

A G E N D A

**THE TENTH MEETING OF THE COMMITTEE OF ADJUSTMENT
OF THE CITY OF ST. THOMAS 2021**

TELECONFERENCE

10:00 A.M.

**THURSDAY
JUNE 10, 2021**

DISCLOSURE OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on May 27, 2021.

HEARING OF APPLICATIONS

A08/21 - 2392116 Ontario Incorporated - 45 Highbury Avenue **Pages 2-40**

Planning Report – A08/21 **Pages 41-42**

A09/21 – Michele Milles – 18 Blue Heron Place **Pages 43-50**

Planning Report – A09/21 **Pages 51-52**

A10/21 – Joely Neufeld, Peter Neufeld and Norman Vanstone-Neufeld – 40979 Major Line
Pages 53-72

Planning Report – A10/21 **Pages 73-74**

B07/21 – Joely Neufeld, Peter Neufeld and Norman Vanstone-Neufeld – 40979 Major Line
Pages 75-95

Planning Report – B07/21 **Pages 96-98**

NEW BUSINESS

Next Meeting

To Be Determined.

ADJOURNMENT

CONFIRMATION OF AN APPLICATION FOR MINOR VARIANCE

May 5, 2021

Secretary-Treasurer, Committee of Adjustment
Attention: Jon Hindley

Pursuant to By-Law 30-2015, a consultation meeting was held on February 25, 2021 with Planning staff and the applicant.

An application for a minor variance, regarding 45 Highbury Avenue, was filed on April 30, 2021 and the required fee under Section 69 of the Planning Act has been provided.

Please contact the Planning & Building Services Department if you have any questions.

Regards,



Jim McCoomb, MCIP, RPP
Manager of Planning Services



CORPORATION OF THE CITY OF ST THOMAS

Clear Form

COMMITTEE OF ADJUSTMENT

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

(Section 45 of the Planning Act, RSO, 1990, as amended)

OFFICE USE:	Date Application Received: <u>APR 30 2021</u>	Consultation Date: <u>Feb 25, 2021</u>
	Date Application Deemed Complete: <u>MAY 05 2021</u>	

Application #: A08/21

APPLICATION IS HEREBY MADE TO:

City of St. Thomas
 545 Talbot Street
 St. Thomas ON N5P 3V7
 Tel: (519) 631-1680 ext 4125 Fax: (519) 633-9019
 Email: jhindley@stthomas.ca

Please note that in accordance with By-Law 30-2015, consultation with the Planning and Building Services Department must take place prior to the submission of an application. After consultation, the application will be filed with the Assistant Secretary-Treasurer, together with the sketch referred to in Note 1 and \$400 made payable to the City of St. Thomas. All information and materials submitted for the application shall be made available to the public, as indicated by Section 1.0.1 of the Planning Act, R.S.O. 1990.

Personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended, and Ontario Regulation 200/96 and will be used for the purpose of processing this application.

- Name of Owner(s) Circelli Steel Ltd. (Davide Circelli)
 Address 638 Newbold Street, London, ON
 Postal Code N6E 2T6 Tel: 519-885-6644 x104 e-mail: dav@circellisteel.com
- Name of Authorized Agent (if any) Richard Pellerin, Sco-Terra Consulting Group Limited
 Address 321 Dufferin Avenue, London, ON
 Postal Code N6B 1Z3 Tel: 519-434-0278 e-mail: rpellerin@scoterra.com

Note: Please specify to whom all communications should be sent: Owner Agent

- Nature and extent of relief from the Zoning By-law applied for:
The Zone requires provision of 229 parking spaces for the proposed development based on use and floor area.
The owner projects that 39 parking spaces incl. 1 barrier free space will meet ultimate employee and visitor parking needs.
- Reason why the proposed use cannot comply with the provisions of the Zoning By-law:
The additional 191 parking spaces required by zone provision substantially exceed the proposed development requirements.
The excess parking spaces would not be utilized and would impose a significant and unnecessary financial burden on the owner.
- Location of Land:
 Concession No. RNG 1 Lot(s) Part of Lot 9 Registered Plan No. 11R-6804 Lot(s) Part 3
 Reference Plan No. _____ Part(s) _____

Geographic/Former Township Yarmouth

Name of Street Highbury Avenue Street No. 45

6. Dimensions of land affected:

Frontage 134.749 Depth 163.641

Area 22,029.097 Width of Street 58.865 (ROW)

7. Access to the subject land is by:

- a Regional Road
- a Municipal road that is maintained all year
- a Municipal road that is maintained seasonally
- a private road

8. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, gross floor area, number of storeys, width, length, height). Please specify use of existing structures.

Existing:

None.

