

THE SEVENTH MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM & 304

June 11, 2026

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

M. Smale, 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 May 28, 2026, be confirmed.

Carried.

HEARING OF APPLICATIONS

A08-26 – 53 Hiawatha Street

The applicant provided a detailed overview of the minor variance application.

The members discussed public transit options in the area and requested that increased transit service be considered to assist residents of the proposed development.

Motion by M. Herbert - W. Riecker:

THAT: In the matter of an Application by YWCA St. Thomas - Elgin on lands that may be legally described as **Part Lots 81, 82, 86, 87, 88, 89 & 90, Registered Plan 70 and Part Lot 12, Registered Plan 179** for a Minor Variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as 53 Hiawatha Street the City of St. Thomas, Ontario be approved as follows:

To permit the development of a three and a half (3.5) storey, forty-nine (49) dwelling unit apartment building on the subject lands a minimum of 3.0m from the interior side lot line, with 0.5 parking spaces per dwelling unit, subject to the following conditions:

- 1) That the lot lines for the subject lands be interpreted in accordance with the Planning Justification Letter, prepared by Doug Tarry Limited, Figure 1: Lot Line Confirmation Sketch as attached to the application; and
- 2) Site Plan Control approval.

Motion: Carried.

A09-26 – 4 Avon Road

The applicant provided a detailed overview of the minor variance application.

Motion by W. Riecker - M. Herbert:

THAT: In the matter of an Application by the City of St. Thomas on lands that may be legally described as **Block 31, Plan 11M-57 & Parts 4 & 5 on Plan 11R-4916**, for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as 4 Avon Road the City of St. Thomas, Ontario be approved as follows:

CONFIRMED _____ CHAIR

The 7th Meeting of the Committee of Adjustment - 2

1. To permit a day care building 1m (Southwest Corner) and 3.55m (Northwest corner) from the front lot line, and a day care building 3m and roof canopy 1m from the exterior side lot line as shown on the site plan accompanying the application.

Motion: Carried.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

TBD

ADJOURNMENT

10:15 a.m. The meeting adjourned.