do not completely change the intent of the of the Zoning By-Law. Provincial Planning Statement and Growth Plan for Northern Ontario also provide guidelines. Member Corbett asked Supervisor Lopes where to direct the speaker regarding the sale of the property. Supervisor Lopes responded Supervisor Zawadzki from Realty Services could assist with the surplus land question. Supervisor Zawadzki commented the land was declared surplus in June 2024 and all proper procedures were followed. The speaker commented the land was donated as a children's play space in 1958 from the Fort William Kinsmen and asked how it could be surplus land. Supervisor Zawadzki responded that she would be willing to contact the speaker outside the hearing as she did not have the file with her. Member Corbett asked about the parking and the refusal of variance number three. Planning responded

it's to avoid parking on the City's right of way boulevard as there is not enough room in the garage and license agreement with the city would need to enter for the boulevard or 30 cm more space found for the garage. Member Corbett asked if the garages were removed and the driveways that go into them what would happen to the parking spaces attached to them, would the parking spaces be removed as well. Planning asked for a brief pause to answer the question. Member Corbett asked for Supervisor Zawadzki to give her contact information to the speaker and she gave her email address. Member Rizzuto commented that he thought there is enough room in the garage for the parking spaces in the 5.69m. Planning responded that standard parking is 6m so to get approval another configuration of parking would need to be made if no garage were on site. Chair Petersen polled the Committee to keep Variance three or to go with Planning's recommendation. Three members supported keeping in the variance three and two members supported Planning's recommendation.

The Assistant Secretary-Treasurer read the condition. The agent commented that the owner would make every effort to avoid not removing the tree or the driveway entrance would not affect the drip line, if this could not be accommodated the 2 for 1 would take effect.

Chair Petersen called for a vote. All members were all in favour. The majority of members have supported the approval of the application and therefore the application was approved.

5. Application No.: **A-33-2025**

Tuomas Minor
447 Oliver Road

The Assistant Secretary-Treasurer provided an overview of the Minor Variance application. The application is to reduce the minimum lot area for six homes from 660m² to 613.5m². To reduce the minimum lot frontage for six homes from 22m to 15.7m. To reduce the minimum landscaped area from 20% of the lot area (122.7%) to 19% (188.7m²).

Chair Petersen asked the applicant if he represented an owner. The applicant responded yes, he represented Belmont Holding Real Estate Co. Chair asked the Committee if there were any Conflicts of Interest. There were no Conflicts of Interest.

Tuomas Minor confirmed the sign was posted. The agent commented that this is the development of a previously mixed-use building when completed will be a residential six-unit building with complete renovations, accommodated parking, and landscaping.

COMMENTS:

The Assistant Secretary-Treasurer read the correspondence,

- Realty Services, Engineering, and Synergy North, and Realty all had no comments or concerns.
- Building Services commented to ensure water, sewer and storm services are extended to the property.
- Parks and Open Spaces had no comments.
- Thunder Bay Strategy and Engagement commented Net Zero Strategy proposed to include at least 2 level 2 charging stations in the multi residential units for future visitor, which would increase property values, have potential higher occupancy rates, promote environmentally attractiveness, promotes electric vehicles, reduces charging distances, become a leader in sustainability, aligns with the City's broader goals and is environmentally responsible.
- Public Comment from two abutting Neighbours: one in support of application will have a positive impact on the neighbourhood, second in opposing of the application with concerns of increasing rentals, crime, lack of responsibility in upkeep of property, rodents due to garbage increase/ not properly cleaned up, safety issues, more noise, and traffic.

Planning Comments read by Planning Technician Mezzatesta on behalf of Planner Crago, confirming that the four tests were met, the application is consistent with the

Provincial Policy Statement and does not conflict with the Growth Plan for Northern Ontario. Planning Services supports approval of the application as presented.

Member Corbett asked about de-paving the property and restoring the landscaping. The applicant commented the westside will be restored on the frontage and the north side a gravel driveway will be decommissioned and restored to landscape. Member Corbett asked about minor variance being a small amount. Planning responded, under the Planning Act, the whole property comes under review, the request is 1% and they are doing significantly more improvement. Member Phillips asked the building is remaining residential and not commercial and the applicant confirmed residential only.

