

THE NINTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
CITY HALL

SEPTEMBER 27, 2018

10:00 a.m. The meeting convened with Mr. David Collins, Chair presiding.

ATTENDANCE

Members

Ms. I. Bowman
Mr. D. Collins, Chair
Mr. R. Hodgkinson

Officials

M. Knapp, Assistant Secretary-Treasurer
S. Craig, Senior Planning Technician
C. Peck, Chief Building Official

Others

Bert Dennis, agent, 353 Wellington Street
Merle Mugford, owner, 353 Wellington Street
Matt Campbell, agent, 1055 Talbot Street
Eric Miles, agent, 327 Talbot Street
George Qubty, owner, 327 Talbot Street

DISCLOSURES OF INTEREST

Nil.

HEARING OF APPLICATIONS

B06/18 - Merle Mugford - 353 Wellington Street

Mr. Dennis explained that Ms. Mugford wished to sever the “L” shaped lot. The severed lot would remain vacant and the retained lot would include the existing house and garage.

Motion by I. Bowman – R. Hodgkinson:

THAT: In the matter of an application by **Merle Mugford** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Registered Plan 80, Lots 8-10**, municipally known as **353 Wellington Street** in the **City of St. Thomas**.

Application B06/18 is hereby approved provided that the following conditions are met:

- 1) The Corporation of the City of St. Thomas be provided with a copy of the reference plan;
and
- 2) The payment of cash-in-lieu of the dedication of 5% of the lands for parkland purposes.

Carried.

B07/18 - Talbot Development ULC - 1055 Talbot Street

Mr. Campbell stated that the property is located on the former Timken site and the severed portion would be used for retail development. There is no purchaser for the retained portion yet but the zoning by-law does require 200 residential units on the entire land.

The members asked about more information regarding the required residential units.

The Chief Building Official mentioned that the 200 residential units could be changed through Council approval.

The Senior Planning Technician stated that the 200 residential units include apartments, multiple and townhouse dwellings.

The members asked about the location of the entrances to the proposed development.

Mr. Campbell stated that the location of the entrances was to be determined by the site plan control committee and a traffic impact study would also take place.

Motion by R. Hodgkinson - I. Bowman:

THAT: In the matter of an application by **Talbot Development ULC** for a consent pursuant to Section
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53 of the Planning Act, 1990 as amended, to sever lands legally described as **Concession 9, Lot 6, Registered Plan 11R-7458, Parts 2, 4 and 5**, municipally known as **1055 Talbot Street** in the **City of St. Thomas**.

Application B07/18 is hereby approved provided that the following conditions are met:

- 1) The owner enter into a development agreement with the City of St. Thomas; and
- 2) The owner convey to the City of St. Thomas, at no cost to the City of St. Thomas, and free of all charge and encumbrances, the necessary road widening along First Avenue, to be determined by a legal survey, and to be shown on the reference plan with all legal, surveying, land registration and administrative costs related to the road widening to be borne by the applicant; and
- 3) The City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

B08/18 - KRQ Enterprises Limited - 327 Talbot Street

Mr. Miles stated that the property is located downtown St. Thomas and if approved, the severance will facilitate future developments and promote intensification.

The members asked if the lots are currently vacant.

Mr. Miles stated that currently the lots are vacant.

Mr. Qutby mentioned that in the future, development could be built with the frontage facing Talbot Street and that the lands would be located in the Heritage Conservation District.

The members asked if any further severances would take place.

Mr. Qutby stated that no further severances would take place.

Motion by I. Bowman - R. Hodgkinson:

THAT: In the matter of an application by **KRQ Enterprises Limited** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 15, Lots 9 and 10**, municipally known as **327 Talbot Street** in the City of St. Thomas.

Application B08/18 is hereby approved provided that the following conditions are met:

- 1) The payment of cash-in-lieu of the dedication of 2% of the land for parkland purposes;
- 2) The applicant convey to the City of St. Thomas, at no cost to the City of St. Thomas, and free of all charge and encumbrances, the necessary road widening along Curtis Street, to be determined by a legal survey, and to be shown on the reference plan with all legal, surveying, land registration and administrative costs related to the road widening to be borne by the applicant; and
- 3) The City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

MINUTES

Motion by R. Hodgkinson – D. Collins:

THAT: The minutes of the meeting held on August 23, 2018 be confirmed.

Carried.

UNFINISHED BUSINESS

NEW BUSINESS

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NEXT MEETING

October 11, 2018 at 10:00 a.m. in Room #415

ADJOURNMENT

Motion by R. Hodgkinson – D. Collins:

THAT: We do now adjourn. (10:16 a.m.)

Carried.