

THE FOURTEENTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
CITY HALL

DECEMBER 12, 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
C. Peck, Chief Building Official

Others

Tom Looby, Performance Communities Realty Inc., agent, 43054 Southdale Line
Harry Froussios, Zelinka Priamo, agent, 43954 Southdale Line
Adele & Steve Ashford, owners, 43943 Southdale Line
Wayne and Carole House, 42 Carolina Crescent
Paul & Shannon Wesley, 48 Carolina Crescent
Ursula Russo, 32 Carolina Crescent
Tim and Erna Tischler, 40 Carolina Crescent

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman - D. Collins:

THAT: The minutes of the meeting held on November 28, 2019 be confirmed.

Carried.

HEARING OF APPLICATIONS

B08/19 - Adele Ashford - 43954 Southdale Line

Tom Looby, agent, 43954 Southdale Line provided an overview of the consent application.

The members asked about the cattle operation currently on the subject lands.

Mrs. Ashford, owner, 43954 Southdale Line stated that the cattle operation would cease. She stated that the farm had been in the family for two hundred years.

Tim Tischner, 40 Carolina Crescent explained that the neighbours in attendance were concerned about the future of the woodlot.

Mr. Looby advised that there were no plans to change the woodlot. He further advised that the woodlot was designated as natural heritage and to change it would require a zoning by-law amendment and a change to the City's Official Plan.

The Senior Planning Technician stated that the Official Plan and Zoning By-law designate the existing wood lot as Natural Heritage which does not permit buildings or structures. He further advised that there are two tree by-laws that are applicable to the City which regulate the removal of trees on municipal and private properties.

Mr. Looby stated that included in the development agreement with the City will be a letter donating the woodlot to the City.

Wayne House, 42 Carolina Crescent inquired about the high water table.

Mr. Looby advised that the water table will be kept the same in conjunction with storm water management regulations.

Carole House, 42 Carolina Crescent asked about the plans for the houses in the subdivision.

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Mr. Looby stated that the plan of subdivision process had not yet begun but that the houses would likely be similar to the houses in the subdivision to the west of the subject lands.

Motion by D. Collins - I. Bowman:

THAT: In the matter of an application by **Adele Ashford** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Concession 7, Lot 10, Reference Plan 11R-5718, Part 1**, municipally known as **43954 Southdale Line** in the City of St. Thomas.

Application B08/19 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) The owner of the severed and retained lots enter into a development agreement with the City of St. Thomas;
- 3) 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.

Carried.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

To be determined.

ADJOURNMENT

10:37 a.m. The meeting adjourned.