

THE FOURTH MEETING OF THE COMMITTEE OF ADJUSTMENT

BY TELECONFERENCE

MARCH 25TH, 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

Harry Froussios, Agent, 10-20 Queen Street
David VanderWindt, Indwell
Jon MacKenzie, Indwell
Wendell Graves, Corporation of the City of St. Thomas
Heather Wittland Slusarczyk, 94 Centre Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman - D. Collins:

THAT: The minutes of the meeting held on March 11th, 2021 be confirmed.

Carried.

HEARING OF APPLICATIONS

A03/21 - Corporation of the City of St. Thomas - 10-20 Queen Street

Mr. Harry Froussios, Agent, 10-20 Queen Street provided an overview of the minor variance application and the proposed development at the property.

The members inquired about any requirement for parkland dedication.

The Senior Planning Technician advised that the City is unable to require parkland dedication for minor variances.

Motion by I. Bowman - R. Hodgkinson:

THAT: Application A03-21 by the **Corporation of the City of St. Thomas** on lands that may be legally described as **Plan 23, Lots 1, 2, 5 to 11 and 14, Pt. Lots 3, 4 and 12, Registered Plan 11R9199, 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 **10-20 Queen Street** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit zero (0) off-street loading spaces on the subject lands, whereas Subsection 4.3.4 of the City of St. Thomas Zoning By-law requires a minimum of one (1) off-street loading space for a building or structure with a ground floor area greater than 450sqm, in a commercial zone.
- (ii) To permit a minimum floor area of 35sqm for a one-bedroom apartment unit, whereas Subsection 12.3.5 of the City of St. Thomas Zoning By-law requires a minimum floor area of 42sqm for a one-bedroom apartment.

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

CONFIRMED _____ CHAIR

The 4th Meeting of the Committee of Adjustment - 2

NEW BUSINESS

NEXT MEETING

The next meeting is scheduled to take place on April 8, 2021 at 10:00 a.m.

ADJOURNMENT

10:10 a.m. The meeting adjourned.