

A G E N D A

THE ELEVENTH MEETING OF THE COMMITTEE OF ADJUSTMENT OF THE CITY OF ST. THOMAS 2026

VIA ZOOM/ROOM # 304

10:00 A.M.

SEPTEMBER 24th, 2026

DISCLOSURE OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on August 27, 2026.

HEARING OF APPLICATIONS

A15-26 – 85 & 85^{1/2} Alexandria Avenue **Pages 2-15**

Planning Report – A15-26 **Pages 16-30**

NEW BUSINESS

Next Meeting

TBD

ADJOURNMENT

CONFIRMATION OF AN APPLICATION FOR MINOR VARIANCE

August 21, 2026

Secretary-Treasurer, Committee of Adjustment
Attention: Sherry Steadman

Pursuant to By-Law 30-2015, a consultation meeting was held on July 22, 2026, with City staff and the applicant.

An application for a minor variance, regarding 85 and 85.5 Alexandria Avenue was filed on August 21, 2026, and the required fee under Section 69 of the Planning Act has been provided.

Please contact the Planning & Building Services Department if you have any questions.

Regards,



Michelle Knieriem, MCIP, RPP
Manager of Planning Services





CORPORATION OF THE CITY OF ST THOMAS
COMMITTEE OF ADJUSTMENT

Clear Form

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

(Section 45 of the Planning Act, RSO, 1990, as amended)

OFFICE USE:	Date Application Received: <u>August 21 2026</u>	Consultation Date: <u>July 22 2026</u>
	Date Application Deemed Complete: <u>August 21 2026</u>	

Application #: A15-2026

APPLICATION IS HEREBY MADE TO:

City of St. Thomas
 545 Talbot Street
 St. Thomas ON N5P 3V7
 Tel: (519) 631-1680 ext 4138 Fax: (519) 633-9019
 Email: ssleadman@stthomas.ca
 Committee of Adjustment meeting September 24 2026

Please note that in accordance with By-Law 30-2015, consultation with the Planning and Building Services Department must take place prior to the submission of an application. After consultation, the application will be filed with the Assistant Secretary-Treasurer, together with the sketch referred to in Note 1 and \$900 made payable to the City of St. Thomas. All information and materials submitted for the application shall be made available to the public, as indicated by Section 1.0.1 of the Planning Act, R.S.O. 1990.

Personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended, and Ontario Regulation 200/96 and will be used for the purpose of processing this application.

1. Name of Owner(s) Joseph and Victoria Reid

Address 85 Alexandria Ave, St. Thomas, Ontario

Postal Code N5P 3M7 Tel: 647-882-7692 e-mail: joe_15050@hotmail.com

2. Name of Authorized Agent (if any) Jeff Reid

Address 93 Birch Ave, Richmond Hill, Ontario

Postal Code L4C 6C5 Tel: 416-402-2763 e-mail: jeffdreid@sympatico.ca

Note: Please specify to whom all communications should be sent: Owner ☒ Agent ☒

3. Nature and extent of relief from the Zoning By-law applied for:

See attached (Appendix - Items #3 and 4)

4. Reason why the proposed use cannot comply with the provisions of the Zoning By-law:

See attached (Appendix - Items #3 and 4)

5. Location of Land:

Concession No. _____ Lot(s) _____ Registered Plan No. 214 Lot(s) Pt of Lots 72 and 73

Reference Plan No. _____ Part(s) _____

Geographic/Former Township _____

Name of Street Alexandria Ave Street No. 85 and 85.5

6. Dimensions of land affected:

Frontage 24.384m Depth $(35.896m + 36.984m) / 2 = 36.44m$

Area 888.0 sq metres Width of Street 20.117m

7. Access to the subject land is by:

- ☐ a Regional Road ☐ a private road
☒ a Municipal road that is maintained all year
☐ a Municipal road that is maintained seasonally

8. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, gross floor area, number of storeys, width, length, height). Please specify use of existing structures.

Existing:

The existing structure is a 3-storey semi-detached building. Each side has a ground floor area of approximately 107.009m², total gross floor area of approximately 363.939m², a width of approximately 9.4m, a length of approximately 15.4m, and a height of approximately 10.8m.

USE The subject property contains an existing semi-detached dwelling used for residential purposes.

Proposed:

No new principal building or structure is proposed as part of this application. The proposal includes the development of a rear-yard parking area, including associated access driveways, landscaped areas, and fencing to support future consideration of Additional Residential Units (ARUs) on the property.

9. Location of all buildings and structures on or proposed for the subject land (Specify distance from side, rear and front lot lines). Please specify use of proposed structure.

Existing:

The existing semi-detached dwelling is located a minimum of 6.1m from the front lot line, 2.771m from the north interior side lot line, 2.757m from the south interior side lot line, and 14.207m from the rear lot line.

Proposed:

The proposed parking area will be located in the rear yard and will be accessed by driveways along the north and south side yards.

The proposed rear-yard parking is intended to provide additional parking accommodation in support of future Additional Residential Units (ARUs).

USE

10. Date of acquisition of subject land: 2021

11. Date of construction of all buildings and structures on subject land: May 2023

12. Existing uses of the subject land:

Residential

13. Existing uses of abutting lands:

North: Residential East: Commercial
 South: Residential West: Residential

14. Length of time the existing uses of the subject land have continued:

5 years

15. Services available (check appropriate space or spaces):

Water:

☒ Municipally owned and operated piped water system Other (Specify) _____

Sewage Disposal:

☒ Municipally owned and operated sanitary sewer system Other (Specify) _____

Storm Drainage

☐ Storm sewers Other (Specify) _____

16. Present Official Plan designation of the subject land:

Residential

17. Present Zoning of the subject land:

R3

18. Has the owner previously applied for relief (minor variance) under Section 45 of the Act in respect of the subject property?

yes ☒ no ☐

If the answer is yes, describe briefly (and if known, quote Application #)

To permit a building height of 11.5m and permit uncovered stairs to project into the required front yard up to 1.9m - Application # A14/22

19. Is the subject property the subject of a current application for a consent under Section 53 or a plan of subdivision under Section 51 of the Planning Act, 1990?

yes ☐ no ☒ If so, state Application # and status _____

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Planning Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. In accordance with that Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I, Joseph Reid, the Owner or Authorized Agent, hereby agree and acknowledge
(Print name of Owner or Authorized Agent)
that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

Personal information on this form is collected under the authority of Section 41 of the *Planning Act*, R.S.O. 1990 and Sections 8 (1) and 10 of the *Municipal Act*, 2001, as amended, and will be used to contact the owner, applicant and/or agent regarding the Committee of Adjustment Application. Questions about this collection should be directed to the City Clerk, 545 Talbot Street, St. Thomas, Ontario, N5P 2T9 (519) 631-1680.

AFFIDAVIT OR SWORN DECLARATION

I, Joseph Reid of St. Thomas in the province of Ontario,
name of applicant City
make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 545/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.
Sworn (or declared) before me at the City of St. Thomas on this 21st day of August, 2026.
City Day Month Year



Signature of Owner or Authorized Agent

Aug 21st 2026

Date



Signature of Commissioner of Oaths, etc.

Aug 21/26

Date

Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 22, 2026.

APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, Joseph Reid, am the owner of the subject lands, and I authorize Jeff Reid to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

August 12 2026

Date


Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

***Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, Joseph Reid, am the owner of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

August 12 2026

Date


Signature of Owner

NOTES:

1. Each copy of this application must be accompanied by a Sketch. The Sketch need not necessarily be to scale, but dimensions must be accurate, and showing the following:
 - (a) The boundaries and dimensions of the subject land;
 - (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
 - (c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, driveways, swimming pools, roads, railways, drainage ditches, wells, septic tank and tile bed, and trees;
 - (d) The current uses on land that is adjacent to the subject land;
 - (e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
 - (f) If access to the subject land is by water only, the location of the parking and docking facilities to be used;
 - (g) The location and nature of any restrictive covenant or easement affecting the subject land;
2. The Committee of Adjustment may require that a preliminary drawing be prepared, signed and dated by an Ontario Land Surveyor.
3. If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

Committee of Adjustment Form – Items #3 and 4

Nature and extent of relief from the Zoning By-law applied for:

- 1.) To permit a minimum driveway width of 2.635 metres, whereas a minimum driveway width of 3.0 metres is required for the north and south side-yard driveways providing access to the proposed rear-yard parking area.
- 2.) To permit a 1.5 to 2.0 metre high solid privacy fence to be installed along the rear lot line only, whereas the Zoning By-law requires a solid privacy fence along the rear lot line and interior side lot lines adjacent to the parking area.
- 3.) To permit a 0.6 metre landscaped setback to the rear lot line and interior side lot lines adjacent to the proposed rear-yard parking area, whereas the Zoning By-law requires a minimum 1.2 metre landscaped setback.

Reason why the proposed use cannot comply with the provisions of the Zoning By-law:

The requested variances are necessary to facilitate the development of a functional rear-yard parking area in support of a future application for Additional Residential Units (ARUs) on the property. The additional parking is intended to accommodate the increased parking demand associated with the proposed additional dwelling units while maintaining an efficient site layout.

The reduced driveway width reflects the existing physical constraints of the north and south side yards and provides adequate vehicle access to the rear-yard parking area without requiring significant alterations to the existing development.

The requested relief from the privacy fence requirement is necessary due to the existing site conditions and the limited dimensions of the property. Existing chain-link fences are located directly along the north and south interior side lot lines. Requiring additional 1.5 to 2.0 metre solid privacy fencing inside the property boundaries would reduce the usable width of the proposed parking area and impact its functionality. The existing conditions also provide a degree of screening along the north property line, where the existing chain-link fence has been supplemented with privacy screening material that limits visibility into the proposed parking area from the neighbouring yard. Along the south property line, the adjacent property contains an established multi-unit residential use with rear-yard parking, demonstrating compatibility between rear-yard parking and the surrounding residential context. The proposed solid privacy fence along the rear lot line will provide additional screening where it is most appropriate, while avoiding unnecessary encroachment into the limited parking area.

The reduced landscaped setback is requested to allow the parking area to function efficiently within the available site dimensions while maintaining landscaped areas around the perimeter of the parking surface.

The requested variances are minor in nature and facilitate the orderly development of the property in support of future Additional Residential Units while maintaining compatibility with the surrounding neighbourhood.

Minor Variance Justification Letter
Committee of Adjustment Application

Re: Minor Variance Application – 85 Alexandria Ave

Dear Members of the Committee of Adjustment,

The purpose of this letter is to provide planning justification in support of the requested minor variances required to facilitate the development of a rear-yard parking area intended to support future Additional Residential Units (ARUs) on the subject property.

The proposed rear-yard parking area is intended to provide additional parking accommodation associated with future residential intensification of the property while maintaining an appropriate relationship with the existing neighbourhood context. Due to the existing lot configuration and physical constraints of the property, relief from certain Zoning By-law requirements is required to achieve a functional and appropriate site design.

The requested variances are as follows:

1. To permit a minimum driveway width of 2.635 metres, whereas the Zoning By-law requires a minimum driveway width of 3.0 metres for access to the rear-yard parking area.
2. To permit a 1.5 to 2.0 metre high solid privacy fence along the rear lot line only, whereas the Zoning By-law requires a solid privacy fence along the rear lot line and interior side lot lines adjacent to the parking area.
3. To permit a 0.6 metre landscaped setback to the rear and interior side lot lines adjacent to the parking area, whereas the Zoning By-law requires a minimum 1.2 metre landscaped setback.

1.) The variance maintains the general intent and purpose of the Official Plan

The proposed variances support the efficient use of an existing residential property and facilitate future Additional Residential Units, which are consistent with broader municipal and provincial objectives to encourage appropriate residential intensification within established neighbourhoods.

The proposed rear-yard parking area allows the property to better accommodate additional residential opportunities while maintaining the existing residential character of the area. The requested variances do not introduce a new land use or change the established character of the property; rather, they facilitate the continued residential use of the site in a manner that responds to the existing lot conditions.

2.) The variance maintains the general intent and purpose of the Zoning By-law

The intent of the applicable Zoning By-law provisions is to ensure that parking areas provide safe access, maintain appropriate landscaping, and minimize impacts on adjacent properties through appropriate screening.

The requested driveway width reduction continues to provide functional vehicle access to the rear-yard parking area while recognizing the physical limitations of the existing side-yard dimensions.

The requested fence relief continues to achieve the intent of the screening requirements. Existing chain-link fences are located directly along the north and south property lines, and the north fence has been supplemented with privacy screening material that limits visibility into the proposed parking area from the neighbouring yard. Constructing additional solid privacy fences inside the property boundaries would reduce the available parking area and negatively impact its functionality. A solid privacy fence is proposed along the rear lot line, where additional screening is most beneficial.

The reduced landscaped setback maintains a landscaped edge around the parking area while allowing the parking area to function efficiently within the available site dimensions. The requested reduction does not eliminate landscaping or screening measures but provides a practical balance between site functionality and the intent of the zoning requirements.

3.) The variance is desirable for the appropriate development or use of the land

The proposed variances facilitate the appropriate development of the property by enabling a functional parking arrangement that supports future Additional Residential Units. Providing additional parking in the rear yard allows for residential intensification while avoiding impacts associated with increased street parking demand.

The proposed design respects the existing neighbourhood context by maintaining residential use, limiting visual impacts through fencing and landscaping, and utilizing an area of the property that is appropriate for accessory parking purposes.

4.) The variance is minor in nature

The requested variances are considered minor because they result in limited and localized changes to the applicable zoning requirements while maintaining the overall intent of the regulations.

The proposed driveway width remains functional for its intended purpose, the proposed landscaped setback continues to provide a landscaped separation around the parking area, and the proposed fencing arrangement continues to provide screening while avoiding unnecessary loss of usable parking area.

The requested relief is a practical response to the existing site constraints and will not result in adverse impacts on neighbouring properties or the surrounding community.

In conclusion, the requested minor variances are necessary to accommodate a functional rear-yard parking area that supports future Additional Residential Units while respecting the existing character and conditions of the property. The proposal maintains the intent of the Official Plan and Zoning By-law, represents desirable development of the land, and satisfies the four tests for a minor variance under the Planning Act. ✓

Based on the foregoing, approval of the requested variances is respectfully requested.

