



---

## COMMITTEE OF ADJUSTMENT MEETING MINUTES

December 18, 2025, 6:00 p.m.

Members Present: Margaret Louter, Angelo Miniaci, Eric Lehtinen, Paul Johnston,  
Chris Van de Laar, Natalie Early

Members Absent: Steve Bartolini

Staff Present: Natalie Thomson, Secretary-Treasurer  
Alex Boekestyn, Planner II  
Taya Devlin, Manager of Policy and Heritage Planning

Staff Absent: Aimee Alderman

---

### 1. CALL TO ORDER

Chair Eric Lehtinen called the meeting to order and confirmed quorum at 6:05 p.m.

### 2. ADOPTION OF AGENDA

Moved by: Angelo Miniaci  
Seconded by: Natalie Early

that the agenda be adopted, as presented.

**APPROVED**

### 3. CONFLICT OF INTEREST

There were no conflicts declared.

### 4. REQUEST FOR WITHDRAWAL OR ADJOURNMENT

There were no requests for withdrawal or adjournment.

### 5. APPLICATIONS

## 5.1 Minor Variance Application A-23/25 – 2080 Niagara Stone Road, CDS-25-190

Natalie Thomson summarized the notice.

Alex Boekestyn summarized the staff report.

Rob Fiedler and Mary Lou Tanner (NPG Planning Solutions) were present on behalf of the application.

The Chair called on those registered to speak in support or against the proposal. There was no one in the audience who wished to speak for or against the application.

The following topics were discussed:

- Previous Zoning By-law Amendment from 2023
- Variance requests captured after construction "as built" plans were created
- Discrepancies in project floor plans

Moved by: Angelo Miniaci

Seconded by: Chris Van de Laar

to accept the recommendation of the staff report that Minor Variance Application A-23/25 for 2080 Niagara Stone Road be approved.

**Decision: MOTION ACCEPTED / APPLICATION APPROVED.**

**Reasons:** The Committee of Adjustment considered all the written and oral submissions and agrees with the minor variance report analysis and recommendation that this application meets the four Planning Act tests for minor variance:

1. The variance is minor in nature.
2. The variance is appropriate for the development of the land.
3. The general intent and purpose of the Zoning By-law is maintained.
4. The general intent and purpose of the Official Plan is maintained.

The Chair summarized the decision.

## 6. MINUTES FOR APPROVAL

The November 20, 2025 minutes were approved by unanimous consent.

**7. STAFF UPDATES**

Natalie Thomson provided the following updates:

- No applications submitted by the cut-off date for the January meeting,
- Council has decided to accept the staff report for the appeal at 2052 York Road

Chair Eric Lehtinen noted his absence for the February 19, 2026 hearing date.  
Vice Chair Margaret Louter noted her availability.

**8. NEXT MEETING DATE**

Thursday, February 19, 2026 at 6:00pm.

**9. ADJOURNMENT**

The meeting was adjourned at 6:32 pm.