



August 15, 2024

Minutes of the Committee of Adjustment of the Corporation of the Municipality of Port Hope held Thursday, August 15, 2024 at 4:30 PM at Town Hall, Council Chambers

Louise Ferrie-Blecher - Chair
Ben Currelly – Vice-chair
Present: Lynn Brown
Anita Blackwood
Todd Attridge – Councillor

Staff: Mandy Kort, Secretary-Treasurer
Jacqueline Mann, Planning Consultant

Absent
with Marilyn Curson
Notice:

1. Approval of Agenda

Moved by: B. Currelly

Seconded by: L. Brown

CARRIED revised

2. Disclosure of Pecuniary Interest and the Nature Thereof

L. Brown declared a conflict with applications B02-24 and B06-24.

3. Approval of Previous Minutes

3.1 Meeting minutes from July 18, 2024 be approved, as amended.

Moved by: A. Blackwood

Seconded by: B. Currelly

CARRIED

4. Applications Scheduled for Hearing

4.1 B04-24 and B05-24 – Derrick Kelly, property owner of 38 Toronto Road.

Derrick Kelly, property owner, provided a brief overview of his request for consent for two properties.

Jacqueline Mann, planning consultant, provided agency comments.

Agency Comments:

Planning Division:

THAT consent applications B04-24 and B05-24 to create two new lots from the property municipally known as 38 Toronto Road, be approved with the following condition: 1. Submission of Transfer for stamping.

Applicant Question(s):

D. Kelly: Expressed concern with the review fees being requested by Northumberland County.

Committee Questions:

A. Blackwood – Posed question regarding the County fees in 2022.

J. Mann – Suggested that the applicant go to the County and ask for forgiveness for the review fee and then come back to the Committee and revise the condition.

T. Davis – W&E funds are not covering the costs of the application but rather Development Services are covering the costs.

S. Kelly – could the committee hold off on the application to the east and leave that severance to a further meeting. Extending the lot line of the property closest to the west would require a separate consent application for a lot line adjustment.

L. Brown – A deed transfer must be completed two years within the date of mailing of the notice of hearing.

D. Kelly – PHAI may require access to the property on the east side for driveway access.

Public Comments: None

MOTION: That applications B04-24 and B05-24 be tabled to a later date.

Moved by: A. Blackwood

Seconded by: B. Currelly

CARRIED

4.2 B02-24 and B06-24 – Penryn Mason Homes Inc.

Kevin Bechard, planning consultant with IPS, provided a brief overview of his request for consent.

Jacqueline Mann, planning consultant, provided agency comments.

Agency Comments

Planning Division:

THAT the consent application B02-24 to permit the establishment of a 6m easement, described as Parts 1 and 2 on 39R14593 in favour of AON Inc. over a portion of the subject lands legally described as Lots 89 and 90, Plan 39M953, and municipally known as 47 and 49 Redpath Street that will allow the connection from the Golf Course Pumping Station to the municipal sanitary sewer located in Redpath Street and;

THAT the consent application B06-24 to permit the establishment of a 6m easement in gross, described as Parts 1 and 2 on 39R14593 in favour of Elexicon Energy Inc., over a portion of the subject lands legally described as Lots 89 and 90 on Plan 39M953 for the purposes of surface, underground and/or overhead lines and equipment as may be required in connection with the delivery of electrical power and telecommunications service and such other services as may be required in connection with the business carried on by Elexicon Energy Inc. from time to time be granted subject to the condition that Section 50(3) or 50(5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.

Applicant Question(s):

K. Bechard – Lots were oversized to begin with, and no structure can be built overtop of the easements.

Committee Questions:

B. Currelly – Lot 89 and 90, will they become the same size of the other lots in the subdivision? Can you build over the pipes?

Public Comments: None

MOTION: That applications B02-24 and B06-24 be approved as per the planning report.

Moved by: A. Blackwood

Seconded by: B. Currelly.

CARRIED

5. Applications/Items Tabled from Previous Minutes – None

6. Delegations – None

7. Correspondence - None

8. New and Other Business

8.1 – T. Davis provided updated on committee member recruitment and the budget process for 2025. J. Mann to provide brief update to the committee after OPPI conference in September.

9. Business from Committee Members

B. Currelly – Made note of the planning issues that are being discussed by residents in town regarding the planning division.

10. Adjournment: 5:40pm

11. Next Regular Meeting

Thursday, September 19, 2024 at 4:30pm

Louise Ferrie-Blecher - Chair

Mandy Kort, Secretary-Treasurer