Chair Petersen called for a vote. All members were in favour. The majority of members have supported the approval of the application and therefore the application was approved.

6. Application No. **A-35-2025**

Ryan Jones, Cory Stechyshyn
92 Machar Avenue

The Secretary-Treasurer provided an overview of the Minor Variance application. The application is to reduce the minimum lot frontage for fifteen homes from 40m to 32.9m. To increase the maximum height from 10.0m to 15.0m. To increase the maximum number of homes from six per lot to fifteen. To increase the maximum lot coverage from 40% to 42%. To reduce the minimum rear setback from 3.0m to 1.2m for a patio and 2.0 for the building face. To reduce the minimum front setback from 6.0m to 3m for a patio and 3.0m for the building face. To reduce the minimum landscaped area from 20% to 16%. To reduce the minimum number of parking spaces from 1.25 to 1.0 per home. To reduce the minimum number of loading spaces from 1 to 0 spaces. To permit a patio to crossover the required landscaped area. To increase the maximum height in area three from 10m to 15m.

Ryan Jones confirmed the sign was posted. The applicant commented he purchased the property from the city and is looking to build additional units.

COMMENTS:

The Assistant Secretary-Treasurer read the correspondence,

- Realty Services, Synergy North and Engineering all had no concerns or objections.
- Building Services commented to ensure water, sewer and storm services are extended to the property. A record of Site Condition may be required based on previous use as commercial parking lot.
- Parks and Open Spaces commented for the information for the applicant, as compensation for the reduction in landscaping and higher density of development during site plan control process the Parks and Open Spaces Section will be requiring enhanced landscaping utilizing trees, shrubs, and perennials in the landscaped areas and especially those that front the street. Street trees will also be required on the street frontage.
- Thunder Bay Strategy and Engagement commented Net Zero Strategy proposed to include at least 2 level 2 charging stations in the multi residential units for future visitor, which would increase property values, have potential higher occupancy rates, promote environmentally attractiveness, promotes electric vehicles, reduces charging distances, become a leader in sustainability, aligns with the City's broader goals and is environmentally responsible.
- Public Comment from abutting opposed neighbour – concerned about the number of homes, increased services, increased parking, increased traffic congestion, safety, increased height, increased noise, lack of green space, lack of view and decreased tourism.

Supervisor Lopes presented the Planning Comments, as it is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan for Northern Ontario,

and passes the four tests for a minor variance. Planning Services supports the application with the following condition:

- The subject property is designated under Site Plan Control.

Member Corbett asked Planning about the home and garage that potentially encroach the property. Supervisor Lopes responded that a survey was needed for information. The applicant responded they will get a survey to confirm and have looked at the property, the area of concern is in a landscaped area, not building and vehicle areas, therefore they are not concerned. Member Corbett asked for clarification of the parking in laneway in the MS Zone. Supervisor Lopes responded it gives the applicant another option for parking as the laneway is maintained. Member Corbett asked in the UL Zone a two-story building is allowed; this application is for a four-story building. Supervisor Lopes responded a three-story building or 10m or depending on construction style can be built. Also, in the downtown area has a protection view also applies to the height which gives the area protected view of the harbour and is aligned and measured from the height of the Whalen Building for maximum height. Member Corbett asked when does after so many variances not become minor. Supervisor Lopes responded through the Pre- Consultation process, working with the applicant to arrive at what can and can not be supported. Member Roy asked what the applicants are plans for snow removal and storage. The applicant responded to remove snow as needed and to store snow in the landscaped areas. Member Roy asked what the previous use of the property was. The applicant was unsure but believed it to be a parking lot.

Chair Petersen asked the condition on the application is the Site Plan Control and asked Planning if it would be tied to the Permit application. Supervisor Lopes responded the designated by-law would come up right away and usually when the City sells land, the land is designated as Site Plan Control, and this application transaction may be completed before or after the file, so it is being asked as a condition. Chair Petersen asked applicant they agreed to the condition and applicant agreed.