Sincerely,
Joseph Reid
85 Alexandria Ave, St. Thomas Ontario
August 12th 2026

NOTES

(U) - BEARINGS ARE OBTAINED FROM GPS OBSERVATIONS ON PLATFORMS
SHOWING HEREON HAVING A GPS BEARING OF 0174, 2706 17, 14003 CROSS

LEGEND

LEADS

GENOTES	SURVEY MONITORING FOUND
GENOTES	SURVEY MONITORING SET
GENOTES	STANDARD FOR BAR
GENOTES	RED BAR
GENOTES	ARMED FROM BAR
GENOTES	WITNESS
GENOTES	PLAN OF SURVEY BY BROWN KIDNEYMAN OLS
GENOTES	DATED APRIL 19, 1966 FILE #44
GENOTES	RECORDED PAGE 211
GENOTES	SOURCE PLAN
GENOTES	MEASURED
GENOTES	SET
GENOTES	PROPERTY IDENTIFIED NUMBER
GENOTES	OL5

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
PART OF LOTS 72 AND 73
EAST OF ALEXANDRIA AVENUE
REGISTERED PLAN 214
CITY OF ST. THOMAS
COUNTY OF ELGIN

METRIC
SCALE - 1:200

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 3.048
DISTANCES ARE IN SQUARED

REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PLAN OF SURVEY)
REGISTERED EXPENDITURES AND/OR POINTS-OF-WAY WERE REGISTERED ON TITLE

COMPLIANCE WITH MUNICIPAL OFFICIAL PLANS AND
ZONING BY-LAWS: NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS: PROPERTY DESCRIPTION PART OF LOTS 72 & 73 EAST OF
ALEXANDRIA AVENUE REGISTERED PLAN 214 CITY OF ST. THOMAS' CROWN OF CLERK
ALL OF PIN PLAN3387-0000

THIS SURVEYOR'S REAL PROPERTY REPORT HAS BEEN PREPARED FOR
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHERS

SURVEYOR'S CERTIFICATE

1. CERTIFY THAT

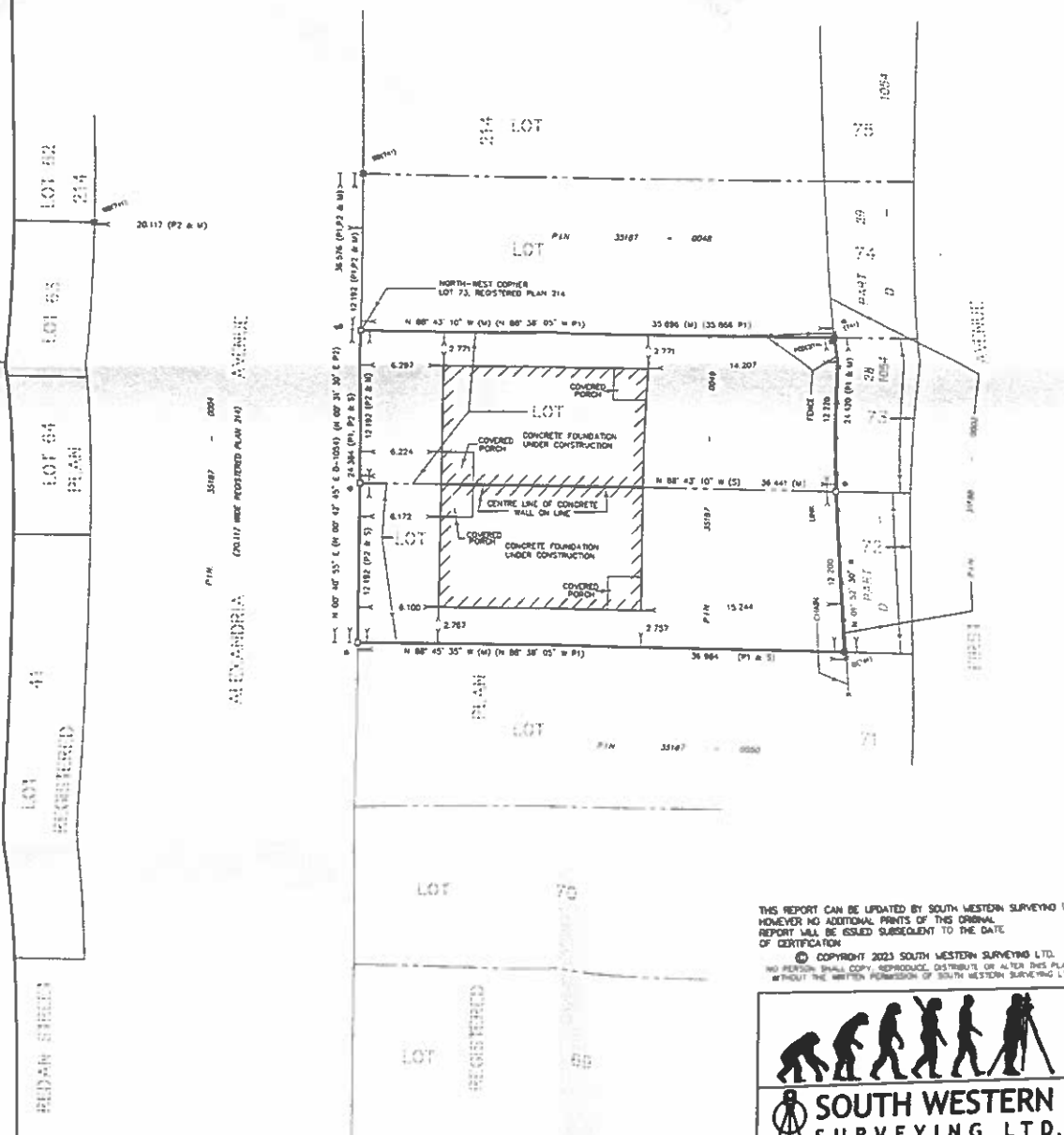
(1) = THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SLAVERY ACT, THE SURVEYORS ACT AND THE LAND RULES ACT AND THE REGULATIONS MADE UNDER THEM

(2) = THE SURVEY WAS COMPLETED ON 14th DAY OF OCTOBER, 2022

OCTOBER 11, 2022
DATE

State of the Year
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2374694



THIS REPORT CAN BE UPDATED BY SOUTH WESTERN SURVEYING LTD.
HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL
REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE
OF CERTIFICATION

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**SOUTH WESTERN
SURVEYING LTD.**

Blake van der Veer
1918-1919, 1920-1921

ONTARIO LAND SURVEY
PORT STANLEY, ONTARIO

BLAKE@SURF.CA

DW00: GES

PROJECT: 21-022SRPR

THIS IS NOT
AN ORIGINAL
UNLESS
CHECKED WITH
B-4.



Report No.: COA15-26

Directed to: Members of the Committee of Adjustment

Meeting Date: 09/24/2026

Department: Planning & Building Services Department

Prepared by: Steve Craig, Senior Planning Technician

Attachment: Location Plan,
Aerial Photograph (2025),
Building Permits, and
Provincial/Municipal Orders

Location: 85 & 85-1/2 Alexandria Avenue, City of St. Thomas

Applicant: Joseph and Victoria Reid

Subject: Request for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O.

