

THE FIFTH MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM & 304

May 14, 2026

10:00 a.m. The meeting convened.

ATTENDANCE

Members

Ms. I. Bowman, Chair

Mr. W. Riecker

Mr. M. Herbert

Officials

S. Steadman, Assistant Secretary-Treasurer

S. Craig, Senior Planning Technician

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by W. Riecker - M. Herbert:

THAT: The minutes of the meeting held on February 26, 2026, be confirmed.

Carried.

HEARING OF APPLICATIONS

A04-26 - 8 Hammond Street - Childcare

Jamie Robertson, applicant, provided a detailed overview of the minor variance application.

The members discussed the Site Plan including the west side modular building, extra parking spaces and size / location of garbage enclosure.

Mr. Robertson advised the 45% for parking equalled to 19 parking spaces onsite, and is required to not impede flow of traffic and street parking.

Motion by I. Bowman - W. Riecker:

THAT: In the matter of an Application by DRU Holdings INC, Blossom Early Childhood Education Centre on lands that may be legally described as **PLAN 110 PT BLK M** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as 8 Hammond Street the City of St. Thomas, Ontario be approved as follows:

1. To permit location and use of forty-five per cent of the front yard and exterior side yard as a parking lot, parking spaces and residential driveway;
2. To permit a 1.5m high fence garbage enclosure to be erected and used within the front yard.

Subject to the following conditions:

- 1) Confirmation from the Ministry of Transportation, that the applicant has obtained any necessary approvals and or permits; and
- 2) Site Plan Control approval

Motion: Carried.

CONFIRMED _____ CHAIR

A05-26 – 352 Wellington Street - Patel

Shams Syed, applicant, provided a detailed overview of the minor variance application.

Motion by I. Bowman - M. Herbert:

THAT: In the matter of an Application by Jaymin Patel on lands that may be legally described as **PLAN 80 BLOCK 8 LOT 8** for a permission pursuant to Section 45(2) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as 352 Wellington Street the City of St. Thomas, Ontario be approved as follows:

3. To permit an addition on the south side of the existing legal non-conforming building;

Subject to the following condition:

- 1) Site Plan Control approval

Motion: Carried.

A06-26 – 30 South Edgeware Road – JEG Home Solutions Inc.

Allan Patten, applicant, provided a detailed overview of the minor variance application.

Motion by W. Riecker - M. Herbert:

THAT: In the matter of an Application by JEG Home Solutions Inc on lands that may be legally described as **PLAN 11R11231, LOT 5 PART 3 & 6 YARMOUTH RANGE** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as 30 South Edgeware Road the City of St. Thomas, Ontario be approved as follows:

1. To permit the location and use of 32.4% of the front yard and exterior side yard as a residential driveway(s).

Motion: Carried.

B02-26 – 161 Fairview Avenue - 2872558 ON Inc.

Ryan Mounsey, agent, provided a detailed overview of the consent application, adding that no Minor Variance is required as Zoning is already in place and no relief is required for proposed dwellings. Mr. Mounsey advised that this application is required only for the severance of the property and that the existing home would be demolished and 3 equal size lots created each with one dwelling consisting of 4 units. He further advised the units would all be 1- or 2-bedroom units, parking would be supplied and fencing and landscape would be provided for added privacy and separation.

Stephanie and Ron, 165 Fairview Avenue expressed concern about the scale of the proposal and that everything surrounding is single family dwellings. Ron inquired about liability for any damages relating to construction.

Mr. Mounsey advised that they are planning for minimal disruption and that the Construction Manager would be providing contact information to all neighbors, for any concerns, adding that they plan to work closely with neighbouring properties.

The Senior Planning Technician advised that the purpose of this application is to sever the lot and create 3 lots. He further advised that the Province changed regulations to support 3 additional residential units per dwelling unit, and that this application meets all zoning requirements.

Stephanie and Ron 165 Fairview Avenue inquired about any appeal process.

The Senior Planning Technician advised that only specified bodies under the Planning Act have the right to appeal a decision of the Committee of Adjustment.

The 4th Meeting of the Committee of Adjustment - 3

Jenna Widdes, 9 McLarty Drive provided an overview of her concerns which were previously provided in writing, including increased water and drainage, density, and increased hard surfaces results in increased stormwater reaching her property.

The Senior Planning Technician advised that the City's Engineering staff review and approve stormwater management plans and that concerns could be directed to the City's Manager of Development and Compliance.

Stephanie Morosan, 11 McLarty Drive inquired about drainage and asked if the City is aware that the drainage is currently not functioning as it should be due to a collapsed Storm water pipe. She further inquired about the slope and grade and how that would be addressed as far as landscaping and privacy are concerned.

Mr. Mounsey advised that they will reach out with letters regarding the landscaping to help negate any issues and concerns.

The Senior Planning Technician advised that anyone could also contact the City's Customer Service division with concerns and that they would be forwarded to the correct department.

Jenna Widdes, 9 McLarty Drive inquired about a timeline for the project.

Mr. Mounsey advised that there is a 20-day appeal period if the proposal is approved. He further advised that the buildings have to be designed and they are hoping to have building permits approved to begin construction by the end of the year.

Motion by I. Bowman - W. Riecker:

THAT: In the matter of an Application by 2872558 Ontario Inc., on lands that may be legally described as **CON 7 YMTH PT LOT 8** for a consent pursuant to Section 53 of the Planning Act, 1990, as amended, to sever lands municipally known as **161 Fairview Avenue** in the City of St. Thomas

Application B02-26 is hereby approved provided that the following conditions are met:

- 1) The applicant submits a stormwater management plan that demonstrates that drainage for the severed, retained and adjacent lots has been addressed to the satisfaction of the Director, Environmental Services;
- 2) The applicant enters into a development agreement with the Corporation of the City of St. Thomas, which addresses among other matters, driveway locations, grading and drainage, and servicing all to the satisfaction of the Director, Planning and Building Services;
- 3) The existing dwelling, buildings and structures be removed from the subject lands to the satisfaction of the Chief Building Official, Building Services, prior to the issuance of a certificate of consent;
- 4) The applicant conveys to the Corporation of the City of St. Thomas, free of all costs a road widening along Fairview Avenue, to the satisfaction of the Director, Environmental Services;
- 5) The payment of cash-in-lieu of the dedication of 5% of the land for parkland purposes; and
- 6) The Corporation of the City of St. Thomas be provided with a copy of the Reference Plan.

Motion: Carried.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

May 28, 2026

ADJOURNMENT

10:55. a.m. The meeting adjourned.