
COMMITTEE OF ADJUSTMENT MEETING MINUTES

Thursday, April 02, 2026, | 4:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT Barbara Hicks (Chair) | Bill Switzer | Brandon Koebel | Carol Hudson | Larry Lantz

OTHERS PRESENT Andrew Wilken, Secretary-Treasurer | Aindrila Sengupta, Building & Planning Assistant

REGRETS Mark Ebert

**DISCLOSURE OF
PECUNIARY INTEREST** None

DELEGATIONS Myles Johnson – Owner, 269 6th Street ‘A’ | Drew Johnson – Owner, 269 6th Street “A” | Alison West – Neighbor, 263 6th Street ‘A’

1. Adoption of February 18, 2026, Regular Meeting Minutes

Moved by LARRY LANTZ / Seconded by BILL SWITZER

That the minutes of the February 18, 2026, regular meeting be approved as printed and circulated.

CARRIED

2. Business Arising from Minutes

The Secretary-Treasurer advised that there were no appeals received on the previous applications. Applicants are currently working through their conditions.

**3. Minor Variance Application, A2-26, Drew & Myles Johnson -----
269 6th Street ‘A’**

The Secretary-Treasurer advised that notice of the public meeting was originally circulated on March 20, 2026 and subsequently recirculated on March 25, 2026, to clarify the requested rear yard setback. Notice was provided to all property owners within 60 metres of the subject lands and posted on the property in accordance with Section 45 of the *Planning Act, R.S.O. 1990*.

The Secretary-Treasurer informed the Committee that the application seeks relief from the Comprehensive Zoning By-law to permit an increase in the maximum floor area for an additional dwelling unit and a reduction in the required rear yard setback.

The Secretary-Treasurer further advised that one written comment was received from a neighbouring property owner expressing concerns regarding privacy and requesting consideration for a privacy fence.

The applicant confirmed that the intent of the application is to expand the existing building to accommodate an additional dwelling unit and a two-car garage and indicated willingness to install a privacy fence to address neighbouring concerns.

The application was previously reviewed by the Planning Advisory Committee, which had no additional comments and recommended that the application proceed to the Committee of Adjustment. One member of the public, Alison West of 263 6th Street 'A', was present and raised concerns regarding lot coverage and available green space. Staff confirmed that the proposed development complies with applicable lot coverage provisions.

After a good discussion, a motion was made to approve the application. It was then,

Moved by LARRY LANTZ / Seconded by CAROL HUDSON

That the Minor Variance application be granted subject to the following conditions:

1. that the approval be for this application only;
2. that the proposed development will not adversely affect or restrict the uses in the surrounding area;
3. that buffering and fencing be completed along the west and south property lines to the satisfaction of the Municipality;

CARRIED

4. Correspondence

None

5. New Business

None

6. Adjournment

Moved by BILL SWITZER

That the meeting now be adjourned at 4:21 pm.

Chair, Barbara Hicks

Secretary-Treasurer, Andrew Wilken