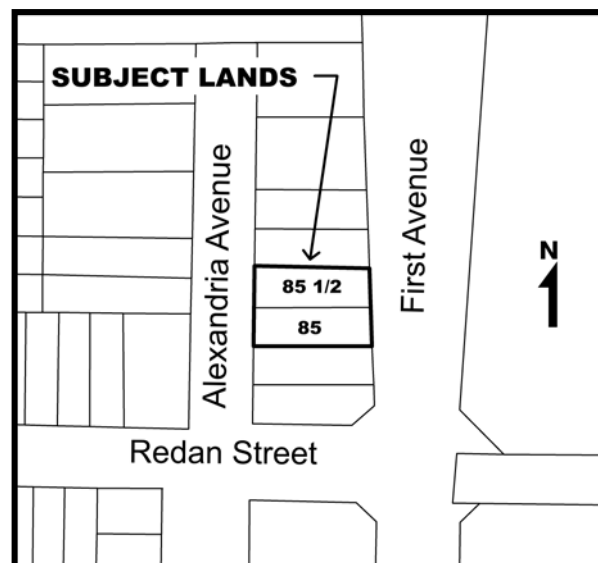
Recommendation:

That: Report COA15-2026 relating to an application for a minor variance at 85 & 85-1/2 Alexandria Avenue be received for information.

Background:

Minor Variance Application No. COA15-26 has been filed to permit a parking lot within the rear yard of each of the two subject properties, municipally known as 85 and 85½ Alexandria Avenue, as shown on the August 8, 2026, Site Plan accompanying the application.

According to the application, the subject lands contain a three-storey semi-detached dwelling, with one dwelling unit located on each lot. The proposed rear-yard parking areas are intended to accommodate the additional parking demand associated with future additional residential units (ARUs) proposed for each lot.



Committee of Adjustment:

In 2022, the applicants obtained Committee of Adjustment approval to sever the subject lands into two lots (B09-22), each containing one semi-detached dwelling unit, and a minor variance(s) to permit an 11.5m building height and uncovered steps projecting into the required front yard (A14-22).

Building Services Department:

- The existing building on the subject lands was constructed pursuant to Building Permit StT-2022-54, which was issued in 2022 and authorized a three (3) storey semi-detached dwelling, containing two (2) dwelling units, each side containing an attached garage, covered decks, and an unfinished basement.
- Subsequent Building Permits 2023-141 and 2023-162, issued in 2023, authorized the finishing of the basements within the existing semi-detached dwelling. These permits were not for the creation of any additional dwelling unit(s) and/or additional residential unit(s) and the owner/applicants provided acknowledgement as such.
- Orders to Comply OTC-24-011, OTC-24-012 and OTC-24-013 were issued on March 7, 2024, identifying outstanding building and site-related concerns.
- OTC-24-011 identifies several outstanding matters, including the use of the rear yard as a gravel parking lot, driveways within the north and south interior side yards, incomplete final lot grading, and the absence of a complete base card documenting the required underground plumbing. The Order also identifies concerns with below-grade basement windows without window wells, including one partially obstructed by a steel plate that does not permit drainage, as well as main-level deck beams and ledger boards fastened to non-structural brick veneer.
- OTC-24-012 and OTC-24-013 identify that each side of the semi-detached dwelling unit is in use as more than one (1) dwelling unit and that no change of use permit was obtained prior to the change of use. The orders also identify that a fire alarm system was installed throughout the building without first obtaining a building permit.
- Building Services has advised that the owners have not permitted City Building staff to conduct an interior inspection of the building, preventing staff from verifying the total number of dwelling units. Staff have also advised that the existing basement window may not meet Ontario Building Code, if the recreation room serves as the living room of a separate dwelling unit. Any required window or window well modifications could further encroach into the driveway and reduce its effective width below that requested in the minor variance application.
- Further enforcement proceedings have occurred in relation to the subject lands. Orders under the Provincial Offences Act were issued by the Ontario Court of Justice on June 16, 2026, in Court File No. 0760-999-25-69-00 and 0760-999-25-68-00. The matter resulted in a conviction registered under Section 36(1)(c) of the Building Code Act, 1992, S.O. 1992, c. 23.

- The Orders require that the outstanding window wells at 85 and 85½ Alexandria Avenue, St. Thomas, Ontario, be constructed, and that the rear and side yards be corrected (grassed and landscaped), in accordance with the plans on the basis of which Building Permit No. StT-2022-54 was issued. All required work must be completed within eight months of the date of the June 16, 2026, Orders.

Requested Variance(s):

- To permit a minimum driveway width of 2.644m and 2.635m, whereas Subsection 1.99(iv) of the Zoning By-law provides that a residential driveway means the uncovered portion of a lot in a residential zone which is not less than 3m in width.
- To permit a 0.6m landscaped setback along the outer interior side lot lines adjacent to the proposed rear yard parking lots, and no landscaped setback along the shared interior side lot line between the two subject lots municipally known as 85 and 85½ Alexandria Avenue, whereas Subsection 4.2.6.6(a) of the Zoning By-law requires a minimum 1.2m landscaped setback from any rear lot line or interior side lot line for a parking lot, excluding a driveway, located in the rear yard or interior side yard of a lot in a residential zone abutting a lot in a residential zone. As the rear lot line of the subject lands does not abut a residential zone, the 1.2m landscaped setback requirement applies to the interior side lot lines only.
- To permit no solid privacy fence along the outer interior side lot lines or the shared interior side lot line between the two subject lots municipally known as 85 and 85½ Alexandria Avenue, whereas Subsection 4.2.6.6(b) of the Zoning By-law requires a minimum 1.5m to maximum 2.0m high solid privacy fence along the rear lot line and applicable interior side lot line(s) of a lot containing a parking lot, excluding a driveway, where the parking lot is located in the rear yard or interior side yard of a lot in a residential zone abutting a lot in a residential zone. As the rear lot line of the subject lands does not abut a residential zone, the privacy fence requirement applies to the interior side lot lines only.

Provincial Planning Statement, 2024 (PPS):

- The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Pursuant to the Planning Act, decisions of planning authorities, including the Committee of Adjustment, are required to be consistent with the PPS.
- Additional residential units (ARUs) are generally supportive of the PPS policies that direct growth to settlement areas, promote the efficient use of land, infrastructure, and public service facilities, and encourage intensification, redevelopment, and compact built form (Sections 1.1.3.1 and 1.1.3.2).
- The PPS requires appropriate stormwater management to minimize impacts and maintain or enhance water quality and quantity (Sections 3.1, 3.6 and 3.6.8). *The Environmental Services Department has confirmed that, as 85 and 85½ Alexandria Avenue are separate lots, additional information is required to*

confirm that each lot can independently accommodate the proposed development, including appropriate grading, drainage, and stormwater management, without relying on the adjoining property or adversely affecting neighbouring lands. The application has not demonstrated that the requested variances are consistent with the Provincial Planning Statement.

