

THE NINTH MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM & 304

August 13, 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
J. Hindley, Deputy City Clerk

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by W. Riecker - M. Herbert:

THAT: The minutes of the meeting held on July 23, 2026, be confirmed.

Carried.

HEARING OF APPLICATIONS

A11-26 Lots 35 & 36 Sandymount Parkway

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

The members discussed the various options for the proposed driveways.

The Senior Planner clarified that staff would support 53.5% for both interior and exterior lots and that deferring part of the application would significantly impact development progress.

Motion by W. Riecker – M. Herbert:

THAT: In the matter of an Application by Performance Communities on lands that may be legally described as PLAN 11M-281, LOTS 35 & 36 for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as 56, 58, 60, 62, 64, 66, 68 and 70 Sandymount Parkway in the City of St. Thomas, Ontario be approved as follows:

1. To permit residential driveways with an area of 53.5% of the front yard for interior townhouse dwellings and 53.5% of the front yard of exterior townhouse dwellings, whereas Section 4.2.6.3(c) of the Zoning By-law provides that no parking lot, parking space or residential driveway shall be located or used within a front yard if the area of all driveways, parking spaces and parking lots in such yard exceeds 50% of the area of such yard
2. To permit residential driveways with a width of 53.5% of length of the front lot line for interior townhouse dwellings and 53.5% of the length of the front lot line for exterior townhouse dwellings, where the driveways intersect the front lot line, whereas Subsection 4.2.6.4(a) of the Zoning By-law provides that no residential driveway or parking space shall be located or used if the total width of all such driveways and parking spaces on a lot where they intersect the front lot line exceeds 50% of the length of the front lot line

Carried.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

August 27, 2026

CONFIRMED _____ CHAIR

ADJOURNMENT

10:13a.m. The meeting adjourned.