USE Vacant land (formerly agricultural)

Proposed:

Light industrial: 2,289.31 ground, 2,289.31 gross, 1 storey, 27.43 width, 83.46 length, 9.40 height

Office space: 313.50 ground, 536.36 gross, 2 storeys, 12.52 width, 25.04 length, 7.30 height

9. Location of all buildings and structures on or proposed for the subject land (Specify distance from side, rear and front lot lines). Please specify use of proposed structure.

Existing:

None.

Proposed:

44.902 front yard (west), 10.500 int. side yard (south), 84.221 int. side yard (north), 35.206 rear yard (east)

USE

10. Date of acquisition of subject land: September 22, 2016

11. Date of construction of all buildings and structures on subject land: _____

Not applicable (no existing structures)

12. Existing uses of the subject land:

Vacant land (formerly agricultural)

13. Existing uses of abutting lands:

North: Institutional (Church) East: Vacant land / agricultural
South: Industrial West: Industrial

14. Length of time the existing uses of the subject land have continued:

Indefinite

15. Services available (check appropriate space or spaces):

Water:

Municipally owned and operated piped water system Other (Specify) _____

Sewage Disposal:

Municipally owned and operated sanitary sewer system Other (Specify) _____

Storm Drainage

Storm sewers Other (Specify) _____

16. Present Official Plan designation of the subject land:

Employment Lands

17. Present Zoning of the subject land:

Employment Lands Zone - EL

18. Has the owner previously applied for relief (minor variance) under Section 45 of the Act in respect of the subject property?

yes no

If the answer is yes, describe briefly (and if known, quote Application #)

19. Is the subject property the subject of a current application for a consent under Section 53 or a plan of subdivision under Section 51 of the Planning Act, 1990?

yes no If so, state Application # and status _____

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Planning Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. In accordance with that Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I, Richard Pellerin, the Owner or Authorized Agent, hereby agree and acknowledge
(Print name of Owner or Authorized Agent)
that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

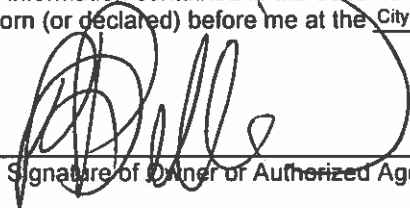
Collection of Personal Information:
Personal information on this form is collected under the authority of Section 41 of the *Planning Act*, R.S.O. 1990 and Sections 8 (1) and 10 of the *Municipal Act*, 2001, as amended, and will be used to contact the owner, applicant and/or agent regarding the Committee of Adjustment Application. Questions about this collection should be directed to the City Clerk, 545 Talbot Street, St. Thomas, Ontario, N5P 2T9 (519) 631-1680.

AFFIDAVIT OR SWORN DECLARATION

I, Richard Pellenn of London in the province of Ontario,
name of applicant City

make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 545/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of St. Thomas on this 29 day of April, 2021.
City Day Month Year



Signature of Owner or Authorized Agent

April 29, 2021
Date



Signature of Commissioner of Oaths, etc.

April 29, 2021
Date

APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, Davide Circelli , am the owner of the subject lands, and I authorize Richard Pellerin , to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

 April 29 / 21
Date


Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

***Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, Davide Circelli , am the owner of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

 April 29 / 21
Date


Signature of Owner

NOTES:

1. Each copy of this application must be accompanied by a Sketch. The Sketch need not necessarily be to scale, but dimensions must be accurate, and showing the following:
 - (a) The boundaries and dimensions of the subject land;
 - (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
 - (c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, driveways, swimming pools, roads, railways, drainage ditches, wells, septic tank and tile bed, and trees;
 - (d) The current uses on land that is adjacent to the subject land;
 - (e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
 - (f) If access to the subject land is by water only, the location of the parking and docking facilities to be used;
 - (g) The location and nature of any restrictive covenant or easement affecting the subject land;
2. The Committee of Adjustment may require that a preliminary drawing be prepared, signed and dated by an Ontario Land Surveyor.
3. If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

29 APRIL 2021

Original Delivered

Ms. Crystal Penney, Planning & Building Services Coordinator
 The Corporation of the City of St. Thomas
 Planning and Building Services Department
 9 Mondamin Street,
 St. Thomas ON N5P 2T9
 e. cpenney@stthomas.ca

**Re: Circelli Steel Shop and Office Facility Relocation
 Site Plan Control and Minor Variance Applications
 Site Servicing, Grading and Stormwater Management
 45 Highbury Avenue South, City of St. Thomas
 2392116 Ontario Incorporated and Circelli Steel Ltd.
 Sco-Terra Consulting Group Limited Ref. E-20545**

Dear Ms. Penny:

Sco-Terra Consulting Group Limited (“Sco-Terra”) is retained by 2392116 Ontario Incorporated and Circelli Steel Limited to complete Site Plan Approval and design of site services, grading and stormwater management facilities in support of relocation and expansion of its shop and office facilities to 45 Highbury Avenue South in the City of St. Thomas. The proposed development is subject to approval of Site Plan Control pursuant to section 41 of the Planning Act; together with a Minor Variance to permit a proposed reduction in parking spaces to 39 required to support the proposed land use, versus 229 spaces calculated based on the Employment Land (EL) Zone criteria identified in Zoning By-law No. 74-2018.