Chair Petersen called for a vote. All members were in favour. The majority of members have supported the approval of the application and therefore the application was approved.

7. Application No. **A-36-2025**

Ryan Jones, Cory Stechyshyn
26 Nugent Street

The Assistant Secretary-Treasurer provided an overview of the Minor Variance application. The Minor Variance application is to reduce the maximum lot area for twelve homes from 1020m² to 1009m². To increase maximum lot coverage from 40% to 41%. To reduce the minimum front setback from 6.0m to 5.3m. To reduce the minimum exterior side setback from 3.0m to 1.5m. To reduce the minimum rear setback from 6.0m to 1.5m. To reduce the minimum separation distance between an accessory building and a main building on the same lot from 2m to 0m. To reduce the 3m landscaped strip to 1.6m in the exterior side yard on portions not occupied by barrier free parking space and its entrance along Nugent Street. To reduce the minimum number of parking spaces from 1.25 per home to 1.0. To reduce the minimum number of loading spaces from 1 to 0 on-site with 1 road -side loading space. To increase the maximum height from 10m to 12.8m. To permit primary vehicle access to a lot from a lane.

Ryan Jones confirmed sign was posted. The applicant commented this applicant was at Committee of Adjustment in 2018 with a similar footprint and was unable to complete due to COVID costs. Chair Petersen asked if there were any conditions placed on the application. The applicant responded it was under Site Plan Control. Supervisor Lopes commented it was a zoning by-law amendment through council for a much taller building (six stories and seventeen units, with stepped height), with site specific by-law amendment currently in place. Chair Petersen asked the applicant why they were not pursuing the previous application. The applicant responded the underground parking was too costly and the previous units building cost factors was too much and had to change the build to accommodate the parking and meet the zoning requirements.

COMMENTS:

The Assistant Secretary-Treasurer read the correspondence,

- Realty Services commented access to required parking via a city owned lane is conditioned upon the applicant applying for and successfully obtaining a License of Access from the City's Realty Services Section.
- Building Services commented to ensure water, sewer and storm services are extended to the property.
- Engineering and Synergy North had no comments.
- Parks and Open Spaces commented for the information for the applicant, as compensation for the reduction in landscaping and higher density of development during site plan control process the Parks and Open Spaces Section will be requiring enhanced landscaping utilizing trees, shrubs, and perennials in the landscaped areas and especially those that front the street. Street trees will also be required on the street frontage.
- Thunder Bay Strategy and Engagement commented Net Zero Strategy proposed to include at least 2 level 2 charging stations in the multi residential units for future visitor, which would increase property values, have potential higher occupancy rates, promote environmentally attractiveness, promotes electric vehicles, reduces charging distances, become a leader in sustainability, aligns with the City's broader goals and is environmentally responsible.
- Public comment written from abutting opposing neighbour- concerned about the increased height, fire risks, increased traffic congestion, increased parking, increased garbage, safety, drainage issues, lower property values, privacy, access to the laneway, snow removal, tree damage, and lack of green space.
- Public Comment from two opposing speakers concerned about lack of parking, snow removal, on street parking/calendar parking increased traffic congestion, safety, so many minor variances becoming major, lack of communication with community, changes to by-law setting presidents, fire risks, and environment hazards to creek.

Planning Comments were read by Planning Technician Mezzatesta on behalf of Planner Crago, as it is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan for Northern Ontario and passes the four tests for a minor variance.

Planning Services recommends the denial of the accessory building in Table 3.2.2 as it does not pass the four tests. Planning Services supports the application with the following condition:

- That the applicant enters into a License of Access with the City to the satisfaction of the Realty Services for their use and maintenance of the portion of the laneway between the subject property and McVicar Street.

