

THE THIRTEENTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
CITY HALL

NOVEMBER 28, 2019

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

M. Knapp, Assistant Secretary-Treasurer
S. Craig, Senior Planning Technician
J. Yolkowskie, Building and Plumbing Inspector

Others

Kevin and Janet McLeod, owners, 211 ½ Erie Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman - D. Collins:

THAT: The minutes of the meeting held on October 24, 2019 be confirmed.

Carried.

HEARING OF APPLICATIONS

B06/19 - Kevin and Janet McLeod - 211 ½ Erie Street

Kevin McLeod, owner, 211 ½ Erie Street provided an overview of the consent application.

The Senior Planning Technician advised that staff were recommending that approval of the application be conditional on confirmation from the Environmental Services Department that municipal services for both the severed and retained lots have been resolved.

Motion by I. Bowman - D. Collins:

THAT: In the matter of an application by **Kevin and Janet McLeod** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Registered Plan 270, Part Lots 30 and 31, Reference Plan 11R-2308, Parcel A and B**, municipally known as **211 ½ Erie Street** in the City of St. Thomas.

Application B06/19 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;
- 2) Confirmation is received from the Environmental Services Department that municipal services for both the severed and retained lots have been resolved.

Carried.

A12/19 - Element5 Ontario Inc. - 70 Dennis Road

The members asked about land ownership to the west of 70 Dennis Road.

The Senior Planning Technician explained that the subject lands were previously owned by the City and that the lot was recently sold to Element5 Ontario Inc.

The members asked about details for the proposed easement.

The Senior Planning Technician explained that the proposed easement is in benefit of the abutting lot, owned by Takumi and is for the purpose of services, maintenance and access.

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The members inquired about the number of parking spaces.

The Senior Planning Technician advised that Element5 Ontario Inc. will have a maximum of 50 employees and that due to the automated process of the manufacturing facility only 94 parking spaces were required. The applicant has provided a site plan which demonstrates that there is sufficient land on the site to accommodate the 340 parking spaces.

Motion by D. Collins - I. Bowman:

THAT: Application A12-19 by **Element5 Ontario Inc.**, on lands that may be legally described as **Registered Plan 11M-59, Lot 93** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **70 DENNIS ROAD** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit a minimum of 94 parking spaces for a manufacturing facility, whereas Subsection 21.1.6 (d) Business office and (e) Manufacturing of the Zoning By-law requires a minimum of 340 parking spaces. (Business Office - 28.92 parking spaces and Manufacturing - 310.36 parking spaces)

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.

B07/19 - Element5 Ontario Inc. - 70 Dennis Road

Motion by D. Collins - I. Bowman:

THAT: In the matter of an application by **Element5 Ontario Inc.** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Registered Plan 11M-59, Lot 93**, municipally known as **70 Dennis Road** in the City of St. Thomas.

Application B07/19 is hereby approved provided that the following condition is met:

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

Carried.

UNFINISHED BUSINESS

NEW BUSINESS

Local Planning Appeal Tribunal - 18 Hickory Lane

The members discussed the upcoming Local Planning Appeal Tribunal hearing relating to the property at 18 Hickory Lane.

NEXT MEETING

December 12, 2019 at 10:00 a.m. in Room #415

ADJOURNMENT

10:26 a.m. The meeting adjourned.