

A G E N D A

**THE FOURTH MEETING OF THE COMMITTEE OF ADJUSTMENT
OF THE CITY OF ST. THOMAS 2019**

**COMMITTEE ROOM #415
CITY HALL**

10:00 A.M.

**THURSDAY
APRIL 25, 2019**

DISCLOSURE OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on February 14, 2019.

HEARING OF APPLICATIONS

A04/19 – Ugo and Mary Collavino – 180 Balaclava Street Pages 2-8

Planning Report - A04/19 Pages 9-10

B01/19 - Talbot Development ULC - 1055 Talbot Street Pages 11-20

Planning Report - B01/19 Page 21

B02/19 - Talbot Development ULC - 1055 Talbot Street Pages 22-31

Planning Report - B02/19 Page 32

B06/18 - Merle Mugford - 353 Wellington Street - Revised Plans Pages 33-34

Planning Report – B06/18 Page 35

UNFINISHED BUSINESS

NEW BUSINESS

Next Meeting

To be determined.

ADJOURNMENT



PLANNING & BUILDING SERVICES DEPARTMENT

t. (519) 633.2560 f. (519) 633.6581

9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

City of St. Thomas
Received

MAR 18 2019

City Clerks Dept.

CONFIRMATION OF AN APPLICATION FOR MINOR VARIANCE

March 18th, 2019

Secretary-Treasurer, Committee of Adjustment
Attention: Melanie Knapp

Pursuant to By-Law 30-2015, a consultation meeting was held on March 15th, 2019 with Planning staff and the applicant.

An application for a minor variance, regarding 180 Balaclava Street, was filed on March 15th, 2019 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,

Patrick J. C. Keenan
Director of Planning & Building Services





CORPORATION OF THE CITY OF ST THOMAS
COMMITTEE OF ADJUSTMENT

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION
(Section 45 of the Planning Act, RSO, 1990, as amended)

OFFICE USE: Date Application Received: 03/15/19 Consultation Date: 03/15/19
Date Application Deemed Complete: 03/15/19

Application #: A09119

APPLICATION IS HEREBY MADE TO: City of St. Thomas
545 Talbot Street
St. Thomas ON N5P 3V7
Tel: (519) 631-1680 ext 4125 Fax: 519) 633-9019
Email: mknapp@stthomas.ca

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 \$400 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) Ugo and Mary Collavino
Address 180 Balaclava Street

Postal Code N5P3E3 Tel: 519-631-6943 e-mail: N/A

2. Name of Authorized Agent (if any) N/A
Address _____

Postal Code _____ Tel: _____ e-mail: _____

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:
Permit a garage with a total floor area of 89sqm
(Existing garage 64sqm & Proposed addition 25sqm)

4. Reason why the proposed use cannot comply with the provisions of the Zoning By-law:
Additional accessory floor area is required to store a
pickup truck

5. Location of Land:
Concession No. N/A Lot(s) N/A Registered Plan No. 317 Lot(s) 20

Reference Plan No. 110 Part(s) Part Block P
Geographic/Former Township N/A
Name of Street Balaclava Street No. 180

6. Dimensions of land affected:
Frontage 18.28m Depth 54.31m
Area 992.78sqm Width of Street Unknown

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:
See attached site plan

USE _____

Proposed:
See attached site plan (Garage Addition)

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:
See attached site plan

Proposed:
See attached site plan (Garage Addition)

USE _____

10. Date of acquisition of subject land: 1966

11. Date of construction of all buildings and structures on subject land: 1965

12. Existing uses of the subject land:
Residential
-
13. Existing uses of abutting lands:
North: Residential East: Residential
South: Residential West: Residential
14. Length of time the existing uses of the subject land have continued:
1965
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:
Third Residential Zone (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 #)

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.

[Signature] 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

[Signature] of St. Thomas in the province of Ont
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 St. Thomas on this 15 day of 3, 2019.
City Day Month Year

[Signature]
Signature of Owner or Authorized Agent

15-3-2019
Date

[Signature]
Signature of Commissioner of Oaths, etc.

March 15, 2019
Date

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, Maria Colloquio, am the owner of the subject lands, and I authorize Maria Colloquio 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.

Dec. 15-2019
Date

Maria Colloquio
Signature of Owner
Maria Colloquio

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, Maria Colloquio, 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.

Dec 15 2019
Date

Maria Colloquio
Signature of Owner



The Corporation of the City of St. Thomas

Report No.: COA04-2019

Applicant: Ugo and Mary Coliavino

Members of the Committee of Adjustment

Report Date: April 16, 2019
Meeting Date: April 25, 2019

Location: 180 Balaclava Street, REG COMP PLAN 317, LOT 20

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

Department: Planning and Building Services Department
Prepared by: Steve Craig, Senior Planning Technician

Attachments: Location Plan

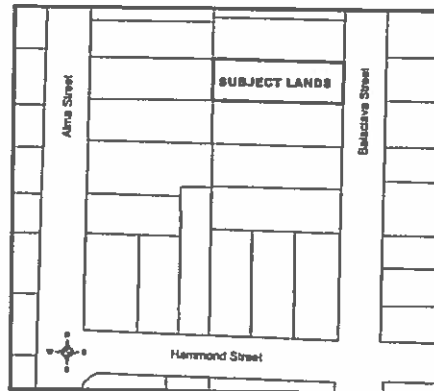
Recommendation:

That: Report COA04-2019 be received.

