

THE THIRTEENTH MEETING OF THE COMMITTEE OF ADJUSTMENT

BY TELECONFERENCE

AUGUST 26TH, 2021

10:03 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

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

Others

Janet Taylor, 7350 Rieger Road

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by R. Hodgkinson - I. Bowman:

THAT: The minutes of the meeting held on August 12th, 2021 be confirmed.

Carried.

HEARING OF APPLICATIONS

A13/21 - JLTM Holdings Limited - 7350 Rieger Road

Ms. Janet Taylor, 7350 Rieger Road provided an overview of the Minor Variance application.

The members inquired about the proximity of the development to the erosion hazard limit.

The Senior Planning Technician advised that the development is outside of the erosion hazard limit and that the application had been reviewed by the Kettle Creek Conservation Authority.

Ms. Taylor advised that there was a 4.7 metre stable slope area and a 6 metre buffer in case emergency access to the slope is required.

Motion by R. Hodgkinson - I. Bowman:

THAT: Application A13-21 by **JLTM Holdings Limited** on lands that may be legally described as **RANGE 2 ERR LOT 9** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **7350 Rieger Road** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit the construction of one single detached dwelling and one barn on the subject lands, on private services (septic system & ditches/swales), whereas Subsection 5.5.18(d)(2) provides that no building or structure shall be erected or used for any purposes unless the following municipal services are available to service the building or structure and the land on which it is situate:
 - (2) a sanitary sewage system and a storm system; subject to the following conditions:
 - 1) The applicant obtain the services of a qualified professional to implement the recommendations for mitigation in the report (49082-100) prepared by MTE Consultants, dated July 27, 2021;
 - 2) The applicant obtain the services of a qualified professional to implement the recommendations for development in the report (LON-21005364-A0) prepared by EXP Services Inc., dated July 19, 2021;
 - 3) The applicant obtains a permit from the Kettle Creek Conservation Authority (KCCA) prior to any alteration or development on the lot; and
 - 4) The owner enters into an agreement with the City of St. Thomas requiring the connection to municipal services at such time when it becomes available.

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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

The next meeting is scheduled to take place September 9, 2021 at 10:00 a.m.

ADJOURNMENT

10:18 a.m. The meeting adjourned.