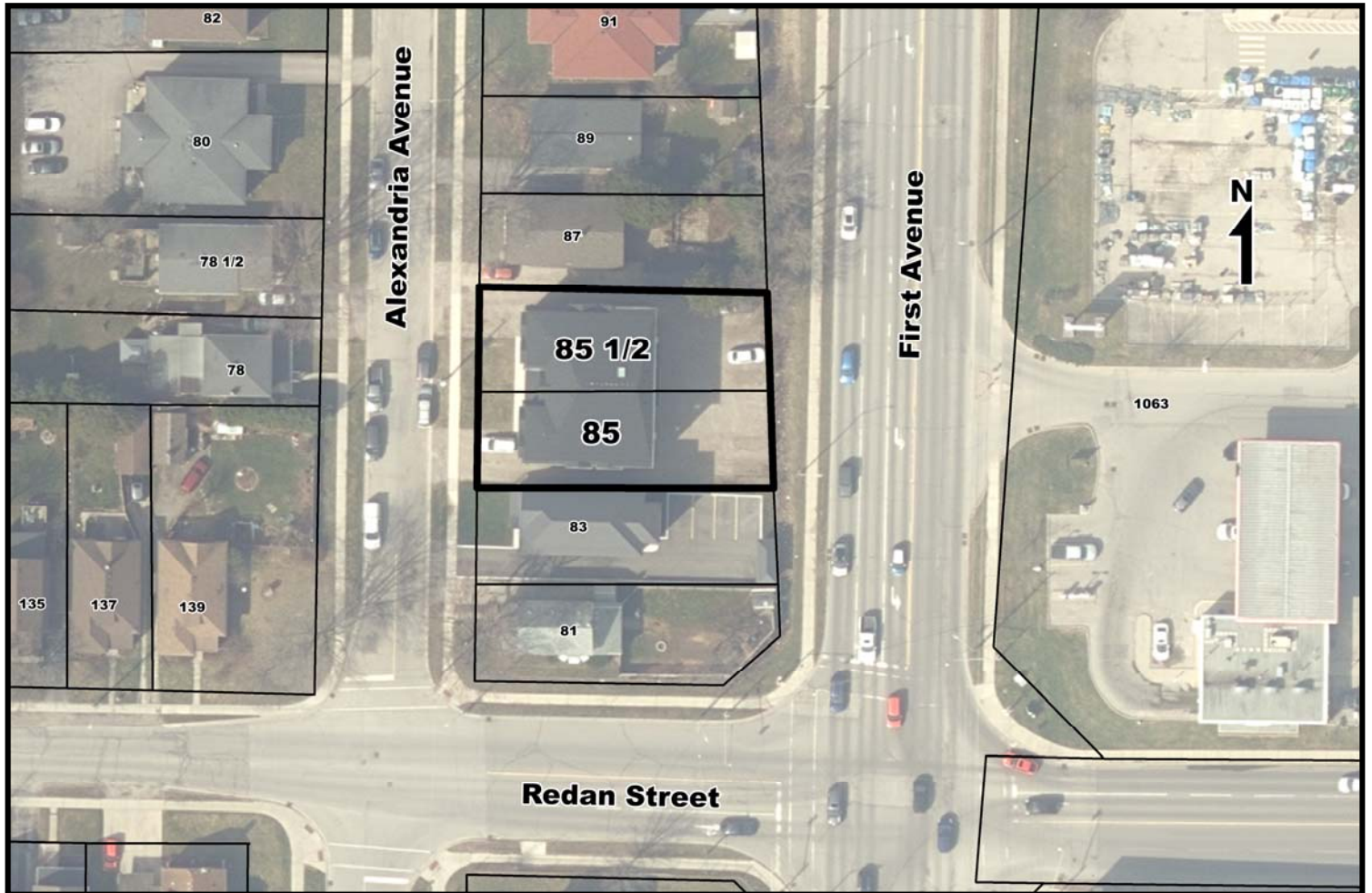
St. Thomas Official Plan:

- The subject lands are designated Residential on Schedule “A” (Land Use Plan) of the City of St. Thomas Official Plan. Semi-detached dwellings are a permitted form of low-density residential use, and appropriate infilling and intensification are encouraged within low-density residential areas (Section 5.1.3.2).
- Additional residential units (ARUs) are permitted within semi-detached dwellings, with up to three (3) residential units per lot, subject to applicable zoning, servicing, Ontario Building Code, and Ontario Fire Code requirements (Section 5.1.3.7.1).
- *The application identifies one dwelling unit on each lot, with the proposed rear-yard parking lots intended to facilitate future ARUs. However, this information is inconsistent with City Orders OTC-24-012 and OTC-24-013, which identify more than one dwelling unit on each side of the semi-detached dwelling. The minor variance application is considered premature until sufficient information is provided regarding the existing and proposed additional residential units identified as the intended purpose of the proposed rear-yard parking lots. Confirmation of the number, location, and configuration of dwelling units on each lot, along with associated servicing, zoning, general dwelling character, Ontario Building Code, and Ontario Fire Code requirements, is necessary to properly assess the proposed parking arrangement and determine whether the requested variances are appropriate.*
- The Ground and Surface Water policies (Sections 8.6.2 and 8.6.3) encourage stormwater management measures that promote natural groundwater recharge and requires current stormwater management techniques to be used to control the quality and quantity of surface water runoff. *The Environmental Services Department has confirmed that, as 85 and 85½ Alexandria Avenue are separate lots, additional information is required to confirm that each lot can independently accommodate the proposed development, including appropriate grading, drainage, and stormwater management, without relying on the adjoining property or adversely affecting neighbouring lands.*
- *The application has not demonstrated that the requested variances maintain the general intent and purpose of the Official Plan.*

St. Thomas Zoning By-Law 50-88:

- The subject lands are zoned Third Residential Zone (R3) on Zoning Map 11 of the City of St. Thomas Zoning By-law 50-88, as amended.

- A semi-detached dwelling is permitted within the R3 Zone (Subsection 7.1(b)). *The existing lots conform to the applicable R3 regulations for a semi-detached dwelling, including minimum lot area, minimum lot frontage, maximum lot coverage, required front and rear yard setbacks, required interior side yard setbacks, and the minimum parking requirement of one (1) parking space per dwelling unit, in accordance with Table 1 to Subsection 7.4, Column No. (3).*
- *Minor Variance Application No. COA14-22 permitted the existing building height of 11.5m and the existing uncovered steps, 1.8m in height, to project up to 1.9m into the required front yard.*
- Additional residential units (ARUs) are permitted within residential zones in association with semi-detached dwellings, subject to the applicable dwelling-unit configuration requirements (Sections 4.2.11 and 4.2.11.2).
- A minimum 1.0m unobstructed access pathway from a public street to an ARU entrance is required, and exterior alterations within the interior or rear yards are permitted to accommodate such entrances (Sections 4.2.11.5 and 4.2.11.6).
- A minimum of one (1) parking space is required for each ARU, which may be provided in tandem with parking spaces serving the main residential unit, notwithstanding Subsection 1.81(ii) (Section 4.2.11.7).
- ARUs are required to comply with the applicable Ontario Building Code and Ontario Fire Code requirements (Section 4.2.11.8).
- *The application identifies one dwelling unit on each lot, with the proposed rear-yard parking lots intended to accommodate future additional residential units (ARUs). However, this information is inconsistent with City Orders OTC-24-012 and OTC-24-013, which identify more than one dwelling unit on each side of the semi-detached dwelling. The minor variance application is considered premature pending clarification of the existing and proposed number, location, and configuration of dwelling units on each lot, and confirmation of compliance with applicable zoning and regulatory requirements, including dwelling-unit configuration, unobstructed access pathways, parking, municipal servicing, and the Ontario Building Code and Ontario Fire Code.*
- Parking lots located within the rear or interior side yard of a residential lot abutting another residential lot are required to provide a minimum 1.2m landscaped setback from the applicable rear or interior side lot line and a 1.5m to 2.0m high solid privacy fence along the applicable rear and interior side lot lines, excluding the driveway (Section 4.2.6.6). *The site plan accompanying the application depicts the proposed rear-yard parking lots as a single, continuous parking area serving both 85 and 85½ Alexandria Avenue, rather than as separate parking areas on each lot. Revised site plans are required to demonstrate that the parking lots can function independently on each property and that each lot can accommodate the required landscaped setbacks and privacy fencing in accordance with Section 4.2.6.6.*
- *Accordingly, the application has not demonstrated that the requested variances maintain the general intent and purpose of the Zoning By-law.*