BACKGROUND:

The applicants are proposing to construct a 25sqm addition on the back of the existing detached garage (64sqm) which is located within the rear yard of the subject lands. According to the applicants the addition will be used for additional storage space to store a motor vehicle/pickup truck.

Location Plan:



MINOR VARIANCE:

- To permit a maximum floor area of 89m² for an enclosed accessory building, whereas Table 1 to Subsection 7.4, Item Number 6, Column 2 of the City of St. Thomas Zoning By-Law 50-88 provides that the maximum floor of an enclosed accessory building be the lesser of 15% (148.91m²) of the lot area (992.78m²) or 67m².

OFFICIAL PLAN:

- The subject lands are designated Residential as shown on Schedule A (Land Use Plan) to the Official Plan for the City of St. Thomas.
- The Residential designation permits a full range of dwelling types including low-density residential uses. Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use are also permitted.

ZONING BY-LAW:

- The subject lands are within the Third Residential Zone (R3) pursuant to the City of St. Thomas Zoning By-Law No. 50-88.
- Permitted uses of Third Residential Zone (R3) include a single detached dwelling and accessory uses.
- The maximum floor area of an enclosed accessory building shall be the lesser of 15% of the lot area or 67m². In the case of an enclosed accessory building, the floor area of the building measured from the outside of all outside walls.
- Accessory when used to describe a building or structure means customarily incidental, subordinate and exclusively devoted to the main use on the lot.
- Garage means a building or part of a building designed or used for the storage of one or more motor vehicles and includes a carport.
- Lot Coverage means the combined area of all buildings or structures on a lot measured at the level of the lowest floor above grade in relation to the area of the lot expressed as a percentage and includes the area of any of the following which have a roof and are enclosed on all sides: a porch, breezeway, pool, patio, deck or carport but excludes the area of any steps, cornices, eaves, bay windows, chimney breasts, corbelling and similar projections and also excludes the area of any terrace, patio, pool or deck, porch, breezeway or carport which are not enclosed on all sides.
- An accessory building may be erected and used within a rear yard, but no part shall be erected or used within 0.3m of the rear lot line and 0.3m of any interior lot line.
- No accessory building shall be used for human habitation.
- No accessory building shall exceed 4m in height.

2015 Aerial Photograph:



LEGISLATIVE FRAMEWORK FOR A MINOR VARIANCE:

In considering this application, the Committee must have regard to the following criteria and determine whether:

- The general intent and purpose of the Official Plan will be maintained;
- The general intent and purpose of the Zoning By-Law will be maintained;
- The variance is desirable for the appropriate development or use of the land, building or structure; and
- The variance is minor in nature.

COMMENTS:

- A garage with a floor area of 89m² is consistent with what's permitted within the R3A zone of the City of St. Thomas Zoning By-law. The R3A zone permits a maximum lot coverage of 35% for a single detached dwelling, excluding garages. An additional 11% lot coverage is permitted for an attached or detached garage provided the maximum floor area does not exceed 37m² for a one-car garage, 58m² for a two-car garage and 88m² for a three-car garage.
- The existing lot coverage for the site is only 15.8%, which includes the existing single detached dwelling (9.8%) and detached garage (6%). The proposed garage addition will only increase lot coverage by 2.5%.
- The assessment of whether a variance is or is not minor does not necessarily relate simply to the measured differences between what the Zoning By-law permits and what the applicant is requesting. It has much to do with the potential impacts of the proposed development on the subject lands and neighbouring properties. No adverse impacts are anticipated as a result of the approval of the subject application.
- In Staff's opinion the proposed variance meets the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature, and is desirable and appropriate for the use of the lands, thereby satisfying the four tests, as set out in Section 45 of the Planning Act. Therefore, planning staff recommend that minor variance application COA04-2019 be approved.
- Should the Committee of Adjustment approve minor variance application COA04-2019 staff recommend that the decision reflect that the Committee is approving a maximum floor area of 89m² for an enclosed accessory building, for the purpose of constructing a 3.96m x 6.29m garage addition, substantially as shown on the site plan accompanying the subject application.

Respectfully submitted,


Steve Craig
Senior Planning Technician



PLANNING & BUILDING SERVICES DEPARTMENT

t. (519) 633.2560 f. (519) 633.6581

City of St. Thomas
Received

9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

MAR 21 2019

City Clerks Dept.

CONFIRMATION OF A COMPLETE APPLICATION

APPLICATIONS FOR CONSENT

March 20th, 2019

Secretary-Treasurer, Committee of Adjustment
Attention: Melanie Knapp

Pursuant to By-Law 30-2015, several consultation meetings were held with Planning Department Staff and the applicant.

Two applications for Consent relating to easements on the property at 1055 Talbot Street, were filed on March 19th, 2019.

This letter is notice that the information and material required under Subsections 53(2) and 53(3) and the required fee under Section 69 of the Planning Act has been provided and the applications for consent are thereby considered complete.

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

Yours truly,

Patrick J. C. Keenan
Director of Planning & Building Services



MAR 19 2019



ZELINKA PRIAMO LTD
A Professional Planning Practice

March 18, 2019

Ms. Melanie Knapp
City of St. Thomas
545 Talbot Street
St. Thomas, ON
N5P 3V7

Dear Ms. Knapp

**RE: Application for Consent – Servicing Easement and Access Easement
1055 Talbot Street (Former Timken site)
Talbot Development ULC
Our File: KAM/STT/17-01**

Please find enclosed two (2) separate applications for consent on the lands known municipally as 1055 Talbot Street (the "subject lands"); one to create an easement for servicing, and the other to create an easement for reciprocal access. These lands are also the subject of a consent to sever application (B07-2018), which has received conditional approval and is nearing completion.