Member Rizzuto asked about the denial of the accessory building. The applicant commented it will be a part of the building, no longer needed as an accessory building. Chair Petersen asked the applicant if they would like the accessory building variance removed and the applicant agreed. Member Corbett asked the applicant how they would address the concerns of the speakers. The applicant responded that he would try to develop the property to the best possibility. He also fished in the creek, sees the parking challenges, there will be a garbage shed built, improved setbacks, fire walls, building codes followed, one parking space per unit, loading zone on street, improved laneway access and driveways meet zoning requirements. Member Corbett asked about the choosing the four-story building. The applicant commented it was about costs and practically. Member Corbett asked about the parking spaces that are 2.4m and 2.8 m in size and suggested that if they were all 2.4m that one more extra space could be added and asked the applicant if they planned for that. The applicant commented that it would have to be approved as the spaces are required to be 2.8m. Planning also responded standard parking spaces are 2.8m but depending on where they are the size does change and would need zoning approval. Member Corbett asked for a condition of an Environmental assessment be done for the application. Chair Petersen commented this would be discussed after all the questions. Member Phillips asked if the applicant had a snow removal plan and the applicant responded yes. Chair Petersen asked the speaker if the parking was not an issue or if 3 parking spaces were removed from the

build would the speaker still be opposed to the build. The speaker was concerned for the parking as the area had little street parking and the build has parking issues,

The Assistant- Secretary read the condition. Chair Petersen asked if there was a Site Plan Control on the application. Supervisor Lopes responded it already had been placed in 2018. Member Corbett asked about an environmental assessment for the area due to concerns of the river nearby. Chair Petersen clarified other departments would have responded if there were concerns. Planning clarified Lakehead Regional Conservation Authority responds when they have regulated area on the property. This area does not have regulated area on the property for Lakehead Regional Conservation Authority to review. Lakehead Regional Conservation Authority can only comment on flood risk and no longer comments on sustainability or wildlife. The applicant commented Lakehead Regional Conservation Authority did comment on the application in 2018 and gave their approval. Supervisor Lopes found comments from the 2018 file and noted there were no objections from Lakehead Regional Conservation Authority.

Chair Petersen called for a vote. All members were in favour. The majority of members have supported the approval of the application and therefore the application was approved.

8. Application **A-37-2025**

Emma Borho
1171 Oliver Road

The Assistant Secretary-Treasurer provided an overview of the minor variance application. The application is to reduce the minimum landscaped strip from 6.0m to 1.6m to accommodate an on-site sidewalk. To reduce the minimum number of parking spaces from 176 to 151.

Emma Borho, agent for the applicant confirmed the sign was posted. The applicant commented the application has a Site-Specific provision on the landscaped strip requirement and makes the minor variance no longer necessary.

COMMENTS:

The Assistant Secretary-Treasurer read the correspondence,

- Building Services and Realty Services have no comments.
- Engineering and Synergy North have no comments.
- Parks and Opens Spaces commented for the information of the applicant, as compensation for the reduction in landscaping and higher density of development during site plan control process the Parks and Open Spaces Section will be requiring enhanced landscaping utilizing trees, shrubs, and perennials in the landscaped areas and especially those that front the street. Street trees will also be required on the street frontage.
- Thunder Bay Strategy and Engagement commented Net Zero Strategy proposed to include at least 2 level 2 charging stations in the multi residential units for future visitor, which would increase property values, have potential higher occupancy rates, promote environmentally attractiveness, promotes electric vehicles, reduces charging distances, become a leader in sustainability, aligns with the City's broader goals and is environmentally responsible.

Planning Technician Mezzatesta presented the Planning Comments as it is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan for Northern Ontario and passes the four tests for a minor variance. Planning Services supports the application as presented.

Chair Petersen asked the applicant if they would like the minor variance number one removed and the applicant agreed.

June 26, 2025

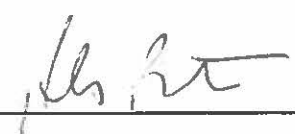
Chair Petersen called for a vote. All members were in favour. The majority of members have supported the approval of the application and therefore the application was approved.

OLD BUSINESS - None

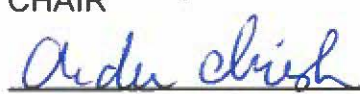
NEW BUSINESS - Chair Petersen commented he was having issues with opening some of the emails. The Assistant Secretary-Treasurer would try to have them resolved for next meeting.

ADJOURNMENT

The meeting was adjourned at 5:53 pm.



CHAIR



SECRETARY-TREASURER