

THE SIXTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415  
CITY HALL

MAY 23, 2019

9:54 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

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

Absent

Mr. D. Collins

Others

Nicole Ooms, Doug Tarry Limited  
Deren Lyle, CJDL Consulting Engineers  
Dane Moffatt, owner, 387-393 Talbot Street  
Craig Hansford, owner, 387-393 Talbot Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman – R. Hodgkinson:

THAT: The minutes of the meetings held on April 25, 2019 and May 8, 2019 be confirmed.

Carried.

HEARING OF APPLICATIONS

A05/19 – Doug Tarry Limited – 300 Manor Road

Ms. Ooms explained that the proposal was for apartment rental units at 300 Manor Road. The minor variance application was to permit balcony encroachments in the front and side yard and to permit 65 parking spaces whereas the by-law requires 67 parking spaces.

The members expressed concern about sufficient visitor parking.

Mr. Lyle explained that the visitor parking was built into the requirement of 1.21 parking spaces per unit.

The Senior Planning Technician stated that 1.25 parking spaces per unit is required which totals 67 parking spaces for the address. He further advised that public transportation is available at this address and the application will still be subject to site plan control approval.

Motion by I. Bowman – R. Hodgkinson:

THAT: Application A05-19 by **Doug Tarry Limited**, on lands that may be legally described as **Block 9, 11, Registered Plan 67, Part 1 on Reference Plans 11R-6891, 11R-7185, 11R-7822** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **300 Manor Road** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit balconies to project up to a maximum of 1.83m into a required front yard and required exterior side yard, substantially as shown on the site plan accompanying the subject application; and
- (ii) To permit a minimum of 1.21 parking spaces per dwelling unit.

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.

CONFIRMED \_\_\_\_\_ CHAIR

**UNFINISHED BUSINESS**

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

Mr. Moffatt stated that additional parking spaces had been added and renovations were taking place on the north side of the building.

The Senior Planning Technician stated that the original plan identified right of ways required for access. He further advised that updated reference plans had been received which included an additional right of way for shared parking and pedestrian access purposes known as Part 5 on the Reference plan.

The Chief Building Official stated that there were outstanding orders on the property and that the severance would not be registered on title until the orders are removed.

Motion by I. Bowman – R. Hodgkinson:

THAT: The Committee of Adjustment approves the request from **DANE MOFFATT AND 2436069 ONTARIO LIMITED** relating to **387-393 TALBOT STREET** for an amendment related to consent application **B05/18** approved by the Committee on the subject lands by adding the following condition:

- 1) That Part 5 on the Draft Reference Plan comprise a right-of-way for shared parking and pedestrian access purposes.

Carried.

**NEXT MEETING**

June 27, 2019

**ADJOURNMENT**

10:09 a.m. The meeting adjourned.