

THE SECOND MEETING OF THE COMMITTEE OF ADJUSTMENT

BY TELECONFERENCE

FEBRUARY 10, 2022

10:15 a.m. The meeting convened.

ATTENDANCE

Members

Mr. R. Hodgkinson, Chair
Mr. C. Hendry

Officials

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

Absent

Ms. I. Bowman

Others

Dave Faseruk, 80 Southwick Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by R. Hodgkinson - C. Hendry:

THAT: The minutes of the meeting held on January 13th, 2022 be confirmed.

Carried.

HEARING OF APPLICATIONS

A01/22 - Dave Faseruk - 80 Southwick Street

Mr. Dave Faseruk, 80 Southwick Street provided an overview of the minor variance application and advised that the proposed carport would accommodate parking of an electric vehicle and the installation of solar panels on the roof.

Motion by C. Hendry - R. Hodgkinson:

THAT: Application A01-22 by **Dave Faseruk**, on lands that may be legally described as **PLAN 184 BLK S PT LOT 4** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on land municipally known as **80 Southwick Street** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a carport within a required exterior side yard, whereas Subsection 4.2.4.1 of the Zoning By-law provides that a garage/carport may be erected and used for accessory uses in any yard except a required interior side yard, a required exterior side yard, required exterior rear yard or a required front yard.
- (ii) To permit a carport between the main building wall and the exterior lot line, whereas Subsection 4.2.4.3a of the Zoning By-law provides that no accessory building shall be erected or used between any main building wall opposite the exterior lot line and the exterior lot line if there is access for an automobile from the street to such garage/carport through the exterior lot line.
- (iii) To permit a carport a minimum of 2.95m from the southerly exterior side lot line, whereas Table 1 to Subsection 7.4, Column Number 9, Item Number 11(b), of the Zoning By-law requires a minimum exterior side yard depth of 4m, subject to the following:

- 1) The carport shall be setback a minimum of 2.95m from the exterior side lot line, including the roof eave and associated eave-trough;
- 2) The limits of the carport shall be in accordance with the dimensions on the plan accompanying the subject application;
- 3) The carport shall remain unenclosed;
- 4) The applicant shall submit a building permit for the carport, including an adequate site plan and an elevation plan that demonstrates that the carport is unenclosed, to the satisfaction of the City of St. Thomas Building services Department;
- 5) The hydro meter be located to the satisfaction of Entegrus.

CONFIRMED _____ CHAIR

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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 on February 24, 2022 at 10:00 a.m.

ADJOURNMENT

10:26 a.m. The meeting adjourned.