

THE FOURTH MEETING OF THE COMMITTEE OF ADJUSTMENT

COMMITTEE ROOM #415
BY TELECONFERENCE

MAY 28TH, 2020

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

J. Hindley, Assistant Secretary-Treasurer
S. Craig, Senior Planning Technician
C. Peck, Chief Building Official

Others

P. Clancy, Agent, 24 Fairview and 26 Fairview Avenue
P. Kavcic, 26 Fairview Avenue

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by R. Hodgkinson - D. Collins:

THAT: The minutes of the meeting held on March 26, 2020 be confirmed.

Carried.

HEARING OF APPLICATIONS

B04/20 – Brixon Property Ltd. – 24 Fairview Avenue and 26 Fairview Avenue

Patrick Clancy, agent, 24 Fairview Avenue and 26 Fairview Avenue provided an overview of the consent application. He advised that the properties were subject to a severance in 1968 and that a Land Titles error in 2005 led to the properties inadvertently merging in title. He further advised that municipally, they are treated separately with individual roll numbers and that this is a technical severance application to restore the properties.

The Senior Planning Technician advised that according to Schedule “C” - Road Widening Plan to the Official Plan of the City of St. Thomas, Fairview Avenue between Talbot Street and Southdale Line requires a 29 metre wide road allowance. He further advised that under the City’s Official Plan, road widenings shall be reserved or obtained at no cost to the City through a land severance consent.

Mr. Clancy expressed concern about the requirement for a road widening as there will be no new development on the severed or retained lands.

The members discussed the road widening condition on the proposed severance.

The members discussed the non-conforming billboard sign on the property.

Mr. Clancy advised that it was left by the previous property owner and would be removed in the near future.

Motion by D. Collins - R. Hodgkinson:

THAT: In the matter of an application by **Brixon Property Ltd.** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 93, Blk 10, LT 7 & Plan 93, PT Lt 7**, municipally known as **24 Fairview and 26 Fairview Avenue** in the City of St. Thomas.

Application B04/20 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 provide written confirmation that the non-conforming billboard sign has been removed from the subject lands; and

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- 3) 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.

UNFINISHED BUSINESS

Local Planning Appeal Tribunal - 18 Hickory Lane

NEW BUSINESS

NEXT MEETING

To be determined.

ADJOURNMENT

10:30 a.m. The meeting adjourned.