The attached draft reference plan shows the following parts:

- Part 1 – Lands to be severed as part of Consent Application B07-2018;
- Part 2 – Road widening and daylight triangle
- Part 3 – Road widening
- Part 4 – Land to be retained by Talbot Development ULC
- Part 5 – 3.0m wide servicing easement

The servicing easement, identified on the reference plan as Part 5, is proposed to create a 3.0m wide easement along the First Avenue frontage of Part 4, in order to allow sufficient width to accommodate sanitary and storm water pipes to connect to City infrastructure within the Talbot Street right-of-way.

A blanket reciprocal access easement is proposed between Parts 1 and 4, allowing vehicular and pedestrian access across both parts. As these lands are intended to be developed for high-density residential and commercial uses, reciprocal access is appropriate and desirable.

As per the above, please find enclosed the following:

- One (1) copy of the completed Consent application form for the servicing easement;
- One (1) copy of the completed Consent application form for the reciprocal access easement;
- Four (4) cheques made payable to the "City of St. Thomas", two (2) in the amount of \$400.00, and two (2) in the amount of \$50 for application fees;
- Two (2) copies of the letter of authorization from Michael Kam (president of Talbot Developments ULC), owner of the subject lands; and,
- Four (4) copies of the draft reference plan.

If it is further noted that City staff stated that no pre-consultation meeting is required for these applications as extensive consultation has already occurred with the related applications already filed.

We trust that the enclosed information is complete and satisfactory, and look forward to a timely approval process. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in blue ink, appearing to read 'M. Campbell', is written over the printed name.

Mathew Campbell, BA, CPT

cc. Michael Kam, Talbot Developments ULC



THE CORPORATION OF THE CITY OF ST THOMAS

COMMITTEE OF ADJUSTMENT

APPLICATION FOR CONSENT

OFFICE USE:	Date Application Received: <u>MAR 19 2019</u>	Consultation Date: <u>(several)</u>
	Date Application Deemed Complete: <u>MAR 20 2019</u>	

Application #: B01119

APPLICATION IS HEREBY MADE TO:

City of St. Thomas
 545 Talbot Street
 St. Thomas ON N5P 3V7
 Tel: (519) 631-1680 ext 4125 Fax: (519) 633-9019
 Email: mknapp@stthomas.ca

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 \$450 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. (a) Registered Owner(s): Talbot Development ULC
 Mailing Address: 610 Beach Road, Hamilton, ON
 Postal Code: L8H 3L1 Telephone: 905-544-1881 Fax: _____
 email: michael@posner.ca

(b) Owner's Solicitor or Authorized Agent (if any): Zelinka Priamo Ltd. c/o Matt Campbell
 Mailing Address: 318 Wellington Road, London, ON
 Postal Code: N6C 4P4 Telephone: 519-474-7137 Fax: _____
 email: mathew.c@zpplan.com

(c) Please specify to whom all communications should be sent:

Owner Solicitor Agent

2. (a) Type and purpose of proposed transaction: (Check appropriate space/s)

- | | |
|--|--|
| <input type="checkbox"/> Creation of New Lot | <input type="checkbox"/> Disposal of Surplus Farm Dwelling |
| <input type="checkbox"/> Addition to Lot | <input type="checkbox"/> Correction of Title |
| <input type="checkbox"/> Mortgage or Charge | <input type="checkbox"/> Partial Discharge of Mortgage |
| <input type="checkbox"/> Lease | <input type="checkbox"/> Right-of-way |
| <input checked="" type="checkbox"/> Easement <u>3.0m servicing easement along First Avenue</u> | |

(b) If a lot addition, identify the lands to which the parcel will be added:

Name of person(s), if known, to whom land or interest in land is intended to be transferred, charged or leased:

Rock Developments

3. Are there any existing easements or restrictive covenants affecting the land?

Yes No

If "Yes" describe the easement or covenant and its effect: Access over abutting access road

4. Location of land:

Municipality (City/Town/Township) St. Thomas

Concession No 9 Lot(s) 6 Registered Plan No _____ Lot(s) _____

Reference Plan No 11R-7458 Part(s) 2,4,5

Name of Street Talbot Street Street No 1055

5. Description of subject land: (In metric units) Part No. on sketch 1

(a) Frontage ~180m Depth ~351m Area 8.03

(b) Existing Use Vacant Proposed Use Commercial

(c) Existing and proposed buildings and structures on the subject land:

Existing: None

Proposed: TBD - single and multi-unit commercial buildings

6. Description of land to be retained: (In metric units) Part No. on sketch _____

NOT APPLICABLE (a) Frontage _____ Depth _____ Area _____

(b) Existing Use _____ Proposed Use _____

(c) Existing and proposed buildings and structures on the land to be retained:

Existing: _____

Proposed: _____

7. (a) Type of access to subject land:

- Provincial Highway
- Municipal Road maintained all year
- Municipal Road maintained seasonally
- Water Access
- Regional Road
- Other Public Road
- Right-of-Way
- Private Road

(b) Type of access to retained land:

- Provincial Highway
- Municipal Road maintained all year
- Municipal Road maintained seasonally
- Water Access
- Regional Road
- Other Public Road
- Right-of-Way
- Private Road

8. What type of water supply is proposed? (Check appropriate space)

TYPE	PROPOSED	RETAINED
	LOT	LOT
Publicly owned and operated piped water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____

9. What type of sewage disposal is proposed? (Check appropriate space)

TYPE	PROPOSED	RETAINED
	LOT	LOT
Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____

10. What is the current designation of the subject land in any applicable official plan?

- (a) Local Municipal Official Plan Mixed Use Development
- (b) Regional Policy Plan N/A

11. (a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of The Planning Act or a consent under Section 53 of The Act?

