

THE NINTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
CITY HALL

AUGUST 6, 2019

8:56 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

M. Knapp, Assistant Secretary-Treasurer
S. Craig, Senior Planning Technician

Absent

Mr. D. Collins

DISCLOSURES OF INTEREST

Nil.

UNFINISHED BUSINESS

A09/19 – Patricia Riddell-Laemers – 18 Hickory Lane

The Chair advised that the public hearing regarding this application was held on July 11th, 2019 at which time the decision was deferred until Committee members were able to view the property. As the Committee members had now viewed the property, they were prepared to make a decision.

Motion by I. Bowman – R. Hodgkinson:

THAT: Application A09-19 by **Patricia Riddell-Laemers**, on lands that may be legally described as Registered Plan 11M-122, Lot 20 for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **18 Hickory Lane** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a lot area of 529.52m² for a daycare, whereas a minimum lot area of 555m² is required for a daycare. (Table 2 to Subsection 7A.4, Column Number 3, Item Number 1);
- (ii) To permit a lot frontage of 14.10m for a daycare, whereas a minimum lot frontage of 15m is required for a daycare. (Table 2 to Subsection 7A.4, Column Number 3, Item Number 2);
- (iii) To permit a building used for a daycare 7.32m from the front lot line, whereas a minimum front yard depth of 7.5m is required for a daycare. (Table 2 to Subsection 7A.4, Column Number 3, Item Number 9); subject to the following conditions:
 - 1) A maximum of five children are permitted;
 - 2) The outdoor play area shall be contained entirely within the rear yard of the subject lands; and
 - 3) No signage associated with a daycare shall be permitted on the subject lands; and
 - 4) Any further legal/planning fees incurred by the City throughout the planning process be reimbursed by the applicant.

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.

NEXT MEETING

To be determined

ADJOURNMENT

9:02 a.m. The meeting adjourned.