

THE FOURTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415  
CITY HALL

APRIL 25, 2019

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Absent

Mr. D. Collins

Officials

M. Knapp, Assistant Secretary-Treasurer  
J. McCoomb, Manager of Planning Services  
C. Peck, Chief Building Official  
N. Bokma, Manager, Development and Compliance

Others

Ugo Collavino, owner, 180 Balaclava Street  
Murray Mugford, 353 Wellington Street  
Craig Hansford, owner, 389-393 Talbot Street  
Greg Priamo, agent, 1055 Talbot Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman – R. Hodgkinson:

THAT: The minutes of the meeting February 14, 2019 be confirmed.

Carried.

HEARING OF APPLICATIONS

A04/19 – Ugo and Mary Collavino – 180 Balaclava Street

Mr. Collavino stated that he was proposing to build an addition to his garage.

Motion by I. Bowman – R. Hodgkinson:

THAT: Application A04-19 by **Ugo and Mary Collavino**, on lands that may be legally described as **Lot 20, Registered Plan 317, Part Block P** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **180 Balaclava Street** in the City of St. Thomas, Ontario be approved as follows:

- (1) To permit a maximum floor area of 89m<sup>2</sup> 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 accompany the subject application.

This application is granted because in the opinion of the Committee such variance is minor and is an appropriate use of the land, building or structure and the general intent and purpose of the Official Plan and Zoning By-Law are maintained.

Carried.

B06/18 - Merle Mugford - 353 Wellington Street - Revised Plans

Mr. Mugford stated that there were two small changes to the dimensions of the plans.

Motion by I. Bowman – R. Hodgkinson:

THAT: The Committee of Adjustment approves the request from **MERLE MUGFORD** relating to **353 WELLINGTON STREET** for an amendment related to consent application **B06/18** approved by the Committee on the subject lands by adding the following conditions:

- 1) The frontage of the severed lands by 20.117m (66ft) instead of the requested 21.9m (72ft) as

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shown on the revised Consent Sketch; and

- 2) The depth of the severed lands be 44.196m (145ft) instead of the requested 39.6m (129.9ft) as shown on the revised Consent Sketch.

Carried.

B01/19 - Talbot Development ULC - 1055 Talbot Street

Mr. Priamo stated that the consent applications were for easements to the property to provide public access without any restrictions.

The Manager, Development and Compliance stated that these easements would allow for future development of the property.

Motion by I. Bowman – R. Hodgkinson:

THAT: In the matter of an application by **Talbot Development ULC** for a consent pursuant to Section 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 B01/19 is hereby approved provided that the following condition is met:

- 1) The City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

B02/19 – Talbot Development ULC – 1055 Talbot Street

Motion by R. Hodgkinson – I. Bowman:

THAT: In the matter of an application by **Talbot Development ULC** for a consent pursuant to Section 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 B02/19 is hereby approved provided that the following condition is met:

- 1) The City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

**NEW BUSINESS**

B05/18 – Dane Moffatt and 2436069 Ontario Limited – 387-393 Talbot Street

The Manager of Planning Services explained that the plans that had been recently submitted showed an easement for parking and access purposes that was not shown in the original plans.

The members requested a letter from the owner with additional information and stated that the letter would be discussed at the next Committee meeting on May 23, 2019.

**UNFINISHED BUSINESS**

**NEXT MEETING**

May 23, 2019

**ADJOURNMENT**

Motion by I. Bowman – R. Hodgkinson:

THAT: We do now adjourn. (10:19 a.m.)

Carried.