

THE FIRST MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
CITY HALL

JANUARY 23, 2020

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

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

Others

Harry Froussios, agent, 38 Parkside Drive
John Ruyter, 28 Parkside Drive
Robert Weare, 114 Southgate Parkway

DISCLOSURES OF INTEREST

Nil.

CHAIR

Motion by R. Hodgkinson - D. Collins:

THAT: Inge Bowman be appointed as Chair for the year 2020.

Carried.

MINUTES

Motion by R. Hodgkinson - D. Collins:

THAT: The minutes of the meeting held on December 12, 2019 be confirmed.

Carried.

HEARING OF APPLICATIONS

B01/20 - St. Thomas Curling Club - 38 Parkside Drive

Harry Froussios, agent, 38 Parkside Drive provided the members with an overview of the severance application. He advised that five additional townhouses would be built on the severed lands to be added existing townhouses at 63 Elm Street. Mr. Froussios advised that a report relating to a zoning by-law amendment would be on Council's agenda in February relating to the property.

The members asked about access to the severed property.

Mr. Froussios stated that emergency access would be available through the Curling Club property but that the main access would be from Elm Street.

Mr. Ruyter, 28 Parkside Drive asked about fire lane regulations and private parking.

Mr. Froussios stated that the fire lane regulations would be complied with and that Mr. Ruyter would continue to park on the Curling Club property as per his agreement with the Curling Club.

Mr. Weare, 114 Southgate Parkway stated that the railway would cause vibrations as trains pass by.

The members discussed the railway corridor and the vibration studies that has been completed for the existing townhouse development.

Mr. Ruyter asked whether additional parking spots would be available.

Mr. Froussios stated that there would be an additional nine parking spaces available for visitors.

The 1st Meeting of the Committee of Adjustment - 2

Motion by D. Collins - R. Hodgkinson:

THAT: In the matter of an application by **the St. Thomas Curling Club** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Concession 7 Yarmouth, Part 3, Registered Plan 241, Lot 44**, municipally known as **38 Parkside Drive** in the City of St. Thomas.

Application B01/20 is hereby approved provided that the following conditions is met:

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

Carried.

UNFINISHED BUSINESS

Local Planning Appeal Tribunal - 18 Hickory Lane

The members discussed the Local Planning Appeal Tribunal hearing that had occurred on January 13th, 2020 relating to the property at 18 Hickory Lane.

NEW BUSINESS

NEXT MEETING

February 27th, 2020 at 10:00 a.m. in Room #415

ADJOURNMENT

10:30 a.m. The meeting adjourned.