Yes No

(b) If the answer to (a) is "Yes", please provide the following information:

File Number: B07/18
Status: Conditionally Approved

12. (a) Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

(b) If the answer to (a) is "Yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's (Purchaser's) name _____
Land Use on severed parcel _____
Date parcel transferred _____
Consent file number (if known) B _____

13. (a) Is the subject land the subject of any other application under the Planning Act e.g. approval of a plan of subdivision; a consent application; an application for an amendment to an official plan amendment; a zoning by-law or a Minister's zoning order, or a minor variance?

Yes No

(b) If the answer of (a) is "Yes", please provide the following information:

File Number: SPC 01-19
Status: Pending Approval

14. (a) Is the proposed consent application consistent with the Policy Statements issued under subsection 3(1) of the Planning Act?

Yes No

(b) Are the subject lands within an area of land designated under a Provincial Plan or Plans? Yes No

(c) If the answer to (b) is "yes" does the proposed consent application conform to or does it not conflict with the Provincial Plan or Plans?

Yes

No

15. As provided for in Ontario Regulation 197/96, and as required by this Committee of Adjustment, an application must be accompanied by a preliminary drawing prepared, signed and dated by an Ontario Land Surveyor, showing the information set out below. In the case of multiple applications, one drawing plus one extra copy for each additional application will suffice.

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- (f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
- (i) the location and nature of any easement affecting the subject land.

16. One copy of this application form is to be filed for each subject parcel, together with the preliminary drawing and the applicable application fee in cash, money order or by cheque made payable to the City of St. Thomas.

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, Mathew Campbell, the Owner or Authorized Agent, hereby agree
(Print name of Owner or Authorized Agent)

and acknowledge 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, Mathew Campbell 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 London on this 18 day of March, 2019.
City Day Month Year



Signature of Owner or Authorized Agent

March 18 2019

Date



Signature of Commissioner of Oaths, etc.

March 18 2019

Date

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, Michael Kam, am the owner of the subject lands, and I authorize Zelinka Priamo Ltd. 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.

July 30, 2018
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, Michael Kam, 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.

July 30, 2018
Date


Signature of Owner



The Corporation of the City of St. Thomas

Report No.: B01-2019

Applicant: Talbot Development ULC

Directed to: Members of the Committee of Adjustment

Report Date: April 16, 2019
Meeting Date: April 25, 2019

Location: 1055 Talbot Street, City of St. Thomas

Subject: Request for a consent pursuant to Section 53 of the Planning Act, R.S.O. as amended

Department: Planning Department
Prepared by: Steve Craig, Senior Planning Technician

Attachments: Location Plan

Recommendation:

That: Report B01-2019 be received.

Proposal

The applicant, through consent application B01/19, is proposing to create a 3.0m servicing easement along First Avenue. It is proposed that this easement will be used to accommodate sanitary and storm water pipes to connect to City Infrastructure within the Talbot Street right-of-way.

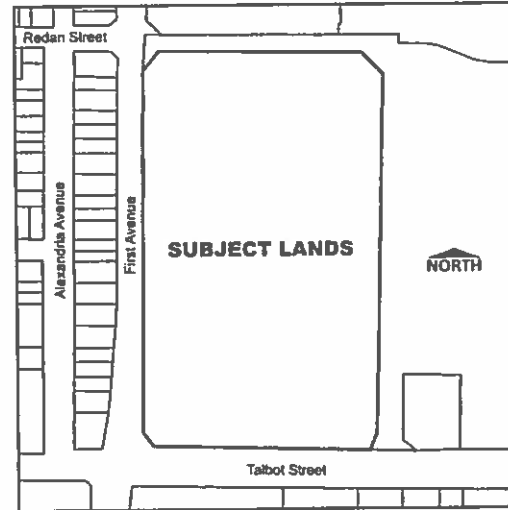
Official Plan

- The subject lands are within the Mixed Use Development designation, as shown on Schedule A (Land Use Plan) to the Official Plan for the City of St. Thomas.
- Consents for a right of way or an easement are permitted in any land use designation.

Zoning By-Law

- The subject lands are located within the Mixed Use Development Zone (h1 h2 h3 MU) pursuant to the City of St. Thomas Zoning By-Law No. 50-88, as amended.
- The Mixed Use Development Zone may consist of lots that are owned by one or more persons. Where the development of the land is approved under Section 41 of the Planning Act and, pursuant to a consent subsequently given under section 53 of the Planning Act or pursuant to an approval or exemption subsequently given under section 50 of the Condominium Act, any part of the land is conveyed or otherwise dealt with, the provisions of Section 20 and any other regulations of By-law 50-88 are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the consent, approval or exemption was not given, so long as the land and any building or structure thereon are used and continue to be used for the purpose for which the development was approved.

Location Plan:



Comments

- The limits of the proposed 3.0m wide servicing easement are shown as Part 5 on the draft reference plan accompanying the subject application.
- In staff's opinion the proposed consent complies with the City of St. Thomas Official Plan, Zoning By-Law and satisfies the criteria of Section S1(24) of the Planning Act, R.S.O. as amended. Therefore, approval of consent application B01-2019 is supportable.
- Should the Committee approve consent application B01-2019 planning staff recommends the following condition:
 - 1) The Corporation of the City of St. Thomas be provided with a copy of the reference plan.

