

THE SEVENTH MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM

MAY 12, 2022

10:03 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

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

Others

Brian Currah, Agent, 7-11 Ukrainian Street
Marc Gaudreault, 92 Metcalfe Street
Caleb Teichroeb, Agent, 17 Mary Bucke Street
Tom Martin, 96 Metcalfe Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by C. Hendry - I. Bowman:

THAT: The minutes of the meeting held on April 28th, 2022 be confirmed.

Carried.

HEARING OF APPLICATIONS

B05/22 - Walter Melnyk - 7-11 Ukrainian Street

Bryan Currah, Agent, 7-11 Ukrainian Street provided an overview of the consent and minor variance applications.

The Senior Planning Technician advised that the severance would allow for separate conveyable units and that the minor variance is technical in nature and addresses deficiencies identified by the zoning review.

Motion by C. Hendry - I. Bowman:

THAT: In the matter of an application by **Walter Melnyk** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **PLAN 236 LOTS 20 AND 21** municipally known as **7-11 Ukrainian Street** in the City of St. Thomas.

Application B05/22 is hereby approved provided that the following conditions are met:

- 1) The applicant provide confirmation that the three existing sheds located on the access and drainage easement (Parcel F, G & H) have been removed, to the satisfaction of the City of St. Thomas, Building Services Department;
- 2) The applicant provide confirmation that the severed and retained lots have separate services, to the satisfaction of the City of St. Thomas, Building Services Department; and
- 3) The Corporation of the City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

A09/22 - Walter Melnyk - 7-11 Ukrainian Street

Motion by C. Hendry - I. Bowman:

THAT: Application A09-22 by **Walter Melnyk** on lands that may be legally described as **PLAN 236 LOTS 20 AND 21** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **7-11 Ukrainian Street** in the City of St. Thomas, Ontario be approved as follows:

CONFIRMED _____ CHAIR

The 7th Meeting of the Committee of Adjustment - 2

- (i) To recognize any zoning deficiencies that will result through the subdivision of the three townhouse dwelling units located on the subject lands, as shown on the plans accompanying the 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.

A10/22 - Marc & Ruth Gaudreault - 92 Metcalfe Street

Marc Gaudreault, 92 Metcalfe Street provided an overview of the minor variance application.

Motion by C. Hendry - I. Bowman:

THAT: Application A10-22 by **Marc & Ruth Gaudreault** on lands that may be legally described as **PLAN 23 LOT 9 & PART LOT W/S METCALFE N/S VICTORIA** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **92 Metcalfe Street** in the City of St. Thomas, Ontario be approved as follows:

- (ii) To permit an accessory building with a maximum height of 6.78m, whereas Subsection 4.2.4.8 of the Zoning By-Law permits a maximum height of 4m for an accessory building.
- (iii) To permit an enclosed accessory building with a floor area of 78.93sqm, 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% (133.98m²) of the lot area (893.17m²) or 67m², subject to the following:

- 1) The construction of the 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.

A11/22 - Wilson Mathew - 17 Mary Bucke Street

Caleb Teichroeb, Agent, 17 Mary Bucke Street provided an overview of the minor variance application.

Motion by C. Hendry - I. Bowman:

THAT: Application A11-22 by **Wilson Mathew** on lands that may be legally described as **PLAN 11M140 LOT 6** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **17 Mary Bucke Street** in the City of St. Thomas, Ontario be approved as follows:

- (iv) To permit a sunroom addition a minimum of 6m 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, subject to the following:

- 1) The construction of the one storey sunroom addition 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.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

The next meeting is scheduled to take place on May 26, 2022 at 10:00 a.m.

ADJOURNMENT

10:20 a.m. The meeting adjourned.