



September 15, 2022

*Minutes of the Committee of Adjustment of the Corporation of the Municipality of Port Hope held Thursday, September 15, 2022 at 4:30 PM via Zoom.*

Present: Ben Currelly – Vice-Chair  
Marilyn Curson  
Lynn Brown  
Les Andrews – Deputy Mayor

Staff: Mandy Kort, Secretary-Treasurer  
Vanessa Wismer – Planner  
Jacqueline Mann, Planning Consultant  
Theodhora Merepeza – Manager, Planning

Absent with Notice: Anita Blackwood  
Louise Ferrie-Blecher

**1. Approval of Agenda**

Moved by: M. Curson

Seconded by: L. Brown

CARRIED

**2. Disclosure of Pecuniary Interest and the Nature Thereof – None**

**3. Approval of Previous Minutes**

3.1 Meeting minutes from July 21, 2022, be approved as amended.

Moved by: L. Brown

Seconded by: M. Curson

CARRIED

#### **4. Applications Scheduled for Hearing**

##### **4.1 A06-22 – Geoff Ruytenbeek, property owner of 3045 County Road 10**

Vanessa Wismer, municipal planner, provided a brief overview of the application.

#### **Agency Comments**

##### **Planning Division:**

THAT minor variance A06/22 to permit the increase in height of a private detached garage from 5.0m to 7.3m be approved.

##### **Applicant Discussion:**

##### **Committee Questions:**

M. Curson – Application is straight forward and conforms with existing neighbourhood.

##### **Public Comments:** None

MOTION: That application A06/22 be approved as outlined in the planning report.

Moved by: M. Curson

Seconded by: L. Brown

CARRIED

##### **4.2 B05/22 and B06/22 – Michael and Amanda Stewart, property owners of 4839 County Road 2.**

Vanessa Wismer, municipal planner, provided a brief overview of the application.

**Agency Comments****Planning Division:**

THAT Consent Applications B05/2022 and B06/2022 for the creation of two new lots from the property municipally known as 4839 County Road 2, be approved conditional to the approval of Zoning By-law Amendment Application ZB05-2022.

**Applicant Discussion:**

M. Stewart: Any new residence(s) that may be built on the severed parcels would be connected to municipal water.

**Committee Questions:**

L. Brown: Voiced concern regarding fire and emergency access to the proposed entrances off Guide Board Road.

B. Currelly: Any new homes on the proposed lots will be connected to municipal water and should not impact or cause any new water issues in the area. Neighbours have a right to voice their concerns regarding the proposed applications and their impact on local agriculture but should also voice these concerns to their local government representatives. There is a right to farm. The federal government regulates noise and chemicals.

J. Mann: Provided information regarding current zoning information and requirements for rezoning. In 2006, the previous owner received approval for consent, but conditions were never fulfilled. The access for the two lots will be off Guide Board Road. The proposed two lots will not impact current water levels and will be connected to municipal water. The County Septic division had no concerns with future septic systems on these lots.

M. Curson: We need to concern ourselves with policies of the day.

Deputy Mayor Andrews: Made point about future proposal in Garden Hill and the water concerns that nearby residents have with the current proposal.

**Public Comments:**

J. Kosmala: Concerned with the hay field being agricultural land. Question regarding previous consent applications made for this property. Where will the entrances for each lot be located?

How will the two lots be impacted by water? Questioned the size of lots permitted on the property. Would like lots to be at least 1 acre in size.

Krista and Peter Coughler: Not concerned about the proposed lots but are concerned about future development on the south side of the property. The water along the culvert is creating severe problems. Have contacted the Municipality to repair the culvert but have not heard back from the Municipality. As traditional agricultural land is developed, as more people purchase these properties from the city, concerned that new people coming in will be argumentative with farm services. What protections are in place with the Municipality for farmers? Raised concerns about the groundwater and water quality if these two lots were proposed.

MOTION: That applications B05/22 and B06/22 be approved as identified in the planning report.

Moved by: L. Brown

Seconded by: M. Curson

CARRIED

5. **Applications/Items Tabled from Previous Meeting - None**
6. **Delegations - None**
7. **Correspondence - None**
8. **New and Other Business - None**
9. **Business from Committee Members – None**
10. **Adjournment: 5:45pm**
11. **Next Regular Meeting**

Thursday, October 20, 2022 at 4:30pm

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Ben Currelly, Vice-Chair

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Mandy Kort, Secretary-Treasurer