
COMMITTEE OF ADJUSTMENT MEETING MINUTES

Thursday, May 14, 2026, | 4:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT Barbara Hicks (Chair) | | Brandon Koebel | Carol Hudson |
Larry Lantz | Mark Ebert

OTHERS PRESENT Andrew Wilken, Secretary-Treasurer | Jordan Whitmore,
Deputy Chief Building Official | Aindrita Sengupta, Building &
Planning Assistant

REGRETS Bill Switzer

**DISCLOSURE OF
PECUNIARY INTEREST** None

DELEGATIONS Jaron Kerr – Owner, 180 13th Avenue ‘A’

1. Adoption of April 02, 2026, Regular Meeting Minutes

Moved by CAROL HUDSON / Seconded by MARK EBERT

That the minutes of the April 02, 2026, regular meeting be approved as printed and circulated.

CARRIED

2. Business Arising from Minutes

The Secretary-Treasurer advised that Minor Variance Application A2-26 for Drew and Myles Johnson is now final, as the appeal period has expired. The applicants have since obtained a building permit, and foundation construction is currently underway.

3. Minor Variance Application, A3-26, Jaron & Krista Kerr ----- 180 13th Avenue ‘A’

The Secretary-Treasurer advised that notice of the public meeting was circulated to all property owners within 60 metres of the subject lands and posted on the property, the Town’s website, and circulated to relevant agencies on May 1, 2026, 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 Section 7.2(3) of the Comprehensive Zoning By-law to permit an increase in the maximum size of a detached accessory structure. The applicants are proposing to construct an accessory structure with a floor area of approximately 89.18 m² (960 ft²), whereas the Zoning By-law permits a maximum floor area of 56 m² (600 ft²). The proposed accessory structure is intended to be used for personal workshop and storage.

The Secretary-Treasurer further advised that a storm sewer line passes through the north-west triangular portion of the property and is protected by an easement. The proposed accessory structure has been located entirely outside of the easement area, and no construction is proposed within the easement. It was further noted that the existing swimming pool on the property will be removed and filled prior to construction of the proposed structure.

The Secretary-Treasurer advised that, aside from the requested increase in size, the proposal complies with all other applicable zoning requirements, including setbacks, height, parking, and lot coverage provisions.

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. At the time of the meeting, no public comments had been received.

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

Moved by CAROL HUDSON / Seconded by LARRY LANTZ

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 all construction associated with the proposed accessory structure shall be located entirely outside of the existing storm sewer easement;

CARRIED

4. Correspondence

None

5. New Business

None

6. Adjournment

Moved by BRANDON KOEBEL

That the meeting now be adjourned at 4:16 pm.

Chair, Barbara Hicks

Secretary-Treasurer, Andrew Wilken