

February 27, 2025



COMMITTEE OF ADJUSTMENT

DATE February 27, 2025

**MEETING NO. 02-25**

TIME 2:00 p.m.

PLACE Council Chambers

\* Electronic Participation using MS teams.

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

Adam Crago, Planner II  
Shannon Labelle, Acting Senior Planner  
Fiona Buchan, Secretary-Treasurer  
Zachary Mezzatesta, Acting Planner II  
Decio Lopes, Supervisor  
Arden Irish, Planner I  
\* Ryan Furtado, Engineering Department  
Penny Turner, Minute Recorder

**ABSENT:** Matthew Pascuzzo 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:** None

Application A-01-2025, 571 Syndicate Avenue was deferred to March 27, 2025 Committee of Adjustment Hearing.

**CONFIRMATION OF AGENDA:** Moved by Member Corbett, seconded by Member Phillips. The majority of the members voted in favour of the approval the Agenda and, therefore, it was approved.

**APPROVAL OF MINUTES:** Minutes from January 29, 2025, were circulated to the



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proposed severance. They advise that any placement of permanent structures, facilities, or landscaping is prohibited without prior written approval from Honi.

- Fort William First Nation commented that they are looking for more information and requested a Teams invite which was provided by the Secretary-Treasurer.

Engineering Comments presented by Engineer Furtado, engineering has no objections, subject to the following conditions:

- The applicant shall submit an updated lot grading and drainage plan for the severed and retained properties and shall construct drainage facilities and dedicate easements as required to the satisfaction of the Engineering and Operations Division.
- The applicant shall submit a scoped traffic impact study to confirm sight lines and to determine appropriate entrance locations for the severed property to the satisfaction of the Engineering and Operations Division. The results of this study may be included in a Notification Agreement to be registered on title of the severed lands to notify all prospective developers where the driveway may be located.

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 conforms to the Official Plan. Planning Services supports the application as presented with the following conditions:

- The applicant submits to the Secretary-Treasurer, a proper legal description of any easements and the lands to be severed including confirmation of lot frontage, lot depth, and lot area of the surveyed parcel, prepared by an Ontario Land Surveyor.
- That payment of the requested Parkland fee is made to Realty Services or land is dedicated to the satisfaction of the Parks and Open Spaces Section, pursuant to subsections 51.1 (1) and 51.1 (3) of Section 51 of the *Planning Act* R.S.O. 1990 for the parcel to be severed.
- That the municipality's Well Water Quantity Testing forms required for the severed parcel is completed and submitted to the satisfaction of the Building Services Division.
- That preliminary approval from the Thunder Bay District Health Unit for the required on-site septic system on the parcel being created is received and submitted to the Secretary-Treasurer.

Member Roy asked the applicant if they took part in the pre-consultation process. The applicant responded yes. Member Roy asked the applicant how their overall experience with the process was. The applicant responded that the experience was good.

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The Secretary Treasurer read the conditions. Chair Petersen asked the applicant if they understand and agree to the conditions. The applicant understood and agreed to the conditions.

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.

2. Application No. **B-02-2025**

Cody Fossum-Garatti  
251 Egan Street

The Secretary-Treasurer provided an overview of the Consent to Sever application. The Consent to Sever application is to create one new parcel of land. The proposed Severed lot has lot frontage of 10.22m, lot depth 47.37m and lot area 484m<sup>2</sup>. The proposed Retained lot has lot frontage of 9.90m, lot depth of 47.37m and lot area of 469m<sup>2</sup>.

The applicant Cody Fossum-Garatti confirmed the sign was posted.

### **COMMENTS:**

The Secretary-Treasurer read the correspondence,

- Tbaytel, Realty Services, Hydro One had no comments or concerns.
- Thunder Bay Fire Rescue and Synergy North had no concerns.
- Building Services commented that there are above ground electrical conductors located above the property. The applicant/owner has told us this has been moved.
- Parks and Open Spaces commented they require the 5% Parkland dedication fee in the form of cash in lieu as the severance does result in the creation new buildable lot. They also request one Street Tree fee as the severance is in urban limit of the city. If there is no space for the tree, the tree will be relocated at the discretion of the Forestry Section.

