

THE FIRST MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
CITY HALL

JANUARY 10, 2019

10:00 a.m. The meeting convened.

ATTENDANCE

Members

Ms. I. Bowman
Mr. D. Collins, Chair
Mr. R. Hodgkinson

Officials

M. Knapp, Assistant Secretary-Treasurer, COA
S. Craig, Senior Planning Technician
J. Yolkowskie, Building & Plumbing Inspector

Others

James Gonyou, owner, 15 Harrington Crescent
Shawn Sawatzky, agent, 15 Harrington Crescent

CHAIRMAN

Motion by D. Collins - I. Bowman:

THAT: Richard Hodgkinson be appointed as Chairman for the year 2019.

Carried.

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by D. Collins - I. Bowman:

THAT: The minutes of the meeting held on November 22, 2018 be confirmed.

Carried.

NEW BUSINESS

HEARING OF APPLICATIONS

A01/19 - James and Barbara Gonyou - 15 Harrington Crescent

Mr. Gonyou explained that he and his wife would like to construct a three season sunroom in the backyard. There is an easement at the back of the yard created from a hydro line running all along Sauve Avenue.

Mr. Sawatzky stated that the sunroom would be a minimum of 6.1m from the rear lot line.

The members asked about the buildings currently located in the backyard.

Mr. Sawatzky explained that the sunroom would replace the current gazebo and the existing tree would not be affected.

The members asked about the fireplace and venting requirements.

Mr. Gonyou stated that it was a gas fireplace and the vent was located on the back of the fireplace.

The Senior Planning Technician explained that the applicants had requested two minor variances: a rear yard setback of 6.1m whereas the Zoning By-law requires a rear yard setback of 7.5m, and a maximum lot coverage of 36.3% whereas the Zoning By-law permits a maximum lot coverage of 35%. Further staff support the proposed variances, however the existing shed is located within an utility easement and does not comply with the Zoning By-law, staff recommends that approval of the application be conditional on the owners relocating the existing shed outside of the 2.0m utility easement, and brought into conformity with the Zoning By-law, prior to the Planning and Building Services Department issuing a building permit for the proposed sunroom addition.

CONFIRMED _____ CHAIR

The 1st Meeting of the Committee of Adjustment - 2

The Building and Plumbing Inspector stated that the applicants would require a permit for the shed location and a permit for the sunroom itself.

The members mentioned that the wrong location of the vents for the fireplace could result in a carbon monoxide issue.

The Building and Plumbing Inspector stated that this would be included in the building permit application.

Motion by I. Bowman - D. Collins:

THAT: Application A01-19 by **James and Barbara Gonyou**, on lands that may be legally described as **Lot 25, Registered Plan 11M-103** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **15 Harrington Crescent** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a sunroom addition a minimum of 6.11m from the rear lot line, whereas Subsection 7.5.68(b) of the City of St. Thomas Zoning By-Law 50-88 requires a minimum rear yard depth of 7.5m; and
- (ii) To permit a maximum lot coverage of 36.3%, whereas Table 1 to Subsection 7.4, Item Number 5, and Column 2 of the City of St. Thomas Zoning By-Law 50-88 permits a maximum lot coverage of 35%.
- (iii) The application be conditional on the owners relocating the existing shed outside of the 2.0m utility easement, and brought into conformity with the Zoning By-law, prior to the Planning and Building Services Department issuing a building permit for the proposed sunroom addition.

This application is granted because in the opinion of the Committee the application will meet the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature, and is desirable and appropriate for the use of the lands, thereby satisfying the four tests as set out in Section 45 of the Planning Act.

UNFINISHED BUSINESS

NEXT MEETING

January 24, 2019 at 10:00 a.m. in Room #415

ADJOURNMENT

Motion by I. Bowman - D. Collins:

THAT: We do now adjourn. (10:21 a.m.)

Carried.