Respectfully submitted,


Steve Craig
Senior Planning Technician



CONFIRMATION OF A COMPLETE APPLICATION

APPLICATIONS FOR CONSENT

March 20th, 2019

Secretary-Treasurer, Committee of Adjustment
Attention: Melanie Knapp

Pursuant to By-Law 30-2015, several consultation meetings were held with Planning Department Staff and the applicant.

Two applications for Consent relating to easements on the property at 1055 Talbot Street, were filed on March 19th, 2019.

This letter is notice that the information and material required under Subsections 53(2) and 53(3) and the required fee under Section 69 of the Planning Act has been provided and the applications for consent are thereby considered complete.

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

Yours truly,

Patrick. J. C. Keenan
Director of Planning & Building Services

MAR 19 2019



ZELINKA PRIAMO LTD
A Professional Planning Practice

March 18, 2019

Ms. Melanie Knapp
City of St. Thomas
545 Talbot Street
St. Thomas, ON
N5P 3V7

Dear Ms. Knapp

**RE: Application for Consent – Servicing Easement and Access Easement
1055 Talbot Street (Former Timken site)
Talbot Development ULC
Our File: KAM/STT/17-01**

Please find enclosed two (2) separate applications for consent on the lands known municipally as 1055 Talbot Street (the "subject lands"); one to create an easement for servicing, and the other to create an easement for reciprocal access. These lands are also the subject of a consent to sever application (B07-2018), which has received conditional approval and is nearing completion.

The attached draft reference plan shows the following parts:

- Part 1 – Lands to be severed as part of Consent Application B07-2018;
- Part 2 – Road widening and daylight triangle
- Part 3 – Road widening
- Part 4 – Land to be retained by Talbot Development ULC
- Part 5 – 3.0m wide servicing easement

The servicing easement, identified on the reference plan as Part 5, is proposed to create a 3.0m wide easement along the First Avenue frontage of Part 4, in order to allow sufficient width to accommodate sanitary and storm water pipes to connect to City infrastructure within the Talbot Street right-of-way.

A blanket reciprocal access easement is proposed between Parts 1 and 4, allowing vehicular and pedestrian access across both parts. As these lands are intended to be developed for high-density residential and commercial uses, reciprocal access is appropriate and desirable.

As per the above, please find enclosed the following:

- One (1) copy of the completed Consent application form for the servicing easement;
- One (1) copy of the completed Consent application form for the reciprocal access easement;
- Four (4) cheques made payable to the "City of St. Thomas", two (2) in the amount of \$400.00, and two (2) in the amount of \$50 for application fees;
- Two (2) copies of the letter of authorization from Michael Kam (president of Talbot Developments ULC), owner of the subject lands; and,
- Four (4) copies of the draft reference plan.

It is further noted that City staff stated that no pre-consultation meeting is required for these applications as extensive consultation has already occurred with the related applications already filed.

318 Wellington Road
London, ON N6C 4P4
Tel: (519) 474-7137 • Fax: (519) 474-2284
Email: zp@zpplan.com • Website: zpplan.com

We trust that the enclosed information is complete and satisfactory, and look forward to a timely approval process. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.



Mathew Campbell, BA, CPT

cc. Michael Kam, Talbot Developments ULC



THE CORPORATION OF THE CITY OF ST THOMAS

COMMITTEE OF ADJUSTMENT

APPLICATION FOR CONSENT

OFFICE USE:	Date Application Received: <u>MAR 19 2019</u>	Consultation Date: <u>(several)</u>
	Date Application Deemed Complete: <u>MAR 20 2019</u>	

Application #: 1502/19

APPLICATION IS HEREBY MADE TO:

City of St. Thomas
 545 Talbot Street
 St. Thomas ON N5P 3V7
 Tel: (519) 631-1680 ext 4125 Fax: (519) 633-9019
 Email: mknapp@stthomas.ca

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 \$450 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. (a) Registered Owner(s): Talbot Development ULC
 Mailing Address: 610 Beach Road, Hamilton, ON
 Postal Code: L8H 3L1 Telephone: 905-544-1881 Fax: _____
 email: michael@posner.ca

(b) Owner's Solicitor or Authorized Agent (if any): Zelinka Priamo Ltd. c/o Matt Campbell
 Mailing Address: 318 Wellington Road, London, ON
 Postal Code: N6C 4P4 Telephone: 519-474-7137 Fax: _____
 email: mathew.c@zpplan.com

(c) Please specify to whom all communications should be sent:

Owner Solicitor Agent

2. (a) Type and purpose of proposed transaction: (Check appropriate space/s)

- | | |
|---|--|
| <input type="checkbox"/> Creation of New Lot | <input type="checkbox"/> Disposal of Surplus Farm Dwelling |
| <input type="checkbox"/> Addition to Lot | <input type="checkbox"/> Correction of Title |
| <input type="checkbox"/> Mortgage or Charge | <input type="checkbox"/> Partial Discharge of Mortgage |
| <input type="checkbox"/> Lease | <input type="checkbox"/> Right-of-way |
| <input checked="" type="checkbox"/> Easement <u>Reciprocal access between Parts 1 and 4 on draft R-Plan</u> | |

(b) If a lot addition, identify the lands to which the parcel will be added:

Name of person(s), if known, to whom land or interest in land is intended to be transferred, charged or leased:

