

THE FIRST MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM

JANUARY 12, 2023

10:02 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

J. Hindley, Assistant Secretary-Treasurer
S. Craig, Senior Planning Technician
A. DiCicco, Deputy Chief Building Official

Others

Joe Toogood, 31 Park Avenue
Gord Martin, 248 Forest Avenue
Jay Burstein, 275 Highview Drive
Bimal Jot, Agent, 275 Highview Drive
Roxane Metcalfe, Agent, 275 Highview Drive

DISCLOSURES OF INTEREST

Nil.

CHAIR

Motion by R. Lenz - M. Herbert:

THAT: Inge Bowman be appointed as Chair for 2023.

Carried.

MINUTES

Motion by R. Lenz - M. Herbert:

THAT: The minutes of the meeting held on October 27th, 2022 be confirmed.

Carried.

HEARING OF APPLICATIONS

A15/22 - Joe and Jodi Toogood - 31 Park Avenue

Mr. Joe Toogood, 31 Park Avenue provided an overview of the minor variance application.

Motion by R. Lenz - M. Herbert:

THAT: Application A15-22 by **Joe and Jodi Toogood** on lands that may be legally described as **PLAN M1 PT LOT 17-2** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **31 Park Avenue** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit an accessory building with a maximum floor area of 119.5m², whereas Table 1 to Subsection 7.4, Column No. 2, Item Number 6 provides that the maximum floor area of an enclosed accessory building be 67m².
- (ii) To permit an accessory building with a height of 4.03m, whereas Subsection 4.2.4.8 of the Zoning By-law permits a maximum height of 4m for an accessory building.

This application is granted subject to:

1. The construction of the detached garage be substantially in accordance with the plans accompanying the subject application; and,
2. Entegrus Inc. being consulted prior to construction

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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.

B11/22 - Gord Martin - 248 Forest Avenue

Mr. Gord Martin, 248 Forest Avenue provided an overview of the consent application.

The members inquired about future plans for the property.

Mr. Martin advised that he plans to retain ownership of both lots at this time.

Motion by I. Bowman - R. Lenz:

THAT: In the matter of an application by **GORD MARTIN** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands municipally known as **248 AND 250 FOREST AVENUE** legally described as **PLAN 270 LOT 37** in the City of St. Thomas.

Application B11/22 is hereby approved provided that the following conditions are met:

- 1) The applicant provide confirmation that the severed and retained lots have separate services, to the satisfaction of the City of St. Thomas Manager of Development and Compliance; and,
- 2) A service layout be completed and hydro services upgraded so that both properties are fed independently, to the satisfaction of Entegrus Inc.; and,
- 3) The Corporation of the City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

A16/22 - Railway City Hospitality Inc. - 275 Highview Drive

Ms. Roxane Metcalfe, Agent, 275 Highview Drive provided an overview of the minor variance application.

The members inquired about any sightline interference with traffic.

Ms. Metcalfe advised that there would be no sightline issues and that the sign is narrow at the bottom and only eight feet tall.

The members confirmed the placement of the sign as being north of the entrance off Highview Drive.

Motion by R. Lenz - M. Herbert:

THAT: Application A16-22 by **Railway City Hospitality Inc.** on lands that may be legally described as **PLAN 209 PT LOT 115, PLAN 270 LOT 197 TO 199** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **275 Highview Drive** in the City of St. Thomas, Ontario be approved as follows:

- (iii) To permit a monument style sign a minimum of 1.5m from the front lot line (Highview Drive), whereas Subsection 15.4.1.3 of the City of St. Thomas Zoning By-Law 50-88 requires a minimum front yard depth of 6m, as shown on the plans accompanying the application.

This application is granted subject to:

1. The approval of the Site Plan Control Committee, and
2. Entegrus Inc. being consulted prior to installation of the sign

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

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NEW BUSINESS

NEXT MEETING

The next meeting is scheduled to take place January 26, 2023 at 10:00 a.m.

ADJOURNMENT

10:22 a.m. The meeting adjourned.