Engineering Comments were presented by Engineer Furtado, Engineering had no objections with the application and supported the application with the following condition and information for the application:

- The applicant shall submit an updated lot grading and drainage plan for the severed and retained properties and shall construct drainage facilities and dedicate easements as required to the satisfaction of the Engineering and Operations Division.

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- For Information for the applicant – if approved, through the building permit and entrance permit process for the severed lot, the owner of the severed lot will have to remove the existing west driveway within the boulevard, reinstate with grass, and reinstate the curb and gutter to the satisfaction of the Engineering and Operations Divisions.

Planner Labelle presented the Planning Comments confirming the application is consistent with the Provincial Planning Statement, does not conflict with the Growth Plan for Northern Ontario, conforms to the Official Plan, and the Zoning By-Law.

Planning Services supports the application as presented with the following conditions:

- The applicant submits to the Secretary-Treasurer, a proper legal description of the lands to be severed including confirmation of lot frontage, lot depth, and lot area of the surveyed parcel prepared by an Ontario Land Surveyor.
- That payment of the required Parkland fee is made to Realty Services Division or land is dedicated to the satisfaction of the Parks and Open Spaces Section, pursuant to subsection 51.1 (1) and 51.1(3) of Section 51 of the Planning Act R.S.O. 1990 for each of the parcels to be severed.
- That Minor Variance A-03-2025 is approved.

Members had no questions. Chair Petersen asked Engineering for clarification on the driveway removal and curb reinstatement. Engineering responded that they would work with the applicant when they apply for the required permits.

The Secretary-Treasurer read the conditions. Chair Petersen asked the applicant if they understood and agreed to the conditions. The applicant understood and agreed to the conditions.

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.

3. Application No. **A-03-2025**

Cody Fossum-Garatti  
251 Egan Street

The Secretary-Treasurer provided an overview of the Minor Variance application. The Minor Variance application is to gain relief from Zoning By-Law 1-2022 as set forth in the application and described in the table below. In Table 3.2.1a, to increase the maximum setback to liveable buildable face for the severed parcel from 10m to 12.44m. To increase the front setback for the building face of the garage building face from 9m to 10m for the severed parcel. To reduce the minimum front setback to liveable building face for the retained parcel from 4.5m to 3.6m. To reduce the minimum interior side setback from the retained parcel from 3m and .09m to 1.4m (westside) and 0.77m (east

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side). In Table 3.1.1a, to reduce the minimum lot frontage for the retained parcel from 10m to 9.9m.

The applicant Cody Fossum-Garatti confirmed the sign was posted.

**COMMENTS:**

The Secretary-Treasurer read the correspondence.

- Tbaytel, Realty Services and Synergy North all had no comments or concerns.
- Thunder Bay Fire Rescue and Parks and Open Spaces had no objections.
- Engineering had no objections.
- Building Services commented that there are above ground electrical conductors located above the property. The applicant/owner told us this has been removed.

Planner Labelle presented the Planning Comments as it is consistent with the Provincial Planning Statement, does not conflict with Growth Plan for Northern Ontario, and conforms with the Official Plan and Zoning By-Law. Planning Services supports the application as presented.

Member Roy asked the applicant if he participated in the pre-consultation process. The applicant responded yes; it was a requirement with the severance application. Member Roy asked the applicant to describe his experience of the process. The applicant responded that it was seamless.

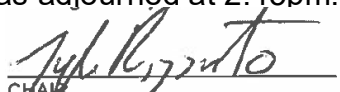
Chair Petersen called for a vote. All members were in favour. The majority of members have supported the approval of the application and therefore the application was approved.


**OLD BUSINESS** - none

**NEW BUSINESS** The Secretary-Treasurer commented that there may be new changes coming to future meeting where bags may be inspected by security before entry. Currently, this is only happening at Council meetings. Give yourselves time to come up to meeting and stay tuned for changes.

**ADJOURNMENT**

Meeting was adjourned at 2:45pm.

  
CHAIR

  
SECRETARY-TREASURER

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