



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

October 15, 2025, 5:00 PM

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

Staff Present: Christine Rossetto, Secretary-Treasurer

Others Present: PLCON202500002, PLMV202500003, PLMV202500004 - R. Drenzo

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 said Planning Division comments received for the subject applications at 142 McArthur Avenue.
4. **CONFLICTS OF INTEREST** – Nil.
5. **ADOPTION OF MINUTES** – Moved by Ursacki that the Minutes of the Hearing held September 17, 2025 be adopted as circulated.

CARRIED

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

**7. CONSENT FILE NO. PLCON202500002
MINOR VARIANCE FILE NOS. PLMV202500003 and PLMV202500004**

Owner: Rose DiRenzo

Location: 142 McArthur Avenue

Correspondence and Discussion

- TransCanada Pipelines Limited email – September 24, 2025
- G. A. Findlay email – September 30, 2025
- Engineering Division emails – September 30, 2025
- Enbridge email – October 2, 2025
- Parks, Forestry and Cemeteries Division email – October 9, 2025
- Building Division email – October 9, 2025
- Planning Division memo – October 15, 2025

Rose DiRenzo, owner, said propose a new lot for a new home.

Member Ursacki questioned requirement of a road occupancy permit to construct a new driveway on Part 2, City Divisions that would advise the Committee of such requirement and noted that Part 1 currently has access. The Secretary-Treasurer confirmed that road occupancy permit is required for a new driveway and Committee may apply a condition. Member Ursacki noted Parks Division comments related to the boulevard tree and whether a condition is required. Member Ursacki confirmed with the owner that she is aware of all requested conditions.

Chair Zakraysek questioned if rear shed will be improved and the owner said it is wired and insulated, and it will eventually be sided. The Chair noted that Engineering Division did not request a servicing condition, and the Secretary-Treasurer read aloud an Engineering email advising that the water and sanitary services were shown on the sketch. The Chair noted the special separation condition from the Building Division. All members discussed possible conditions of approval related to the existing shed and location of services.

The Chair noted her concern with the location of the existing fire hydrant and the Secretary-Treasurer read aloud the Transportation Division's email noting that the driveway must be 1 metre from the existing hydrant. The owner said that the proposed plan is draft and the driveway location can be flipped.

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

Decision PLCON202500002 - **GRANTED** with 8 conditions:

1. That final approval be received from the Committee of Adjustment for the City of Welland for any necessary Minor Variances.
2. That the accessory structure located on Part 1, which was omitted from the drawing, be demolished.
3. That the existing driveway on Part 1 and 2 of the submitted sketch establish a minimum 0.6 metre setback.
4. That the applicant obtain a building permit, with all required inspections to the satisfaction of the Chief Building Official, for compliance with spatial separation provisions of the OBC (9.10.15) as the limiting distance has been reduced to 1 m on the north elevation. The building permit and all required inspections to the satisfaction of the Chief Building Official must show compliance with maximum glazed openings and construction of exposing building face meeting 9.10.15 of the OBC.
5. The Owner provide to the City of Welland \$712.31 plus HST for one tree planting.
6. That the Secretary-Treasurer be provided with a registrable legal description of the subject parcel, together with a copy of the Deposited Reference Plan, if applicable, for use in the issuance of the Certificate of Consent.
7. Confirmation of payment of outstanding taxes to the satisfaction of the City of Welland Finance Division.
8. That all Conditions of Consent be fulfilled within 2 years of giving Notice of Decision.

Reasons:

Pursuant to Section 53(18)(a) 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. Both the retained and severed lots will generally comply with the intent of the Provincial Planning Statement and the City's Official Plan.
2. This Decision is rendered having regard to the provisions of Subsection 51(24) of The Planning Act, R.S.O. 1990, as amended.

Decision PLMV202500003 – **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. The application is minor in nature as the requested variances are not expected to negatively affect the surrounding area. Sufficient access and servicing will continue to be maintained.
2. The application is desirable for the appropriate development of the lands as the proposed residential uses are compatible with the surrounding context. The proposal is considered to maintain neighbourhood character.
3. The application maintains the intent and purpose of the Zoning By-law as the property is intended to comply with and maintain all other Zoning By-law Provisions and requirements. The proposed use is permitted within the current Zone.
4. The application maintains the intent and purpose of the Official Plan as the proposed residential use aligns with the goals and policies of the municipal and regional Official Plan. The property will continue to fulfill the intended function of the Low-Density designation, while optimizing land use and promoting intensification in a built-up area.

Decision PLMV202500004 – **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. The application is minor in nature as the requested variances are not expected to negatively affect the surrounding area. Sufficient access and servicing will continue to be maintained.
2. The application is desirable for the appropriate development of the lands as the proposed residential uses are compatible with the surrounding context. The proposal is considered to maintain neighbourhood character.
3. The application maintains the intent and purpose of the Zoning By-law as the property is intended to comply with and maintain all other Zoning By-law Provisions and requirements. The proposed use is permitted within the current Zone.
4. The application maintains the intent and purpose of the Official Plan as the proposed residential use aligns with the goals and policies of the municipal and regional Official Plan. The property will continue to fulfill the intended function of the Low-Density designation, while optimizing land use and promoting intensification in a built-up area.

All Decisions Signed Electronically: “Diane Zakraysek-Bourque”
“Kristen McNutt”
“Wayne Ursacki”

CARRIED

8. NEXT HEARING DATE – Thursday, November 13, 2025

9. OTHER ITEMS –

2026 Schedule of Public Hearings – All members voted in favour of the schedule.

CARRIED

Resignation of Mamdouh Abdelmaksoud – The Secretary-Treasurer advised of this resignation and noted that there are now 2 vacancies on the Committee of Adjustment.

10. ADJOURNMENT – Hearing closed at 5:40 pm.