Rock Developments

3. Are there any existing easements or restrictive covenants affecting the land?

Yes No

If "Yes" describe the easement or covenant and its effect: Access over abutting access road

4. Location of land:

Municipality (City/Town/Township) St. Thomas

Concession No 9 Lot(s) 6 Registered Plan No _____ Lot(s) _____

Reference Plan No 11R-7458 Part(s) 2,4,5

Name of Street Talbot Street Street No 1055

5. Description of subject land: (in metric units) Part No. on sketch 1

(a) Frontage ~180m Depth ~351m Area 8.03

(b) Existing Use Vacant Proposed Use Commercial

(c) Existing and proposed buildings and structures on the subject land:

Existing: None

Proposed: TBD - single and multi-unit commercial buildings

6. Description of land to be retained: (in metric units) Part No. on sketch _____

NOT APPLICABLE (a) Frontage _____ Depth _____ Area _____

(b) Existing Use _____ Proposed Use _____

(c) Existing and proposed buildings and structures on the land to be retained:

Existing: _____

Proposed: _____

7. (a) Type of access to subject land:

- Provincial Highway
- Municipal Road maintained all year
- Municipal Road maintained seasonally
- Water Access
- Regional Road
- Other Public Road
- Right-of-Way
- Private Road

(b) Type of access to retained land:

- Provincial Highway
- Municipal Road maintained all year
- Municipal Road maintained seasonally
- Water Access
- Regional Road
- Other Public Road
- Right-of-Way
- Private Road

8. What type of water supply is proposed? (Check appropriate space)

TYPE	PROPOSED	RETAINED
	LOT	LOT
Publicly owned and operated piped water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____

9. What type of sewage disposal is proposed? (Check appropriate space)

TYPE	PROPOSED	RETAINED
	LOT	LOT
Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____

10. What is the current designation of the subject land in any applicable official plan?

- (a) Local Municipal Official Plan Mixed Use Development
- (b) Regional Policy Plan N/A

11. (a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of The Planning Act or a consent under Section 53 of The Act?

Yes No

(b) If the answer to (a) is "Yes", please provide the following information:

File Number: B07/18
 Status: Conditionally Approved

12. (a) Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

(b) If the answer to (a) is "Yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's (Purchaser's) name _____
 Land Use on severed parcel _____
 Date parcel transferred _____
 Consent file number (if known) B _____

13. (a) Is the subject land the subject of any other application under the Planning Act e.g. approval of a plan of subdivision; a consent application; an application for an amendment to an official plan amendment; a zoning by-law or a Minister's zoning order, or a minor variance?

Yes No

(b) If the answer of (a) is "Yes", please provide the following information:

File Number: SPC 01-19
 Status: Pending Approval

14. (a) Is the proposed consent application consistent with the Policy Statements issued under subsection 3(1) of the Planning Act?

Yes No

(b) Are the subject lands within an area of land designated under a Provincial Plan or Plans? Yes No

(c) If the answer to (b) is "yes" does the proposed consent application conform to or does it not conflict with the Provincial Plan or Plans?

Yes

No

15. As provided for in Ontario Regulation 197/96, and as required by this Committee of Adjustment, an application must be accompanied by a preliminary drawing prepared, signed and dated by an Ontario Land Surveyor, showing the information set out below. In the case of multiple applications, one drawing plus one extra copy for each additional application will suffice.

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- (f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
- (i) the location and nature of any easement affecting the subject land.

16. One copy of this application form is to be filed for each subject parcel, together with the preliminary drawing and the applicable application fee in cash, money order or by cheque made payable to the City of St. Thomas.

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, Mathew Campbell, the Owner or Authorized Agent, hereby agree
(Print name of Owner or Authorized Agent)

and acknowledge 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, Mathew Campbell 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 London on this 19 day of March, 2019.
City Day Month Year


Signature of Owner or Authorized Agent

March 19 2019
Date


Signature of Commissioner of Oaths, etc.

March 18 2019
Date

GREGORY ANDREW PRIAMO, a Commissioner, etc.,
Province of Ontario, for Zelinka Priamo Ltd.
Expires October 30, 2019

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, Michael Kam, am the owner of the subject lands, and I authorize Zelinka Priamo Ltd. 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.

July 30, 2018
Date


Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

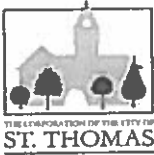
In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by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

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

I, Michael Kam, 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.

July 30, 2018
Date


Signature of Owner



The Corporation of the City of St. Thomas

Report No.: B02-2019

Applicant: Talbot Development ULC

Directed to: Members of the Committee of Adjustment

Report Date: April 16, 2019
Meeting Date: April 25, 2019

Location: 1055 Talbot Street, City of St. Thomas

Subject: Request for a consent pursuant to Section 53 of the Planning Act, R.S.O, as amended

Department: Planning Department
Prepared by: Steve Craig, Senior Planning Technician

Attachments: Location Plan

Recommendation:

That: Report B02-2019 be received.

Proposal

The applicant, through consent application B02/19, is proposing to create a reciprocal access easement allowing vehicular and pedestrian access.