Legislative Framework for a Minor Variance (Four (4) Tests):

- In considering this application, the Committee shall have regard to the following criteria and determine whether the:
 - general intent and purpose of the Official Plan will be maintained;
 - general intent and purpose of the Zoning By-law will be maintained;
 - variance is desirable for the appropriate development or use of the land, building or structure; and
 - the requested variance is minor in nature.
- Minor Variance Application COA15-26 is considered premature pending clarification of the existing and proposed number, location, and configuration of dwelling units on each lot, which are identified as the intended purpose of the proposed rear-yard parking lots. This information is necessary to properly assess the proposed parking arrangement against the four tests under Section 45(1) of the Planning Act.

Comments:

- Minor Variance Application COA15-26 is considered premature until sufficient information is provided regarding the existing and proposed residential units identified as the intended purpose of the proposed rear-yard parking lots.

- As the parking requirement for the existing semi-detached dwelling is already accommodated on the subject lands without a minor variance, additional parking needs to be further clarified. This information will help staff determine whether the proposed conversion of landscaped and open space areas to parking lots would be desirable for the appropriate development and use of the subject lots.
- City staff remain committed to working collaboratively with the applicants to resolve the outstanding orders and address the matters identified in this report. Staff's focus is on supporting a safe and appropriate development, ensuring compliance with applicable zoning, building and fire code requirements, and minimizing potential impacts on neighbouring residential properties.
- Staff therefore recommend that Minor Variance Application COA15-26 be deferred to a future meeting of the Committee of Adjustment, with the date to be determined in consultation with the Committee and the applicants. This will provide the applicants with an opportunity to address the outstanding matters identified in this report and work with staff toward resolving the application.
- Staff further recommend that, prior to Minor Variance Application COA15-26 returning to the Committee of Adjustment, the applicants be required to:
 - 1) Submit the appropriate information, and permit any required inspections, to the satisfaction of the City's Building Services Department;
 - 2) Submit appropriate plans, including site plan, interior floor plans and elevation plans, for 85 Alexandria Avenue and 85½ Alexandria Avenue, as separate lots, identifying existing and/or proposed additional residential units and demonstrating compliance with all applicable zoning regulations in the Zoning By-law, to the satisfaction of the Planning Services Department; and
 - 3) Submit the appropriate grading, drainage, stormwater management, and site alteration information for 85 Alexandria Avenue and 85½ Alexandria Avenue, as separate lots, to the satisfaction of the Environmental Services Department.

Respectfully submitted,

Steve Craig,

Sr. Planning Technician

Residential Building / Semi-Detached Dwelling (New) Permit

Permit Set 85 ALEXANDRIA AVE P# StT-2022-54 R# 3421020180029000000

LOCATION OF WORK

Address	Zoning	Legal description
85 ALEXANDRIA AVE		PLAN 214 PT LOTS 72 & 73

Roll number
3421020180029000000

PERMIT INFORMATION

Permit number StT-2022-54	Date applied 2022-02-08	Date issued 2022-04-28
Status Issued		
Verified building area 1148	Verified construction value 1133220 CAD	Completion date 2023-04-28
Issuer Chris Peck	Reviewed by Pam Hastie	

DESCRIPTION OF WORK

Construct new 3 storey building (both sides of semi-detached single dwelling units). Each with an attached garage, multiple covered decks, and unfinished basement. (6 bathrooms in each side)

GRANTED TO

Applicant, Property owner
Joseph Reid
85
St Thomas, ON N5P 3M7

The person to whom this permit has been issued shall notify the Chief Building Official in advance of the stages of construction specified in Building Code R.S.O. 1992 Reg 332/12, Division C, Part 1, s.1.3.5.1 (2) or attached BUILDING CODE, O. Reg. 332/12 as amended

THIS PERMIT MUST BE POSTED ONSITE. THE PLANS AND SPECIFICATIONS REVIEWED AND ISSUED BY THE BUILDING DEPARTMENT MUST BE KEPT ONSITE AND MADE AVAILABLE TO INSPECTORS.

INSPECTIONS

Inspections are mandatory for any construction, alterations or demolition for which a building permit is issued. To ensure compliance with structural, health and safety standards established by the Ontario Building Code, inspections are provided by building inspectors and are required during all stages of construction. Inspections are also undertaken to ensure that construction is done with the benefit of a building permit.

TO SCHEDULE AN INSPECTION: 1 Business day notice is required

Use Cloudpermit & submit a request for inspection. Confirmation of inspection requests are done via Cloudpermit.

Alternatively you can Call 519-631-9587 or EMAIL: inspection@stthomas.ca



Residential Building / Semi-Detached Dwelling (Finished Basement) Permit
Permit Set 85 ALEXANDRIA AVE P# StT-2023-141 R# 3421020180029000000

LOCATION OF WORK

Address	Zoning	Legal description
85 ALEXANDRIA AVE		PLAN 214 PT LOTS 72 & 73
Roll number		
3421020180029000000		

PERMIT INFORMATION

Permit number	Date applied	Date issued
StT-2023-141	2023-04-20	2023-05-01
Status		
Issued		
Verified building area	Verified construction value	Completion date
74	10000 CAD	2023-11-24
Issuer	Reviewed by	
Angelo DiCicco	Angelo DiCicco	

DESCRIPTION OF WORK

Basement finish for storage rooms, bar sink, laundry room and washroom. Not to be used as a secondary dwelling unit.

GRANTED TO

Applicant, Builder, Payer, Property owner
Joseph Reid
85
St Thomas, ON N5P 3M7

The person to whom this permit has been issued shall notify the Chief Building Official in advance of the stages of construction specified in Building Code R.S.O. 1992 Reg 332/12, Division C, Part 1, s.1.3.5.1 (2) or attached BUILDING CODE, O. Reg. 332/12 as amended

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Residential Building / Semi-Detached Dwelling (Finished Basement) Permit
Permit Set 85 1/2 ALEXANDRIA AVE P# StT-2023-162 R# 3421020180029020000

LOCATION OF WORK

Address	Zoning	Legal description
85 1/2 ALEXANDRIA AVE		3421020180029020000
Roll number		
3421020180029020000		

PERMIT INFORMATION

Permit number	Date applied	Date issued
StT-2023-162	2023-04-27	2023-05-01
Status		
Issued		
Verified building area	Verified construction value	Completion date
74	10000 CAD	2023-11-24
Issuer	Reviewed by	
Angelo DiCicco	Angelo DiCicco	

DESCRIPTION OF WORK

Basement finish, storage rooms, bar sink, washroom and laundry area. Not to be used as a secondary dwelling unit.

