

THE EIGHTH MEETING OF THE COMMITTEE OF ADJUSTMENT

BY TELECONFERENCE

MAY 13TH, 2021

10:04 a.m. The meeting convened.

ATTENDANCE

Members

Ms. I. Bowman, Acting Chair
Mr. R. Hodgkinson

Officials

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

Absent

Mr. D. Collins, Chair

Others

Matt Janes, 90 Talbot Street
Mark Coombes, Agent, 90 Talbot Street
Elias Baribeau, Agent, 2 Currah Road
Alex Arconti, 200 Edward Street
Michael Brightling, Agent, 200 Edward Street
Deren Lyle, Agent, 200 Edward Street
Sean Dyke, CEO, St. Thomas Economic Development Corporation

DISCLOSURES OF INTEREST

Nil.

ACTING CHAIR

Motion by R. Hodgkinson - I. Bowman:

THAT: Inge Bowman be appointed as Acting Chair.

Carried.

MINUTES

Motion by R. Hodgkinson - I. Bowman:

THAT: The minutes of the meeting held on April 22nd, 2021 be confirmed.

Carried.

HEARING OF APPLICATIONS

B04/21 - Charles Martin - 90 Talbot Street

Mr. Mark Coombes, agent, 90 Talbot Street provided an overview of the consent application and advised that the consent would regularize the boundaries between 90 and 86 Talbot Street.

Motion by R. Hodgkinson - I. Bowman:

THAT: In the matter of an application by **Charles Martin** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 1, Pt. Lot 11, Pt. Lot 12, s/s Talbot** municipally known as **90 Talbot Street** in the City of St. Thomas.

Application B04/21 is hereby approved provided that the following conditions are met:

- 1) The Site Plan registered on title for the subject lands be revised to reflect the amended property boundary;
- 2) The severed portion of the subject lands be merged with the abutting lot, 86 Talbot Street;
- 3) That Subsection 3 or 5 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;
- 4) The solicitor for the applicant is to provide an undertaking, whereby they inform the Committee in writing, that the 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 of mortgagees interest; and

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

Carried.

A05/21 - J. R. Robertson Holding - 2 Currah Road

Mr Elias Baribeau, agent, 2 Currah Road provided an overview of the minor variance application and advised that the minor variance was required as a condition of a recent consent application.

The members discussed the fact that there was room on the property for more parking, should it be required in the future.

Motion by R. Hodgkinson - I. Bowman:

THAT: Application A05-21 by **J. R. Robertson Holding** on lands that may be legally described as **Plan 287, Lot 10** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **2 Currah Road** in the City of St. Thomas, Ontario be approved as follows:

- (i) To recognize the existing legal non-complying parking lot, which includes a minimum of 20 parking spaces as shown on the site plan accompanying the application, whereas Subsection 21.1.6 of the Zoning By-law requires a minimum of 126 parking spaces based on the use and floor area of the building (Warehousing 1,882.4sqm = 7 parking spaces, Business Office 188sqm = 6 parking spaces and Manufacturing 564sqm = 113 parking spaces).

This application is granted because in the opinion of the Committee such variance is minor and is an appropriate use of the land, building or structure and the general intent and purpose of the Official Plan and Zoning By-Law are maintained.

Carried.

B05/21 - 225844 Ontario Inc. - 200 Edward Street

Mr. Michael Brightling, agent, 200 Edward Street provided an overview of the consent application and advised that the entrances for both the severed and retained parcels would be on Gaylord Road.

Correspondence was received from the Ministry of Transportation advising that they do not object to the proposal but it should be noted that any development of the lands (severed and/or retained) may require MTO review, approval and permits, should the proposal be determined by the Ministry to be a large volume traffic generator. Further, the owners/proponents are advised to pre-consult with MTO prior to advancing any studies, plans or proposals.

Motion by R. Hodgkinson - I. Bowman:

THAT: In the matter of an application by **225844 Ontario Inc.** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 287, Pt. Lot 34, Registered Plan 11R10390, Part 2** municipally known as **200 Edward Street** in the City of St. Thomas.

Application B05/21 is hereby approved provided that the following conditions are met:

- 1) 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 May 27, 2021 at 10:00 a.m.

ADJOURNMENT

10:19 a.m. The meeting adjourned.