

THE TENTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
CITY HALL

SEPTEMBER 12, 2019

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

J. Hindley, Assistant Secretary-Treasurer
S. Craig, Senior Planning Technician

Others

Matt Campbell, Agent, 41237 Major Line
Marcel LeHouillier, 41041 Major Line

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman – R. Hodgkinson:

THAT: The minutes of the meetings held on July 11 and August 6, 2019 be confirmed.

Carried.

HEARING OF APPLICATIONS

B04/19 – Janet Yates – 41237 Major Line

Mr. Campbell, agent, 41237 Major Line provided an overview of the minor variance and severance applications and advised that the intent is to sever the rear of the property, which will merge with the abutting lot at 41041 Major Line.

Mr. Campbell further advised that this land is being considered for re-designation to residential for potential future development.

Motion by I. Bowman – D. Collins:

THAT: In the matter of an application by Janet Yates for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as Concession Gore, Pt 8, Reference Plan 11R-3945, Parts 1-6, municipally known as 41237 Major Line in the City of St. Thomas.

Application B04/19 is hereby approved provided that the following conditions are met:

- 1) The applicant provides written confirmation from a qualified professional that the septic system is in satisfactory operating condition and has sufficient capacity, to the satisfaction of the Chief Building Official;
- 2) The severed portion of the subject lands be merged with the abutting lot to the west (41041 Major Line);
- 3) That Subsection 3 or 5 of Section 50 of the Planning Act, R.S.O., 1990, as amended shall apply to any subsequent conveyance or transaction involving the subject lands;
- 4) The solicitor for the applicant is to provide an undertaking, whereby they inform the Committee in writing, that the lands are being conveyed to an abutting property owner and thus a merger of title will take place, which merger shall include all interests held inclusive or mortgagees interest; and
- 5) The City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

A10/19 – Janet Yates – 41237 Major Line

Motion by I. Bowman – D. Collins:

THAT: Application A10-19 by Janet Yates, on lands that may be legally described as Concession

CONFIRMED _____ CHAIR

The 10th Meeting of the Committee of Adjustment - 2

Gore, Pt 8, Reference Plan 11R-3945, Parts 1-6 for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as 41237 Major Line in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a minimum lot area of 2.6 hectares, whereas Subsection 11.1.4(c) provides that the minimum lot area shall be the existing lot area.

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.

UNFINISHED BUSINESS

A09/19 – 18 Hickory Lane - Update

The Assistant Secretary-Treasurer advised that an appeal of the decision for Application A09/19 had been filed.

The Senior Planning Technician provided an overview of the appeal process and advised that the appellant must provide planning rationale in order for an appeal to be considered by the Local Planning Appeal Tribunal.

A05/19 – Amendment – 300 Manor Road

The Senior Planning Technician provided an overview of the amendment and advised that while the application was for 65 parking spaces, an error was made in the corresponding ratio.

Motion by I. Bowman – R. Hodgkinson:

THAT: The Committee of Adjustment approves the request from **DOUG TARRY LIMITED** relating to **300 MANOR ROAD** for an amendment related to minor variance application A05/19 approved by the Committee on the subject lands by amending the second portion of the decision:

- (ii) To permit a minimum of 1.20 parking spaces per dwelling unit (65 parking spaces in total).

Carried.

NEXT MEETING

September 26, 2019 in **Room #304**

ADJOURNMENT

10:14 a.m. The meeting adjourned.