

July 18, 2025



COMMITTEE OF ADJUSTMENT

DATE July 18, 2025

SPECIAL HEARING 07-25

TIME 12:00 p.m.

PLACE Council Chambers

* Electronic Participation using MS teams.

Andreas Petersen, Chair

Adam Crago, Planner II

*Tyler Rizzuto, Member

Arden Irish, Planner I

Normand Roy, Member

Decio Lopes, Supervisor

*Jodi Corbett, Member

* Ryan Furtado, Engineering Department

*Matthew Pascuzzo, Member

Penny Turner, Minute Recorder

ABSENT: Brian Phillips provided 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: Tyler Rizzuto had conflict with A-43-2025 Business Dealings and left the hearing.

CONFIRMATION OF AGENDA: Item A-43-2025 was the only application on the agenda.

APPROVAL OF MINUTES: Minutes from April 24, 2025, were circulated to the members prior to the meeting. Moved by Member Roy. Seconded by Member Pascuzzo to approve the minutes as presented. Minutes for June 26, 2025, were deferred to next meeting. The majority voted in favour of the approval Minutes and therefore it was approved.

APPLICATIONS

1. Application No. **A-43- 2025**

Stantec
1091 Central Avenue

The Secretary-Treasurer provided an overview of the application for a Minor Variance. The application is to reduce the minimum width of landscaped strips along all lot lines abutting a street allowance from 6m to 3.5m. To increase the maximum driveway width from 9m to 12.5m. To reduce the minimum length of a parking space from 6m to 5.5m.

The agent Sharron Yin confirmed the sign was posted.

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COMMENTS:

Sharron Yin from Stantec made a presentation summarizing the minor variances from the application.

The Assistant Secretary-Treasurer read correspondence,

- Engineering, Realty Services, and Synergy North all had no comments.
- Thunder Bay Strategy and Engagement commented on the net zero strategy proposed reducing greenhouse gases by including least two, 2 level charging stations in the design for future residents and visitors. To increase the property values, potentially higher occupancy rates, environmentally attractive and responsible, promotes electric vehicles, reduces charging distances and leader in city's broader goals.

Planner Crago presented Planning Comments, the application is consistent with the Provincial Planning Statement and does not conflict with the Growth Plan for Northern Ontario and passes the four tests for a minor variances Planning Services supports the application as presented.

Member Corbett asked if the electric vehicle parking is part of infrastructure or a condition on the application. Chair Petersen commented these are comments from another group not conditions. And asked if the applicant would like to comment on the topic. The developer representing the applicant commented that they typically do not provide electrified vehicle parking spaces, they are working on a project across the street and plan to install a station with this project. There are limited suppliers and suppliers need incentives to become involved.

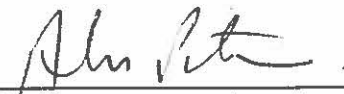
Chair Petersen asked which driveway was being widen and was there a traffic study completed. The applicant commented the driveway off Central Avenue is to be widened as well as there are two access roads from Golf Links Road which will be a right in and right out of the street and another access point will be from Innovation Drive. All these will help manage the traffic flow and a traffic study had been done. Chair Petersen asked Engineering about a traffic signalling system. Engineering commented that it is under review and with the site plan control working with traffic flow for future planning and Engineering has no concerns with the driveway widening in this application.

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 - Member Corbett asked if information regarding the electric vehicle parking stations or if a spokesperson could give more information at the next meeting. Chair Petersen asked if the Assistant Secretary-Treasurer would more information on this topic for the next meeting.

ADJOURNMENT 12:30 pm


CHAIR

SECRETARY-TREASURER

CARRIED

DENIED

Mover

Seconder