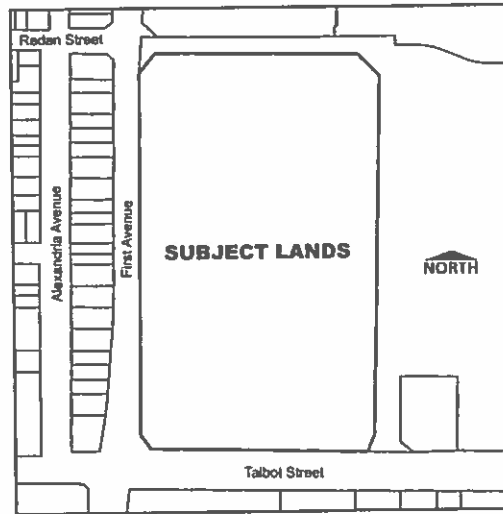
Official Plan

- The subject lands are within the Mixed Use Development designation, as shown on Schedule A (Land Use Plan) to the Official Plan for the City of St. Thomas.
- Consents for a right of way or an easement are permitted in any land use designation.

Zoning By-Law

- The subject lands are located within the Mixed Use Development Zone (h1 h2 h3 MU) pursuant to the City of St. Thomas Zoning By-Law No. 50-88, as amended.
- The Mixed Use Development Zone may consist of lots that are owned by one or more persons. Where the development of the land is approved under Section 41 of the Planning Act and, pursuant to a consent subsequently given under section 53 of the Planning Act or pursuant to an approval or exemption subsequently given under section 50 of the Condominium Act, any part of the land is conveyed or otherwise dealt with, the provisions of Section 20 and any other regulations of By-law 50-88 are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the consent, approval or exemption was not given, so long as the land and any building or structure thereon are used and continue to be used for the purpose for which the development was approved.

Location Plan:



Comments

- The limits of the proposed reciprocal access easement are shown as Parts 1 and 4 on the draft reference plan accompanying the subject application.
- In staff's opinion the proposed consent complies with the City of St. Thomas Official Plan, Zoning By-Law and satisfies the criteria of Section 51(24) of the Planning Act, R.S.O, as amended. Therefore, approval of consent application B02-2019 is supportable.
- Should the Committee approve consent application B02-2019 planning staff recommends the following condition:
 - 1) The Corporation of the City of St. Thomas be provided with a copy of the reference plan.

Respectfully submitted,

Steve Craig
Steve Craig
Senior Planning Technician

City of St. Thomas
Borough

APR 09 2019

City Clerks Dept

April 9, 2019

Dear John:

We would like to request a land frontage reduction request for 353 Wellington St.

The minor change would be from 72 feet to 66 feet and the depth to 145 feet.

