

THE TWELFTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415  
CITY HALL

OCTOBER 24, 2019

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

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

Other

Richard Stevens, owner, 25 Beechwood Circle

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman - R. Hodgkinson:

THAT: The minutes of the meeting held on September 26, 2019 be confirmed.

Carried.

HEARING OF APPLICATIONS

A11/19 - Richard Stevens - 25 Beechwood Circle

Richard Stevens, owner, 25 Beechwood Circle provided an overview of the minor variance application.

The Senior Planning Technician advised that the Kettle Creek Conservation Authority had no objections to the minor variance application.

The members asked about the location of the deck in relation to the landscaping blocks.

Mr. Stevens advised that the deck would be located behind the blocks.

Motion by D. Collins - I. Bowman:

THAT: Application A11-19 by **Richard Stevens**, on lands that may be legally described as Registered Plan 11M-114, Lot 22 for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **25 Beechwood Circle** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a new deck 5.14m from the rear lot line, whereas the R3-82 zone requires a deck to be setback 6.5m from a rear lot line. (Table 1 to Subsection 7.4, Column Number 2, Item Number 10, requires a minimum rear yard depth of 9m. Subsection 4.2.2 of the General Provisions Applicable to Residential zones permits a deck, stoop, steps or porch which is covered or uncovered, and not wholly or partially enclosed to project into a required rear yard up to a maximum of 2.5m)

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

To be determined.

CONFIRMED \_\_\_\_\_ CHAIR

**ADJOURNMENT**

10:06 a.m. The meeting adjourned.