

THE FIFTH MEETING OF THE COMMITTEE OF ADJUSTMENT

BY TELECONFERENCE

APRIL 8TH, 2021

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

J. Hindley, Assistant Secretary-Treasurer
S. Craig, Senior Planning Technician

Others

Jacob Baribeau, Agent, J. R. Robertson Holding
Al Ruggero, Agent, TBR Land Developments Inc.
Tyler Peers, Smart Centres, 1063 Talbot Street
Bruce Dumouchelle, St. Thomas Ford, 1012 Talbot Street
Angus McKenzie, 1024 Talbot Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman - R. Hodgkinson:

THAT: The minutes of the meeting held on March 25th, 2021 be confirmed.

Carried.

HEARING OF APPLICATIONS

B02/21 - TBR Land Developments Inc. - Park Avenue Parcel

Mr. Al Ruggero, Agent, TBR Land Developments Inc. provided an overview of the consent application.

The Senior Planning Technician advised that the severed lot would be merged with 1024 Talbot Street for future highway commercial purposes, while the retained lands will be merged with lands to the south for future residential purposes.

The members were in receipt of correspondence from Mr. Robert Weare, 114 Southgate Parkway relating to rail lands in the area.

Motion by I. Bowman - R. Hodgkinson:

THAT: In the matter of an application by **TBR Land Developments Inc.** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 80, Pt. Lot 1, Plan 209, Pt. Lots 26-30** in the City of St. Thomas.

Application B02/21 is hereby approved provided that the following conditions are met:

- 1) The severed land be merged in title with the abutting lands to the east, 1024 Talbot Street and Subsection 3 of Section 50 of the Planning Act, R.S.O., 1990, as amended shall apply to any subsequent conveyance or transaction involving the subject lands;
- 2) The retained land be merged in title with the abutting lands to the south, owned by TBR Developments Inc. and Subsection 3 of Section 50 of the Planning Act, R.S.O., 1990, as amended shall apply to any subsequent conveyance or transaction involving the subject lands;
- 3) The solicitor for the applicant is to provide an undertaking, whereby they inform the Committee in writing, that the severed and retained lands are being conveyed to an abutting property owner and thus a merger of title will take place, which merger shall include all interests held inclusive or mortgagees interest;
- 4) The applicant conveys to the City of St. Thomas, at no cost to the City, and free of all charge and encumbrances, the necessary road widening along Talbot Street, 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 Corporation of the City of St. Thomas; and

CONFIRMED_____

CHAIR

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

Carried.

B03/21 - J. R. Robertson Holding - 2 Currah Road

Mr. Jacob Baribeau, Agent, J. R. Robertson Holding provided an overview of the consent application.

Mr. Baribeau advised that a new building with new utilities would be constructed on the severed lot and that applications for a minor variance and easement would be forthcoming.

The members discussed the location of the existing loading dock.

The Chief Building Official advised that the loading dock looks similar to a carport at the front right of building and that this would need to be removed as a condition of the severance.

Motion by I. Bowman - R. Hodgkinson:

THAT: In the matter of an application by **J. R. Robertson Holding** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 287, Lot 10** municipally known as **2 Currah Road** in the City of St. Thomas.

Application B03/21 is hereby approved provided that the following conditions are met:

- 1) Approval of a minor variance application to address the deficient parking requirement for the retained lot;
- 2) Approval of a mutual storm water easement between the severed lot and 6 Currah Road;
- 3) Confirmation that the existing loading dock that straddles the common interior side lot line between the severed and retained lot has been removed to the satisfaction of the City of St. Thomas Chief Building Official;
- 4) The owner provide confirmation that existing services do not cross over the severed lot, to the satisfaction of the City of St. Thomas Manager of Development and Compliance;
- 5) The payment of cash-in-lieu of the dedication of 2% of the land for parkland purposes; and
- 6) That the Corporation of the City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

The next meeting is scheduled to take place on April 15, 2021 at 10:00 a.m.

ADJOURNMENT

10:28 a.m. The meeting adjourned.