GRANTED TO

Applicant, Payer, Property owner
Joseph Reid
85
St Thomas, ON N5P 3M7

The person to whom this permit has been issued shall notify the Chief Building Official in advance of the stages of construction specified in Building Code R.S.O. 1992 Reg 332/12, Division C, Part 1, s.1.3.5.1 (2) or attached BUILDING CODE, O. Reg. 332/12 as amended

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ORDER TO COMPLY

PURSUANT TO SECTION 12 (2) OF THE BUILDING CODE ACT, S.O. 1992, c.23

City of St. Thomas | Building Services
9 Mondamin Street, St. Thomas, ON N5P 3V7
p: (519) 633-2560 f: (519) 633-6581

Order No.: OTC-24-011 Order Date: March 07, 2024
Permit No.: StT-2022-54

Address to which Order Applies:

85 & 85A Alexandria Ave
St. Thomas, ON N5P 3M7

ORDER ISSUED TO:

Joseph Reid
85 Alexandria Ave
St Thomas ON, N5P 3M7

Jeff Reid
93 Birch Avenue
Richmond Hill ON, L4C 6C5

The inspection on or about **February 28, 2024** at the above referenced address found the following contravention(s) of the Building Code or the *Building Code Act*, 1992

You are hereby ordered to correct the contraventions itemized below immediately, by the dates listed below or by **June 28, 2024**.

Item	Reference	Description and Location	Required action and compliance date
1.	8.(13) <i>Building Code Act</i>	The rear yard is in use as a gravel parking lot and driveways exist on the north and south interior side yards. The final lot grading has not been completed.	Complete the final grading and front yard driveways in accordance with the approved site plan and lot grading plan which formed the basis on which this permit was issued.
2.	7.(1)(g) <i>Building Code Act</i>	As per the permit letter, the underground plumbing is to be documented and provided on a base card. A complete base card has not been provided.	Provide a completed base card / underground plumbing layout. Information previously missing: the plumber's name, pipe sizes and compete labels (stacks, main stack, backwater valve, sump pit etc)
3.	8.(11) <i>Building Code Act</i>	North & south walls have basement windows where no window wells have been installed, the basement window sill is below grade & window is partially covered by a steel plate. The gap between the window and plate does not allow the drainage of the accumulated water against the window.	Install window wells so that : 1. the basement window sill to window well grade be at least 150mm in accordance with decay protection measures (OBC 9.3.2.9) 2. the window can perform its intended function of resisting ingress of water to ensure accumulation of water against the window does not occur (OBC 9.7.3.1) 3. Window well shall be drained to footing level or other suitable location (OBC 9.14.6.3)
4.	8.(11) <i>Building Code Act</i>	Main level deck beams and ledger boards have been fastened to brick veneer. Brick veneer is not structure	Professional Engineer, licensed to practice in Ontario, to review fastening details and provide a report including any remediation measures needed to ensure the structural capability of the wood framed deck supported by brick veneer.

ORDER ISSUED BY:

Name: Pamela Hastie
Signature

BCIN 27460
Telephone 519-631-1680 x 4154

- Note:**
- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or Registered Code Agency. [Building Code Act, 1992 s. 20]
 - An Order may be appealed to the Superior Court of Justice. [Building Code Act, 1992 s. 25]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [Building Code Act, 1992 s. 24]
 - Failure to comply with this Order could result in a Stop Work Order. [Building Code Act, 1992 s. 14]
 - Failure to comply with this Order is an offence which could result in a fine. [Building Code Act, 1992 s. 36]
 - No construction affected by this Order is to be covered until inspected and approved. [Building Code Act, 1992 s. 13]



ORDER TO COMPLY

PURSUANT TO SECTION 12 (2) OF THE BUILDING CODE ACT, S.O. 1992, c.23

City of St. Thomas | Building Services

9 Mondamin Street, St. Thomas, ON N5P 3V7

p: (519) 633-2560 f: (519) 633-6581

Order No.: OTC-24-012

Order Date: March 07, 2024

Permit No.: No permit

Address to which Order Applies:

85 Alexandria Ave
St. Thomas, ON N5P 3M7

ORDER ISSUED TO:

Joseph Reid
85 Alexandria Ave
St Thomas ON, N5P 3M7

Victoria Reid
85 Alexandria Ave
St Thomas ON, N5P 3M7

The inspection on or about **February 28, 2024** at the above referenced address found the following contravention(s) of the Building Code or the *Building Code Act*, 1992

You are hereby ordered to correct the contraventions itemized below immediately, by the dates listed below or by **May 03, 2024**.

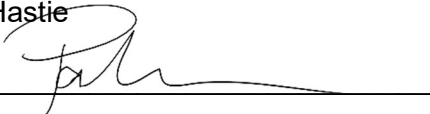
Item	Reference	Description and Location	Required action and compliance date
1.	10 (1) Building Code Act	The semi-detached single dwelling unit is in use as more than one dwelling unit and no change of use permit was obtained prior change of use.	Obtain a Permit on or before May 03, 2024
2.	8 (1) Building Code Act	The installation of a fire alarm system has occurred throughout the building without first obtaining a building permit.	

Please note: a complete permit application is to be submitted on or before **April 12, 2024** in accordance with City of St Thomas Building By-law 150-2016; so that a permit may be issued in accordance with the Building Code Act within the legislated time frame for this class of building which is 15 business days.

ORDER ISSUED BY:

Name: Pamela Hastie

BCIN 27460

Signature 

Telephone 519-631-1680 x 4154

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- Failure to comply with this Order is an offence which could result in a fine. [Building Code Act, 1992 s. 36]
- No construction affected by this Order is to be covered until inspected and approved. [Building Code Act, 1992 s. 13]



ORDER TO COMPLY

PURSUANT TO SECTION 12 (2) OF THE BUILDING CODE ACT, S.O. 1992, c.23

City of St. Thomas | Building Services

9 Mondamin Street, St. Thomas, ON N5P 3V7

p: (519) 633-2560 f: (519) 633-6581

Order No.: OTC-24-013

Order Date: March 07, 2024

Permit No.: No permit

Address to which Order Applies:

85 ½ Alexandria Ave
St. Thomas, ON N5P 3M7

ORDER ISSUED TO:

Joseph Reid
85 Alexandria Ave
St Thomas ON, N5P 3M7

Victoria Reid
85 Alexandria Ave
St Thomas ON, N5P 3M7

The inspection on or about **February 28, 2024** at the above referenced address found the following contravention(s) of the Building Code or the *Building Code Act*, 1992

You are hereby ordered to correct the contraventions itemized below immediately, by the dates listed below or by **May 03, 2024**.

