

THE FIFTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
BY TELECONFERENCE

JUNE 25TH, 2020

10:00 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

Peter Harder, 16 Joyce Street
John Tolman, 5 Gooding Street
Nancy Tolman, 5 Gooding Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by D. Collins - R. Hodgkinson:

THAT: The minutes of the meeting held on May 28th, 2020 be confirmed.

Carried.

HEARING OF APPLICATIONS

A02/20 - Peter and Trudy Harder - 16 Joyce Street

Peter Harder, 16 Joyce Street provided an overview of the minor variance application.

The Chief Building Official advised that if the Committee approves the application, the applicant could apply for a building permit anytime, but that issuance would not take place until after the appeal period had ended and confirmation received from the Assistant Secretary-Treasurer that no appeals had been filed.

Motion by D. Collins - R. Hodgkinson:

THAT: Application A02-20 by **Peter and Trudy Harder**, on lands that may be legally described as **Plan 282, Part Lot 18, Part Block B, Reference Plan 11R183, Parts 30, 31, 34, 3** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **16 JOYCE STREET** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a 5.49m x 6.1m detached garage a minimum of 6.096m from the rear lot line, whereas Table 1 to Subsection 7.4, Column No. 2, Item No. 10 requires a minimum rear yard depth of 9m.

The variance is conditional on the Ministry of Transportation (MTO) Highway Corridor Management Conditions, BL-2020-31L-00000050, May 7, 2020.

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.

A03/20 - John and Nancy Tolman - 5 Gooding Street

John Tolman, 5 Gooding Street provided an overview of the minor variance application.

The 5th Meeting of the Committee of Adjustment - 2

The Chief Building Official advised that if the Committee approves the application, the applicant could apply for a building permit anytime, but that issuance would not take place until after the appeal period had ended and confirmation received from the Assistant Secretary-Treasurer that no appeals had been filed.

Motion by D. Collins - R. Hodgkinson:

THAT: Application A03-20 by **John and Nancy Tolman**, on lands that may be legally described as **Plan 259, Lots 13 to 18, Reference Plan 11R4101, Part 1** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **5 GOODING STREET** in the City of St. Thomas, Ontario be approved as follows:

- (ii) To permit the construction of a storage building and attached greenhouse on the subject lands, whereas Subsection 5.5.17(d) provides that no building or structure shall be erected or used for any purpose unless the following municipal services are available to service the building or structure and the land on which it is situate a water supply system, a sanitary sewage system and a storm system.

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

10:15 a.m. The meeting adjourned.