

THE FIRST MEETING OF THE COMMITTEE OF ADJUSTMENT

BY TELECONFERENCE

JANUARY 14TH, 2021

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

J. Hindley, Assistant Secretary-Treasurer
S. Craig, Senior Planning Technician

Others

Joe Ostojic, 354 Wellington Street
Nick Ostojic, 354 Wellington Street
Janet MacFarlane, 269 Elm Street

DISCLOSURES OF INTEREST

Nil.

CHAIR

Motion by R. Hodgkinson – I. Bowman:

THAT: David Collins be appointed as Chair for the year 2021.

Carried.

MINUTES

Motion by I. Bowman - R. Hodgkinson:

THAT: The minutes of the meeting held on December 10th, 2020 be confirmed.

Carried.

HEARING OF APPLICATIONS

A06/20 - Janet MacFarlane - 269 Elm Street

Ms. Janet MacFarlane, 269 Elm Street provided an overview of the minor variance application.

Ms. MacFarlane advised that renovations are currently ongoing and that a building permit would be applied for, pending the decision to allow the minor variance for the porch.

The Chair inquired about any concerns relating to the need for future road widening on Elm Street.

The Senior Planning Technician advised that through the consultation process, the plans were circulated to the Environmental Services Department, who had no objection to the minor variance.

Motion by I. Bowman - R. Hodgkinson:

THAT: Application A06-20 by **Janet MacFarlane** on lands that may be legally described as **Plan 254, Pt. Lot 116** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **269 Elm Street** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit an unenclosed, covered porch 3m from the exterior lot line, whereas Table 1 to Subsection 5.4, Column 2, 11(b) requires a minimum exterior side yard depth of 4.5m for a covered porch; and further,
- (ii) To permit a porch eave and eave-trough a minimum of 2.59m from the exterior lot line; subject to the following conditions:

- 1) The porch must remain unenclosed
- 2) The owner obtain a building permit

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.

B10/20 - Walter Ostojic & Sons and Novi Construction Limited - 354 Wellington Street

Mr. Joe Ostojic, 354 Wellington Street provided an overview of the three consent applications.

Motion by I. Bowman - R. Hodgkinson:

THAT: In the matter of an application by **Walter Ostojic & Sons and Novi Construction Limited** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 80, Blk 10, Lot 1-4** municipally known as **354 Wellington Street** in the City of St. Thomas.

Application B10/20 is hereby approved provided that the following conditions are met:

- 1) The payment of cash-in-lieu of the dedication of 5% of the lands for parkland purposes;
- 2) The Corporation of the City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

B11/20 - Walter Ostojic & Sons and Novi Construction Limited - 354 Wellington Street

Motion by R. Hodgkinson - I. Bowman:

THAT: In the matter of an application by **Walter Ostojic & Sons and Novi Construction Limited** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 80, Blk 10, Lot 1-4** municipally known as **354 Wellington Street** in the City of St. Thomas.

Application B11/20 is hereby approved provided that the following conditions are met:

- 1) The payment of cash-in-lieu of the dedication of 5% of the lands for parkland purposes;
- 2) The Corporation of the City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

B12/20 - Walter Ostojic & Sons and Novi Construction Limited - 354 Wellington Street

Motion by I. Bowman - R. Hodgkinson:

THAT: In the matter of an application by **Walter Ostojic & Sons and Novi Construction Limited** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 80, Blk 10, Lot 1-4** municipally known as **354 Wellington Street** in the City of St. Thomas.

Application B12/20 is hereby approved provided that the following conditions are met:

- 1) The payment of cash-in-lieu of the dedication of 5% of the lands for parkland purposes;
- 2) The Corporation of the City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

To be determined.

ADJOURNMENT

10:14 a.m. The meeting adjourned.