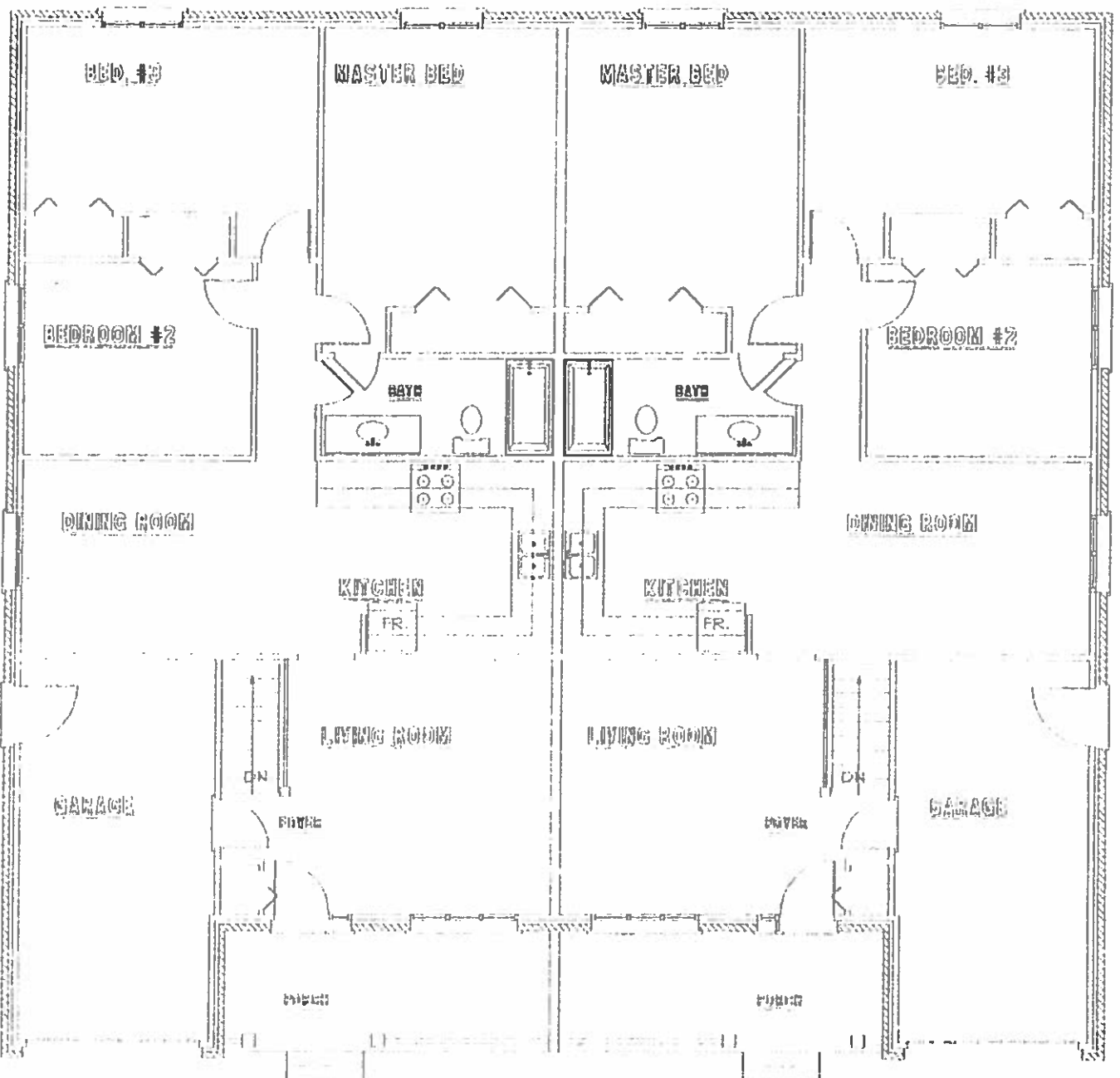
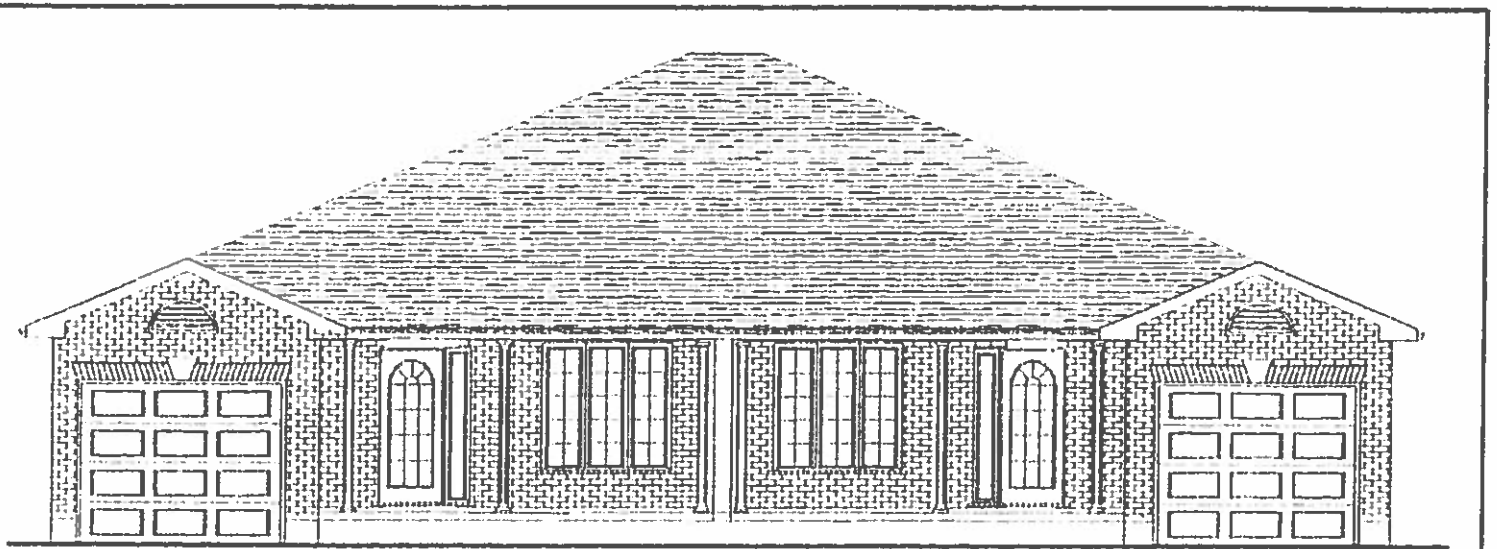
We would like to be put on the agenda for the April 25th meeting at 10:00 a.m.

Thank you for your consideration in this matter.

Regards,



Merle Mugford



Plan Name: The Carling		<i>Design by</i> UNICORN DESIGN GROUP ST. THOMAS, ONTARIO (519) 637-2181
Date 10/25/95	Time 13:08:03	
		© ALL RIGHTS RESERVED <small>Dimensions and Features are Subject to Change and May Not Be As Shown</small>



The Corporation of the City of St. Thomas

Report No.: B06-2018

Applicant: Merle Mugford

Directed to: Members of the Committee of Adjustment

Report Date: April 16, 2019
Meeting Date: April 25, 2019

Location: 353 Wellington Street, Plan 122, Registered Plan 80, Part Lots 8-10, in the City of St. Thomas.

Subject: Merle Mugford request to make an amendment to the conditions of a provisional consent.

Department: Planning and Building Services Department
Prepared by: Steve Craig, Senior Planning Technician

Attachments: Location Plan

Recommendation:

That: Report B06-2018 be received.

1.) Origin:

- On September 27, 2018 the Committee of Adjustment held a public meeting regarding consent application B6-2018, for the lands municipally know as 353 Wellington Street.
- The consent application was filed to create one new residential building lot in order to construct a semi-detached dwelling.
- The Committee approved Consent Application B6-2018.

2.) Planning Act:

- Subsection 53(23) of the Planning Act provides the Committee with the power to change the conditions of a provisional consent at any time before a consent is given.
- Subsection 53(24) of the Planning Act provides the requirements for written notice of the change of the conditions of a provisional consent. Subsection 53(27) of the Planning Act outlines the appeal process.
- Subsection 53(26) of the Planning Act provides that no written notice is required if in the Committee's opinion the change to conditions is minor.

3.) Comments:

- The applicant is proposing to amend the dimensions of the proposed severed lot and has prepared a brief letter outlining the proposed amendment for the Committees consideration.
- In staff's opinion the amendment is minor in nature and does not significantly deviate from what was considered at the public meeting on September 27, 2018.

Respectfully submitted,


Steve Craig
Senior Planning Technician

Location Plan:

