

THE THIRD MEETING OF THE COMMITTEE OF ADJUSTMENT

TELECONFERENCE

MARCH 26, 2020

10:02 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

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

Others

Scott Lammiman, owner, 197 Balaclava Street
Wayne Dale, agent, 197 Balaclava Street
Brandy Neil, 197 Balaclava Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by D. Collins – R. Hodgkinson:

THAT: The minutes of the meeting held on February 27, 2020 be confirmed.

Carried.

HEARING OF APPLICATIONS

A01/20 - Scott Lammiman - 197 Balaclava Street

Wayne Dale, agent, 197 Balaclava Street provided an overview of the minor variance application.

The members discussed the fact that the proposed garage would have an increased floor area of 124 square feet from the current legal non-complying garage, which predates the City's current zoning by-law.

Mr. Dale provided an overview of the proposed live driveway and advised that it has a structural sub-base and grass top layer that will not rut and will allow for the largest possible green area to manage surface water. He further advised that it maintains a dust-free and stable surface.

The members asked about the location of the live driveway.

Mr. Dale advised that the live driveway would extend from the current concrete driveway to the back of the property where the proposed garage will be located.

The Chair asked about the distance between the garage and the rear lot line.

Mr. Dale advised that there will be a 6 foot, 6 inch distance from the eavestrough of the garage to the rear lot line.

The Chief Building Official advised that the Property Standards by-law stipulates that water run-off must not adversely affect a neighboring property and that the building permit would be subject to a lot grading plan.

Motion by I. Bowman – R. Hodgkinson:

THAT: Application A01-20 by **Scott Lammiman**, on lands that may be legally described as **Plan 110, Part Block R, Reg Comp Plan 320, Lot 9** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **197 BALACLAVA STREET** in the City of St. Thomas, Ontario be approved as follows:

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- (i) To permit a live driveway, whereas Subsection 1.99 (ii) of the Zoning By-law defines a residential driveway as the uncovered portion of a lot in a residential zone which is surfaced with asphalt, concrete or granular material which has a dust free stable surface;
- (ii) To permit an accessory building with a maximum height of 4.6m, whereas Subsection 4.2.4.8 of the Zoning By-law permits a maximum height of 4m for an accessory building; and
- (iii) To permit an accessory building with a maximum floor area of 95.2m², whereas Table 1 to Subsection 7.4, Column No. 2, Item Number 6 provides that the maximum floor area of an enclosed accessory building 67m².

The variances are conditional on confirmation from the Building Services Department that a demolition permit has been issued and the existing detached garage has been demolished and removed from the lot to the satisfaction of the Chief Building Official.

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

Local Planning Appeal Tribunal - 18 Hickory Lane

NEW BUSINESS

NEXT MEETING

To be determined.

ADJOURNMENT

10:30 a.m. The meeting adjourned.