

**THE EIGHTH MEETING OF THE COMMITTEE OF ADJUSTMENT**

**VIA ZOOM**

**MAY 26, 2022**

10:00 a.m. The meeting convened.

**ATTENDANCE**

Members

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

Officials

M. Smale, Assistant Secretary-Treasurer  
J. McCoomb, Manager of Planning Services

Others

Dale and Peggy Langs, 48 Sunset Drive  
Bob Barclay, Agent, 48 Sunset Drive

**DISCLOSURES OF INTEREST**

Nil.

**MINUTES**

Motion by C. Hendry - I. Bowman:

THAT: The minutes of the meeting held on May 12th, 2022 be confirmed.

Carried.

**HEARING OF APPLICATIONS**

A12/22 - Dale and Peggy Langs - 48 Sunset Drive – Application for a Permission

Ms. Peggy Langs, 48 Sunset Drive provided an overview of the application for permission.

The members inquired whether there were any concerns relating to flooding or water infiltration to the new home.

The Manager of Planning Services advised that Kettle Creek Conservation Authority had noted no concerns with the proposal and that the applicants would be required to meet any conditions the Authority may impose prior to obtaining a building permit.

Mr. Barclay advised that the proposed dwelling would not have a basement and that ponding near the property occurred primarily on the road allowance.

The Manager of Planning Services noted that Council had recently awarded a tender to provide servicing in the area and that the applicants intended to connect to that servicing when the project is completed.

Motion by C. Hendry - I. Bowman:

THAT: Application A12-22 by **Dale and Peggy Langs** on lands that may be legally described as **CON 1 STR PT LOT 45 AND PT YMTH SWLD TOWNLINE** for a permission pursuant to Section 45(2)(a)(i) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **48 Sunset Drive** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit the reconstruction and enlargement of a lawful non-conforming single detached dwelling located within the Hazard Land Zone (HL), in accordance with Section 45(2)(a)(i) of the Planning Act, R.S.O. 1990, as amended, subject to the following:
  - 1) The applicants enter into a development agreement with the Corporation of the City of St. Thomas to address servicing matters relative to a temporary holding tank (including, but not limited to the installation, pumping contract and decommissioning) and connection to municipal services at such time when available, to the satisfaction of the Chief Building Official and Manager of Development and Compliance; and
  - 2) The applicants obtain a permit from the Kettle Creek Conservation Authority (KCCA) prior to any alteration and/or development.

Carried.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

Consultation with Conservation Authorities

The members inquired about the process followed for consulting conservation authorities on applications.

The Manager of Planning Services provided an overview of the process and advised that conservation authorities were now consulted earlier during the development of applications than in the past. He added that the issuance of a building permit for projects such as those on hazard lands could still be made conditional upon receipt of conservation authority approval.

**NEXT MEETING**

The next meeting is scheduled to take place on June 9, 2022 at 10:00 a.m.

**ADJOURNMENT**

10:36 a.m. The meeting adjourned.