

**THE NINTH MEETING OF THE COMMITTEE OF ADJUSTMENT**

**BY TELECONFERENCE**

**MAY 27TH, 2021**

10:04 a.m. The meeting convened.

**ATTENDANCE**

Members

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

Officials

M. Smale, Assistant Secretary-Treasurer  
S. Craig, Senior Planning Technician  
C. Peck, Chief Building Official

Others

Matt Campbell, Agent, 1025 Talbot Street  
Lee Greenwood, 1025 Talbot Street  
Diana House, 1025 Talbot Street  
Randy Fisher, 1025 Talbot Street  
Bill Sargeant, Agent, 24 Park Avenue  
Robert Hillman, 66 Oldewood Avenue

**DISCLOSURES OF INTEREST**

Nil.

**MINUTES**

Motion by R. Hodgkinson - I. Bowman:

THAT: The minutes of the meeting held on May 13th, 2021 be confirmed.

Carried.

**HEARING OF APPLICATIONS**

B06/21 - Talbot Development ULC - 1025 Talbot Street

Mr. Matt Campbell, agent, 1025 Talbot Street provided an overview of the consent application.

Motion by I. Bowman - R. Hodgkinson:

THAT: In the matter of an application by **Talbot Development ULC** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Yarmouth Con 9 Pt Lot 6, Registered Plan 11R10471, Parts 4 and 5** municipally known as **1025 Talbot Street** in the City of St. Thomas.

Application B06/21 is hereby approved provided that the following conditions are met:

- 1) That the applicant enters into a development agreement with the Corporation of the City of St. Thomas; and
- 2) That the Corporation of the City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

A06/21 – Robert and Mary-Ellen Hillman – 66 Oldewood Crescent

Mr. Hillman, 66 Oldewood Crescent provided an overview of the minor variance application.

Motion by R. Hodgkinson - I. Bowman:

THAT: Application A06-21 by **Robert and Mary-Ellen Hillman** on lands that may be legally described as **Plan M62, Lot 114** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **66 Oldewood Crescent** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a 3.6m x 9.39m one storey sunroom addition a minimum of 5.9m from the rear lot line, whereas Table 1 to Subsection 6.4, Item Number 10, and Column 2 of the Zoning By-Law requires a minimum rear yard depth of 9m, subject to the following condition:

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

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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.

A07/21 – Garth Dicker – 24 Park Avenue

Mr. Bill Sargeant, agent, 24 Park Avenue provided an overview of the minor variance application.

Motion by I. Bowman - R. Hodgkinson:

THAT: Application A07-21 by **Garth Dicker** on lands that may be legally described as **Plan 80, Blk 9, Lot 7** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **24 Park Avenue** in the City of St. Thomas, Ontario be approved as follows:

(i) To permit an enclosed accessory building with a maximum floor area of 80sqm, whereas Table 1 to Subsection 7.4, Item Number 6, Column 2 of the Zoning By-Law provides that the maximum floor area of an enclosed accessory building be the lesser of 15% (105.63m<sup>2</sup>) of the lot area (704.21m<sup>2</sup>) or 67m<sup>2</sup>.

1) The construction of the enclosed 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.

B07/20 - Amendment - Big League Holdings Inc. - 248 Edward Street

Motion by I. Bowman - R. Hodgkinson:

THAT: The Committee of Adjustment approves the request from **Big League Holdings Inc.** relating to **258 Edward Street** for an amendment related to consent application B07/20 approved by the Committee with the following changes on the subject lands as follows:

1) The interior side lot line between the severed and retained lots be shifted over to the west by approximately 2.4m, as shown on the final Draft Reference Plan.

Carried.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**NEXT MEETING**

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

**ADJOURNMENT**

10:28 a.m. The meeting adjourned.