

THE SEVENTH MEETING OF THE COMMITTEE OF ADJUSTMENT

BY TELECONFERENCE

APRIL 22ND, 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
C. Peck, Chief Building Official

Others

Vaughn Dahl, 353 Chestnut Street
Karen Dahl, 353 Chestnut Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman - R. Hodgkinson:

THAT: The minutes of the meeting held on April 15th, 2021 be confirmed.

Carried.

HEARING OF APPLICATIONS

A04/21 - Vaughn and Karen Dahl - 353 Chestnut Street

Ms. Karen Dahl, 353 Chestnut Street provided an overview of the minor variance application. She advised that the roof line of the proposed sunroom does not exceed the current roofline of the house.

The members discussed correspondence received from Debra and Jamie Monk, 355 Chestnut regarding the narrow access between 353 and 355 Chestnut Street for crews to bring materials and equipment in to construct the sunroom.

Ms. Dahl advised that equipment being used will fit through their gate and that she had spoken with Mr. and Ms. Monk and assured them that the contractor will be sure not to damage anything between the two houses.

Motion by I. Bowman - R. Hodgkinson:

THAT: Application A04-21 by **Vaughn and Karen Dahl** on lands that may be legally described as **Plan M68, Lot 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 **353 Chestnut Street** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a 3.81m x 3.91m sunroom addition on the back of the existing residential dwelling a minimum of 7.22m from the rear lot line, whereas Table 1 to Subsection 7.4, Item Number 10, and Column 2 of the Zoning By-Law requires a minimum rear yard depth of 9m.
- (ii) To permit a maximum lot coverage of 36%, whereas Table 1 to Subsection 7.4, Item Number 5, and Column 2 of the Zoning By-law permits a maximum lot coverage of 35%; subject to the following condition:

1) The construction of the sunroom 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.

CONFIRMED _____ CHAIR

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

The next meeting is scheduled to take place on May 13, 2021 at 10:00 a.m.

ADJOURNMENT

10:14 a.m. The meeting adjourned.