

**THE THIRD MEETING OF THE COMMITTEE OF ADJUSTMENT**

**BY TELECONFERENCE**

**FEBRUARY 24, 2022**

10:02 a.m. The meeting convened.

**ATTENDANCE**

Members

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

Officials

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

Others

Harry Froussios, Agent, 6 & 14 Welch Court  
Jezzan Garcia, 43 Honey Bend  
Larry Garcia, 3 Honey Bend

**DISCLOSURES OF INTEREST**

Nil.

**MINUTES**

Motion by C. Hendry - R. Hodgkinson:

THAT: The minutes of the meeting held on February 10th, 2022 be confirmed.

Carried.

**HEARING OF APPLICATIONS**

A02/22 - Palumbo Developments Inc. - 6 Welch Court

Mr. Harry Froussios, Agent, Palumbo Developments Inc. provided an overview of the minor variance application. He advised that the applications for 6 Welch Court and 14 Welch Court are identical in nature.

Motion by I. Bowman - C. Hendry:

THAT: Application A02-22 by **Palumbo Developments Inc.** on lands that may be legally described as **PLAN 11M250, LOT 21** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on land municipally known as **6 Welch Court** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a maximum lot coverage of 38%, whereas the Zoning By-law permit a maximum lot coverage of 35% (Table 1 to Subsection 7.4, Item Number 5, and Column 2).

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.

A03/22 - Palumbo Developments Inc. - 14 Welch Court

Motion by C. Hendry - I. Bowman:

THAT: Application A02-22 by **Palumbo Developments Inc.** on lands that may be legally described as **PLAN 11M250, LOT 17** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on land municipally known as **14 Welch Court** in the City of St. Thomas, Ontario be approved as follows:

- (ii) To permit a maximum lot coverage of 38%, whereas the Zoning By-law permit a maximum lot coverage of 35% (Table 1 to Subsection 7.4, Item Number 5, and Column 2).

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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.

#### A04/22 - Steve & Amanda MacLeod - 41 Honey Bend

The members discussed the fact that a letter objecting to the minor variance was received.

The Senior Planning Technician advised that the deck was constructed several months ago without the benefit of a building permit and that it complies with the zoning by-law except for the rear part of the deck, which is six inches off the ground and set back 1.58m from the rear lot line.

The members inquired about the issuance of a building permit for the deck.

The Senior Planning Technician advised that the building permit process would start after the Committee has made its decision relating to the minor variance.

The members inquired about any lot coverage limitations.

The Senior Planning Technician advised that unenclosed decks are not considered in lot coverage determinations.

The Chair asked if any members of the public had any questions or comments.

Mr. Jezzan Garcia, 43 Honey Bend advised that he had no concerns with permitting the deck.

Motion by I. Bowman - C. Hendry:

THAT: Application A04-22 by **Steve & Amanda MacLeod** on lands that may be legally described as **PLAN 11M232, LOT 5** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on land municipally known as **41 Honey Bend** in the City of St. Thomas, Ontario be approved as follows:

(iii) To permit a deck a minimum of 1.58m from the rear lot line as shown on the site plan accompanying the application, whereas the R3A-26 zone requires a deck to be setback a minimum of 4.5m from the rear lot line. (Table 1 to Subsection 7A.4, Column Number 2, Item Number 10, requires a minimum rear yard depth of 7m. Subsection 4.2.2 of the General Provisions Applicable to Residential zones permits a deck, stoop, steps, or porch which is covered or uncovered, and not wholly or partially enclosed to project into a required rear yard up to a maximum of 2.5m.)

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 March 24, 2022 at 10:00 a.m.

### ADJOURNMENT

10:29 a.m. The meeting adjourned.