



**COMMITTEE OF ADJUSTMENT
MINUTES OF PUBLIC HEARING - IN-PERSON, COUNCIL CHAMBERS**

June 24, 2026, 5:35 PM

Members Present: Diane Zakraysek-Bourque, Chair
Kristen McNutt, Member
Wayne Ursacki, Member

Staff Present: Christine Rossetto, Secretary-Treasurer

Others Present: PLMV202600098 – A. Vash, K. Vash

1. **CALL TO ORDER** – The Chair called the Hearing to order. The Secretary-Treasurer explained the format of the Hearing and the rights of appeal for appealing a Decision to the Ontario Land Tribunal.
2. **LAND ACKNOWLEDGEMENT** – The Chair recited the Land Acknowledgment.
3. **AGENDA ADDITIONS** – The Secretary-Treasurer advised of comments from the Engineering Division that were not included in the agenda.
4. **CONFLICTS OF INTEREST** – Nil.
5. **ADOPTION OF MINUTES** – Moved by Ursacki that the Minutes of the Hearing held May 27, 2026 be adopted as circulated.

CARRIED

6. **REQUESTS FOR DEFERRALS OR WITHDRAWALS OF APPLICATIONS** – Nil

7. MINOR VARIANCE FILE NO. PLMV202600098

Owner: Alexander Vash and Julia Randall

Location: 49 Donna Marie Drive

Correspondence and Discussion

- Cathy Book – June 7, 2026
- Emilia and Arek Jajus – June 9, 2026
- Toni and Raymond Nieuwold – June 12, 2026
- Engineering Division – June 12, 2026
- Traffic Division – June 17, 2026
- Building Division – June 18, 2026
- Planning Division – June 24, 2026

Alex Vash, owner, stated the requested variances.

The Chair asked if owner received comments from Traffic Division about moving the fence back and if he had any comments.

Alex Vash said he wants to keep the original design, and is open to suggestion of cutting the corner, not moving fence back 2 metres.

Kyle Vash, representing the owner, said that the owner would like to keep the fence design as presented in the variance application if possible.

The Chair asked about the comments regarding the northwest corner.

Kyle Vash said that the sightline would also be compromised if other vehicles were parked there such as an SUV or RV which are taller than the fence.

The Chair noted no one from the public in attendance.

The Chair asked the Committee members if they had considered the oral and written comments received and the members, including the Chair, concurred.

Decision PLMV202600098 – **APPROVES** and for the following reasons:

Pursuant to Section 45(8.1)(b) of The Planning Act, as amended, the Committee of Adjustment took into consideration all written and oral presentations made to it before rendering a Decision.

1. There are no objections from the neighbouring property on the proposed design and the application is minor in nature as the requested variances are not anticipated to adversely impact neighbouring properties or the public.
2. The application is desirable to utilize a small area of the lot and the requested variances will permit more efficient use of the subject property by providing more private amenity space.
3. The application is compliant with the general intent and purpose of the Fence By-law and the Zoning By-law as the proposed use is permitted in the RL1 Zone and all provisions of Zoning By-law are expected to be satisfied.
4. The application is compliant with the general intent and purpose of the Official Plan as the proposed changes are consistent with the Low Density Residential Designation.

Decision Signed Electronically: "Diane Zakraysek-Bourque"
"Kristen McNutt"
"Wayne Ursacki"

CARRIED

8. NEXT HEARING DATE – July 22, 2026

9. OTHER ITEMS – Nil.

10. ADJOURNMENT – Hearing closed at 5:50pm.

Chair

Secretary-Treasurer