

THE THIRTEENTH MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM

SEPTEMBER 8, 2022

10:00 a.m. The meeting convened.

ATTENDANCE

Members

Ms. I. Bowman, Chair
Mr. M. Herbert

Officials

M. Smale, Assistant Secretary-Treasurer
S. Craig, Senior Planning Technician
C. Peck, Chief Building Official

Absent

Mr. R. Lenz

Others

Jeff Reid, 85 Alexandria Avenue

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman - M. Herbert:

THAT: The minutes of the meeting held on August 25th, 2022 be confirmed.

Carried.

HEARING OF APPLICATIONS

A14/22 - Joseph and Victoria Reid - 85 Alexandria Avenue

The members inquired about access to windows installed under the proposed front stairs.

Mr. Reid advised that the stairs could block light from entering the windows but would not hinder egress.

Motion by I. Bowman - M. Herbert:

THAT: Application A14-22 by **Joseph and Victoria Reid** on lands that may be legally described as **PLAN 214 PT Lots 72 & 73** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **85 Alexandria Avenue** in the City of St. Thomas, Ontario be approved as follows:

(i) To permit a semi-detached dwelling with a maximum building height of 11.5m, whereas the Zoning By-law permits a maximum building height of 11m for a semi-detached dwelling

(ii) To permit uncovered steps 1.8m high to project up to 1.9m into a required front yard, whereas the Zoning By-law permits uncovered steps no higher than 1.25m above grade and to project into a required front yard up to 1.5m but no closer than 0.5m to any side lot line.

This application is granted subject to:

1. the modification to the rear (east) roof elevation shall be in accordance with the proposed east elevation plan accompanying the application dated January, 2022.
2. The construction of the steps on the front (west) of the building shall be in accordance with the proposed site plan dated July 21, 2022 and the side elevation of front stairs plan accompanying the application.

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.

B09/22 - Joseph and Victoria Reid - 85 Alexandria Avenue

The members inquired about the availability of parking, concerns received by the abutting property owner about a new driveway.

CONFIRMED _____ CHAIR

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The Senior Planning Technician advised that there was sufficient parking at the front of the property and that there was insufficient space to accommodate a driveway abutting 83 Alexandria Avenue without an application for a further minor variance.

The members discussed concerns that had been raised by neighbours regarding servicing, drainage, and the number of units to be included in the building.

The Senior Planning Technician advised that both a lot grading plan and a servicing plan had been provided to the City.

Mr. Reid advised that the application was for a building with up to four residential units.

Motion by I. Bowman - M. Herbert:

THAT: In the matter of an application by **JOSEPH AND VICTORIA REID** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands municipally known as **85 ALEXANDRIA AVENUE** legally described as **PLAN 214 PT LOTS 72 & 73** in the City of St. Thomas.

Application B09/22 is hereby approved provided that the following conditions are met:

1. the owner provide confirmation that both the severed and retained lots have separate services, to the satisfaction of the Manager of Development & Compliance;
2. the City of St. Thomas be provided with a copy of the Reference Plan; and
3. that each lot be maintained as a residential semi-detached building as presently under construction, noting that an additional dwelling residential unit (ARU) is permitted, subject to satisfying the Ontario Building Code requirements.

Carried.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

To be determined

ADJOURNMENT

10:08 a.m. The meeting adjourned.