

THE FIRST MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM & 304

JANUARY 22, 2026

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

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

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by W. Riecker - M. Herbert:

THAT: The minutes of the meeting held on December 11, 2025, be confirmed.

Carried.

HEARING OF APPLICATIONS

B05-25 – Canadian Tire – 1063 Talbot Street

James Cassidy, Canadian Tire representative provided an overview of the consent application.

Motion by I. Bowman - W. Riecker:

THAT: In the matter of an Application by Canadian Tire for a consent pursuant to Section 53 of the Planning Act, 1990, as amended, on lands that may be legally described as CON 9 YMTH PT LOT 6 RP 11R7558 PARTS 5 & 26 to lease a portion of the subject lands for a period over twenty-one years, municipally known as **1063 Talbot Street** in the City of St. Thomas.

Application B05/25 is hereby approved provided that the following conditions are met:

- 1) That the Corporation of the City of St. Thomas be provided with a copy of the Reference Plan.

Motion: Carried.

A01-26 – 3 Regent Street – Beach Glass Holding Inc.

Thomas Baines provided an overview of the minor variance application.

The Senior Planning Technician advised that the request for relief from the zoning by-law for the parking expansion was supportable with one laneway on the west side of property, not the creation of a new laneway, for sight line and safety reasons.

The Chair advised that approval comments were received from Kettle Creek Conservation Authority.

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Motion by W. Riecker - M. Herbert:

THAT: Application A01-26 by Beach Glass Holding Inc on lands that may be legally described as **PLAN 196, LOT 12, 13** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as 3 Regent Street the City of St. Thomas, Ontario be approved as follows:

1. To permit a residential driveway with a width of 11.13m in accordance with the plans accompanying the application
2. To permit a residential driveway and parking spaces to be located within a front yard with a maximum area of 52%, in accordance with the plans accompanying the application
3. To permit a deck and exterior stairs on the south side of the dwelling, as shown on the SKETCH prepared by AGM, dated December 17, 2025,
4. To permit exterior stairs on the south side of the dwelling, as shown on the SKETCH prepared by AGM, dated December 17, 2025.

Motion: Carried.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

February 12, 2026.

ADJOURNMENT

10:10a.m. The meeting adjourned.