



Minutes

Committee of Adjustment

June 1, 2022

6:00 pm

Video Conference

Click the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

Member Present	Steve Cousins, Chair William Galloway Stephen Glover Paul King Clive Slade
Staff Present	Mark Stone, Town Planner Grant Brouwer, Morgan Dykstra, Public Works and Planning Coordinator
Others Present	Mark Armstrong, Applicant (469 Queen Street East)

1. CALL TO ORDER

Chair Steve Cousins called the meeting to order at 6:00 pm.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Clive Slade

Seconded By William Galloway

THAT the June 1, 2022 Committee of Adjustment agenda be accepted as presented.

CARRIED

4. ACCEPTANCE OF MINUTES

Moved By William Galloway

Seconded By Stephen Glover

THAT the April 20, 2022 Committee of Adjustment minutes be approved and signed by the Chair and the Secretary / Treasurer.

CARRIED

5. REPORTS

- 5.1 DEV 39-2022 Application for Minor Variance (File A02-2022) by M. and T. Armstrong for 469 Queen Street East, Town of St. Marys

Chair Steve Cousins advised how members of the public can participate in the meeting as described in the agenda and Notice of Public Hearing.

Mark Stone, the Town's Planner spoke to the Application as detailed in the staff report.

Chair Steve Cousins asked the Applicant, Mark Armstrong to speak to the Application.

Mark Armstrong explained to the Committee that the proposed replacement shed is for storage purposes only and will complement the existing single-detached dwelling, and that the neighbours are in favour of the Application.

Chair Steve Cousins asked if the Committee had any questions or comments regarding the Application, the Committee had no questions or comments.

Chair Steve Cousins inquired if Upper Thames River Conservation Authority has expressed any concerns with the Application.

Mark Stone responded that the Upper Thames River Conservation Authority has not objected to the Application.

Chair Steve Cousins asked Morgan Dykstra if there are any public comments related to the Application, Morgan Dykstra confirmed there are no public comments.

The Committee made the following recommendation:

Moved By William Galloway

Seconded By Clive Slade

THAT the Application for Minor Variance by M. and T. Armstrong (Application No. A02-2022) affecting a parcel of land described as 469 Queen Street East, in the Town of St. Marys to permit:

- a maximum total lot coverage of 7.8 percent for all accessory buildings and structures, in the amount of 80 m² / 861.1 ft² for a proposed replacement storage shed, and existing woodshed, pool equipment shed and change room, whereas Section 5.1.5A(b) of Zoning By-law No. Z1-1997, as amended, would permit a maximum total lot coverage of 50 m²,

be **APPROVED** as the request conforms to the general intent and purpose of the Official Plan and the Zoning By-law, is considered minor in nature, and is desirable for the appropriate development or use of the subject property, subject to the following conditions:

1. This approval is granted only to the nature and extent of this application being relief to permit the construction of a replacement storage shed, for a maximum total lot coverage for accessory buildings and structures measuring a total of 80 m².
2. Required building permit(s) shall be obtained within one (1) year of the Committee's decision.
3. The space for any accessory buildings or structures shall not be used for home occupation or any other business.
4. That the storage shed be substantially in keeping with the plans submitted with the Application for Minor Variance.
5. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

CARRIED

6. UPCOMING MEETINGS

Town staff to contact the Committee when an application has been deemed complete.

7. ADJOURNMENT

Moved By William Galloway

Seconded By Stephen Glover

THAT this Committee of Adjustment meeting adjourn at 6:11 pm.

CARRIED

Steve Cousins, Chair

Grant Brouwer, Secretary / Treasurer