

THE SECOND MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
CITY HALL

FEBRUARY 27, 2020

9:58 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

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

Others

David Aristone, agent, 88 Fairview Avenue
Stephanie Mirtitsch, agent, 417 Wellington Street
Howard Hamilton, 264 Highview Drive

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by D. Collins - R. Hodgkinson:

THAT: The minutes of the meeting held on January 23, 2020 be confirmed.

Carried.

HEARING OF APPLICATIONS

B03/20 - Evelyn Jean Aristone - 88 Fairview Avenue

David Aristone, agent, 88 Fairview Avenue provided an overview of the consent application.

The members had no questions.

Motion by R. Hodgkinson - D. Collins:

THAT: In the matter of an application by **Evelyn Jean Aristone** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 270, Part Lot 138, Plan 11M42, Part Blocks 22 and 23, Registered Plan 11R-9010, Parts 2 to 4**, municipally known as **88 Fairview Avenue** in the City of St. Thomas.

Application B03/20 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; and
- 2) The applicant convey to the City of St. Thomas, at no cost to the City of St. Thomas, and free of all charge and encumbrances, the necessary road widening along Fairview Avenue, to be determined by a legal survey, and to be shown on the reference plan with all legal, surveying, land registration and administrative costs related to the road widening to be borne by the applicant.

Carried.

B02/20 - Elgin Centre Inc. - 417 Wellington Street

Stephanie Mirtitsch, agent, 417 Wellington Street provided an overview of the consent application.

The members asked about the existing building on the property.

Ms. Mirtitsch advised that the existing building would be demolished and that a new building would be constructed.

Mr. Howard Hamilton, 264 Highview Drive asked which hotel chain would be located here and

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expressed concern about the potential for the hotel to become an eyesore.

Ms. Mirtitsch stated that the hotel would be a Holiday Inn Express.

The members asked for clarification on the easement for the property.

Ms. Mirtitsch stated that the easement is a blanket easement for all services relating to the entire site.

The members asked about the use of the parking spaces around the building.

Ms. Mirtitsch stated that the applicant was considering the following options: a shared parking agreement with the owner of the mall, permit parking for visitors of the hotel, and specific signage for hotel visitors.

The Senior Planning Technician reminded the members that the current application was strictly for a severance application and that the applicant already had approvals for the Official Plan and Zoning applications and was currently going through the site plan approval process.

Motion by R. Hodgkinson - D. Collins:

THAT: In the matter of an application by **Elgin Centre Inc.** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Reference Plan 209, Part Lot 115 RR LAND, Plan 270, Lots 197-199, 201, 216, Registered Plan 11R-115, Part 2, Part 5, Registered Plan 11R-107, Part 19, Part 23**, municipally known as **417 Wellington Street** in the City of St. Thomas.

Application B02/20 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; and
- 2) The payment of cash-in-lieu of the dedication of 2% of the land for parkland purposes be paid to the Corporation of the City of St. Thomas; and
- 3) The blanket easement encompasses the entire site.

Carried.

UNFINISHED BUSINESS

Local Planning Appeal Tribunal - 18 Hickory Lane

NEW BUSINESS

NEXT MEETING

March 26th, 2020 at 10:00 a.m. in Room #415

ADJOURNMENT

10:23 a.m. The meeting adjourned.