

THE SEVENTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
CITY HALL

JUNE 27, 2019

9:53 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

M. Knapp, Assistant Secretary-Treasurer
C. Peck, Chief Building Official
S. Craig, Senior Planning Technician

Absent

Mr. D. Collins

Others

Andrea Perry & Linda Jones, 73 Alma Street
Audrey Mackenzie, 27 Redan Street
Gloria Penney, owner, 75 Alma Street
David Artibello, owner, 33 & 35 Elm Street
Danielle Anderson, owner, 45 Steele Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by R. Hodgkinson – I. Bowman:

THAT: The minutes of the meeting held on May 23, 2019 be confirmed.

Carried.

HEARING OF APPLICATIONS

A08/19 – Gloria Penney – 75 Alma Street

Ms. Penney explained that her application included removing the old porch and constructing a new one. A covered walkway would be constructed connecting the house to the studio.

The Senior Planning Technician explained that the minor variance would permit 3% additional lot coverage and an addition approximately two feet closer to the lot line.

The members asked about the original survey and house.

Ms. Penney explained that an original survey from 1991 shows the plans had never been changed. She purchased the home in 2007.

Andrea Perry, 73 Alma Street asked whether the backyard would still be accessible.

Ms. Penney stated that the chain link fence can be opened up to the back for access.

The members had no further questions.

Motion by I. Bowman – R. Hodgkinson:

THAT: Application A06-19 by **Gloria Penney**, on lands that may be legally described as **Registered Plan 59, Part Lot 37** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **75 Alma Street** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a maximum lot coverage of 50%; and
- (ii) To permit an addition a minimum of 4.87m from the rear lot line, as shown on the site plan accompanying the subject application.

This application is granted because in the opinion of the Committee such variance is minor and is an appropriate use of the land, building or structure and the general intent and purpose of the Official

CONFIRMED _____ CHAIR

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Plan and Zoning By-Law are maintained.

Carried.

A07/19 – 380651 Ontario Limited – Elmdale Memorial Park – 33 and 35 Elm Street

Mr. Aribello stated that the two new lots will be used for burial. The minor variance is for the fence around the two lots.

The Senior Planning Technician explained that the small change from the original application of maximum height of 2.72m to 2.794m.

The Chief Building Official explained that there was a house on each of the lots that have now been demolished.

The members had no further questions.

Motion by I. Bowman – R. Hodgkinson:

THAT: Application A07-19 by **380651 Ontario Limited – Elmdale Memorial Park**, on lands that may be legally described as **Plan 207, Lot 1 and 2** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **33 and 35 Elm Street** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a stone and wrought iron fence with a maximum height of 2.794m, as shown on the plan accompanying the subject application.

This application is granted because in the opinion of the Committee such variance is minor and is an appropriate use of the land, building or structure and the general intent and purpose of the Official Plan and Zoning By-Law are maintained.

Carried.

A06/19 – Steve and Danielle Anderson – 45 Steele Street

Ms. Anderson explained that she wished to construct a porch on the west side of her property with an eavestrough off to the side and a downspout on both ends.

The Senior Planning Technician stated that similar minor requests had been approved in the past.

The Assistant Secretary-Treasurer stated that a phone call was received from Richard Smith, 40 Steele Street who was in full support of the application.

The members had no further questions.

Motion by I. Bowman – R. Hodgkinson:

THAT: Application A06-19 by **Steve and Danielle Anderson**, on lands that may be legally described as Registered Plan 209, Part Lots 29 and 30 for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **45 Steele Street** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a covered, unenclosed porch a minimum of 0.3556m from the westerly interior side lot line; and
- (ii) To permit porch eaves and eavestrough a minimum of 0.23m from the westerly interior side lot line.

This application is granted because in the opinion of the Committee such variance is minor and is an appropriate use of the land, building or structure and the general intent and purpose of the Official Plan and Zoning By-Law are maintained.

Carried.

UNFINISHED BUSINESS

NEXT MEETING

July 11, 2019

ADJOURNMENT

10:17 a.m. The meeting adjourned.