Item	Reference	Description and Location	Required action and compliance date
1.	10 (1) Building Code Act	The semi-detached single dwelling unit is in use as more than one dwelling unit and no change of use permit was obtained prior change of use.	Obtain a Permit on or before May 03, 2024
2.	8 (1) Building Code Act	The installation of a fire alarm system has occurred throughout the building without first obtaining a building permit.	

Please note: a complete permit application is to be submitted on or before **April 12, 2024** in accordance with City of St Thomas Building By-law 150-2016; so that a permit may be issued in accordance with the Building Code Act within the legislated time frame for this class of building which is 15 business days.

ORDER ISSUED BY:

Name: Pamela Hastie

BCIN 27460

Signature 

Telephone 519-631-1680 x 4154

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ONTARIO COURT OF JUSTICE
COUR DE JUSTICE DE L'ONTARIO
PROVINCE OF ONTARIO
PROVINCE DE L'ONTARIO

ORDER / ORDONNANCE
Under the *Provincial Offences Act*
Rendue aux termes de la Loi sur les infractions provinciales

Form / Formule 147
Courts of Justice Act
Loi sur les tribunaux judiciaires
O. Reg. / Règl. de l'Ont. 200/90

His Majesty the King

Prosecutor
poursuivant

and / et

Jeff Reid

Defendant
partie défenderesse

Upon the **application of** the Prosecutor
Sur la motion/requête de

made on the 16th day of June / juin, yr. 2026
présentée le jour de an

at the Provincial Offences Court - 480 Sunset Drive, St. Thomas, Ontario
à

(check appropriate references and complete as required / cocher ce qui s'applique ici et compléter tel que requis)

☒ in the presence of Joseph Reid, with written authorization from Joseph Reid to represent his interests today
en la présence de

☒ **Prosecutor/Defendant / poursuivant (ou partie défenderesse)**

☐ Counsel for **Prosecutor/Defendant / avocat(e) du poursuivant (ou partie défenderesse)**

☐ Agent for **Prosecutor/Defendant / mandataire du poursuivant (ou partie défenderesse)**

☐ no one appearing for _____ although duly served with notice
sans que personne n'ait comparu au nom de bien qu'un avis ait été dûment signifié à cette fin

☐ the application being heard without notice
la motion/requête étant entendue sans qu'il y ait eu d'avis à cet effet

And upon receiving the evidence of The Prosecution witnesses at trial
Et après avoir reçu le témoignage de

and on convictions registered under s. 36(1)(c) of the Building Code Act, 1992, S.O. 1992, c. 23
et (recite other material considered on motion or application / énumérez les autres éléments de preuve examinés lors de la requête)

And upon hearing the person(s) present,
Et après avoir entendu la personne ou les personnes qui se sont présentées,

1. It is ordered that / *Ordre est donné que*

Joseph Reid and Jeff Reid shall undertake construction of the outstanding window wells at 85 and 85 1/2 Alexandria Avenue in St. Thomas, Ontario to bring construction into accordance with the plans on the basis of which Building Permit No. StT-2022-54 was issued, within ~~six (6)~~ months of the date of this order.

eight (8) mo

2. And it is further ordered that / *Il est de plus ordonné que*

Joseph Reid and Jeff Reid shall correct construction of the rear and side yards at 85 and 85 1/2 Alexandria Avenue in St. Thomas, Ontario to bring construction into accordance with the plans on the basis of which Building Permit No. StT-2022-54 was issued, within ~~six (6)~~ months of the date of this order, specifically, the rear and side yards are to be constructed as grassed, landscaped areas.

eight (8) mo

Ordered at St. Thomas
Ordonnance rendue à

this 16th day of June / juin, yr. 2026
ce jour de an

Tammy Way
Judge or Justice of the Peace in and for the Province of Ontario
Juge ou juge de paix dans et pour la province de l'Ontario
T. WAUGH

FOR INFORMATION ON ACCESS
TO ONTARIO COURTS
FOR PERSONS WITH DISABILITIES, CALL
1-800-387-4456
TORONTO AREA 416-326-0111



POUR PLUS DE RENSEIGNEMENTS SUR L'ACCÈS
DES PERSONNES HANDICAPÉES
AUX TRIBUNAUX DE L'ONTARIO, COMPOSEZ LE
1-800-387-4456
RÉGION DE TORONTO 416-326-0111

ONTARIO COURT OF JUSTICE
COUR DE JUSTICE DE L'ONTARIO
PROVINCE OF ONTARIO
PROVINCE DE L'ONTARIO

ORDER / ORDONNANCE
Under the *Provincial Offences Act*
Rendue aux termes de la Loi sur les infractions provinciales

Form / Formule 147
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Loi sur les tribunaux judiciaires
O. Reg. / Règl. de l'Ont. 200/90

His Majesty the King

Prosecutor
poursuivant

and / et

Joseph Reid

Defendant
partie défenderesse

Upon the application of **the Prosecutor**
Sur la *motion/requête* de

made on the **16th** day of **June / juin**, yr. **2026**
présentée le jour de an

at **the Provincial Offences Court - 480 Sunset Drive, St. Thomas, Ontario**
à

(check appropriate references and complete as required / cocher ce qui s'applique ici et compléter tel que requis)

- ☒ in the presence of **Joseph Reid**
en la présence de
- ☒ **Prosecutor/Defendant / poursuivant (ou partie défenderesse)**
- ☐ Counsel for **Prosecutor/Defendant / avocat(e) du poursuivant (ou partie défenderesse)**
- ☐ Agent for **Prosecutor/Defendant / mandataire du poursuivant (ou partie défenderesse)**
- ☐ no one appearing for _____ although duly served with notice
sans que personne n'ait comparu au nom de bien qu'un avis ait été dûment signifié à cette fin
- ☐ the application being heard without notice
la *motion/requête* étant entendue sans qu'il y ait eu d'avis à cet effet

And upon receiving the evidence of **The Prosecution witnesses at trial**
Et après avoir reçu le témoignage de

and **on convictions registered under s. 36(1)(c) of the Building Code Act, 1992, S.O. 1992, c. 23**
et (recite other material considered on motion or application / énumérez les autres éléments de preuve examinés lors de la requête)

And upon hearing the person(s) present,
Et après avoir entendu la personne ou les personnes qui se sont présentées,

1. It is ordered that / *Ordre est donné que*

Joseph Reid and Jeff Reid shall undertake construction of the outstanding window wells at 85 and 85 1/2 Alexandria Avenue in St. Thomas, Ontario to bring construction into accordance with the plans on the basis of which Building Permit No. StT-2022-54 was issued, within six (6) months of the date of this order.

egw (8) TW

2. And it is further ordered that / *Il est de plus ordonné que*

Joseph Reid and Jeff Reid shall correct construction of the rear and side yards at 85 and 85 1/2 Alexandria Avenue in St. Thomas, Ontario to bring construction into accordance with the plans on the basis of which Building Permit No. StT-2022-54 was issued, within six (6) months of the date of this order, specifically, the rear and side yards are to be constructed as grassed, landscaped areas.

egw (8) TW

Ordered at **St. Thomas**
Ordonnance rendue à

this **16th** day of **June / juin**, yr. **2026**
ce jour de an

Tammy Waugh
Judge or Justice of the Peace in and for the Province of Ontario
Juge ou juge de paix dans et pour la province de l'Ontario
T. WAUGH

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