

THE SECOND MEETING OF THE COMMITTEE OF ADJUSTMENT

BY TELECONFERENCE

FEBRUARY 11TH, 2021

10:02 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  
C. Peck, Chief Building Official

Others

Bary Wade, Agent, 37 Queen Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman - R. Hodgkinson:

THAT: The minutes of the meeting held on January 14th, 2021 be confirmed.

Carried.

HEARING OF APPLICATIONS

A01/21 - Michele Wunder - 37 Queen Street

Mr. Bary Wade, Agent, 37 Queen Street provided an overview of the minor variance application.

The members inquired whether the garage would affect the mature trees on the property.

Mr. Wade advised that the proposed location was chosen to not affect the mature trees and to be sensitive to neighboring sightlines by planning for a 1 and ½ storey structure, rather than a 2 storey structure.

Motion by I. Bowman - R. Hodgkinson:

THAT: Application A01-21 by **Michele Wunder** on lands that may be legally described as **Plan 23, Pt. Lot 58, Registered Plan 11R-2603, Part 2** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **37 Queen Street** in the City of St. Thomas, Ontario be approved as follows:

(i) To permit an accessory building with a height of 5.8m, whereas Subsection 4.2.4.8 of the Zoning By-law permits a maximum height of 4m for an accessory building; subject to the following condition:

1) The construction of the accessory building be substantially in accordance with the plans accompanying the subject application.

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

NEW BUSINESS

NEXT MEETING

To be determined.

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

**ADJOURNMENT**

10:15 a.m. The meeting adjourned.