

THE FOURTH MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM & 304

March 26, 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

A. DiCicco, Chief Building Official

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by M. Herbert - W. Riecker:

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

Carried.

HEARING OF APPLICATIONS

A03-26 – 345 Fairview Avenue – Faith Baptist Church

Dave Gilbert, applicant, provided a detailed overview of the consent application. He advised that the portables would be used by Grade 7 and 8 students.

The members inquired whether any other options had been considered, other than portables.

Mr. Gilbert advised that other options are being explored including the possibility of a new building and that the need for the portables is approximately 4-5 years while other avenues are being explored.

The members discussed the possibility of the portables being required for longer than 5 years.

Mr. Gilbert advised that while possible, the current intention is only for up to 5 years.

The members inquired about the safety measures and precautions in place to get students safely from the main building across the driveway and parking lot to the portables.

Mr. Gilbert advised they have sourced the shortest route from the south doors of the building and that pavement markings would be in place. He further stated that there is typically not a lot of traffic in that area.

The members discussed the area where the portables are proposed, including the grassed area and connectivity of the 4 portables, the gravel area and proposed parking.

Mr. Gilbert explained the use of decking or slab to connect the portables to each other and the existing paved area to and from the main building.

The Senior Planning Technician advised that the main church building is on full municipal services, and that there are no issues or concerns with the height, setbacks, or parking for the portables.

The Senior Planning Technician advised that the Committee had the ability to identify conditions and that the project would also go through Site Plan Control, which includes reviewing safety measures.

The members discussed the size of the portables, the ages and grades of the students to use the portables, how many students would be in a portable at one time and climate control measures.

Mr. Gilbert advised that 20-22 students per unit in grade 7 and 8 would be in the portables. He further advised that each portable would have climate-controlled heat and air conditioning.

CONFIRMED _____ CHAIR

The 4th Meeting of the Committee of Adjustment - 2

Motion by W. Riecker - M. Herbert:

THAT: In the matter of an Application by Faith Baptist Church of St. Thomas on lands that may be legally described as **PLAN M110 BLK 29** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as 345 Fairview Avenue the City of St. Thomas, Ontario be approved as follows:

1. To permit a maximum of four (4) portable classrooms to be erected and used on the subject lands in association with a private school use, as defined under Subsection 1.86 of the City of St. Thomas Zoning By-law 50-88, as amended;
2. The portable classrooms are limited to a maximum of 66 students, grades 7-8; and
3. The four (4) portable classrooms are subject to site plan control approval; and,
4. The safety concerns including crossing be addressed at Site Plan; and,
5. The four (4) portable classrooms shall remain onsite in the approved locations for a maximum of 5 years and will be required to return to the Committee of Adjustment for approval should they be required any longer.

Motion: Carried.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

To Be Determined.

ADJOURNMENT

10:35a.m. The meeting adjourned.