Enclosed herewith please find:

- (i) Site Plan Application;
- (ii) Minor Variance Application;
- (iii) Site Plan - Drawing S1
- (iv) Site Servicing and Grading Plan - Drawing S2
- (v) General Construction Notes & Details - Drawing S3
- (vi) Stormwater Management Facility – Plan and Profile - Drawing S4
- (vii) Proposed Building Floor Plan and Elevations, Van Boxmeer & Stranges Engineering Ltd.

Site Plan:

The proposed 2,603 square metre (m²) building and yard area are situated in the southerly portion of the site, at similar offsets from east and west property limits to accommodate transport access for incoming raw material delivery (west) and export of finished product at either end of the production facility. A 6.0 metre fire route is provided around the perimeter of the building. The entire yard area including parking provisions, truck and emergency vehicle access is proposed to be finished in compacted recycled asphalt surface. The site entrance is positioned north of the development area for efficient vehicle ingress-egress, limiting potential for queueing at Highbury Avenue. A paved entrance is proposed north of the building and yard area as identified on the Site Plan, aligned with the entrance to 10 Highbury Avenue. A stormwater management facility is proposed north of the site entrance in the northwest corner of the site. As requested in pre-consultation, plantings are proposed along the west site boundary

Minor Variance:

As referenced above, a minor variance is required to reduce the 229 parking spaces required based on the Employment Land (EL) Zone, to a total of 39 spaces required by the proponent, to accommodate the proposed land use comprising a steel fabrication operation with shop and office facilities.

Site Servicing, Grading and Stormwater Management:

An overview of the proposed Site Servicing, Grading and Stormwater Management is provided as follows:

1. Water Service and Fire Protection

A fire hydrant connected to a 350mm watermain within Highbury Avenue South is located adjacent to the west property limit. An existing 150mm water service located at the west property limit will be utilized as a private fire protection watermain, through proposed extension east under the shop facility and north, extending through the north wall of the building, terminating in a wall hydrant in accordance with the City of St. Thomas Fire Department requirements.

A separate 50mm water service is proposed to be dry-tapped from the 150mm private watermain inside the west property line and utilized for domestic service to the proposed office and shop facilities. This approach serves to avoid excavation into Highbury Avenue South, associated road disturbance, traffic disruption and costs.

2. Sanitary Sewer Connection

An existing 150mm diameter sanitary sewer private drain connection (PDC) located at the west property limit will be extended into the site and utilized to provide gravity sanitary service. A new 1200mm diameter sanitary inspection maintenance hole is proposed at the west property limit in accordance with the City of St. Thomas standards. The sanitary PDC will be extended from its current termination into the building at a minimum 2% gradient, with ample depth for gravity service to office and shop locations.

3. Site Grading

Under existing conditions influenced by prior site alteration, including fill placement, the center of the site represents the topographical high point at elevation 247.00 metres geodetic, with the lowest site elevation occurring along the south property boundary adjacent to MN 15 Highbury Avenue (Amino North America Corporation). A private drainage channel on the adjoining property parallels the south property limit, with outlet to the Highbury Avenue storm drainage system southwest of the subject site. The existing site topography pre-site alteration is otherwise flat in nature, with elevation 246.00 common to each corner of the site.

The shop and office facility is proposed to be located at a 10.50 metre offset from the south property limit. Based on topographical conditions proximal to the building envelope, substantial placement of engineered fill is required for subgrade adjustment to underside of foundation and floor slab granular base, following stripping of topsoil and any unsuitable fill material to competent subgrade, under the supervision of the Owner's Geotechnical Engineer.

The proposed finished floor elevation is set at elevation 246.20 metres geodetic to provide positive drainage away from the building on all sides, barrier free access to the shop and offices, and truck access at west and east ends of the shop for raw material delivery and finished product export. The proposed grading scheme incorporates shallow depressions or sumps at catchbasin locations within the gravel yard area to overcome relatively flat site topography, achieving the following objectives:

- (i) match existing grade at site property limits
- (ii) achieve positive drainage away from the building envelope
- (iii) shallow yard depressions for control and localized attenuation of stormwater runoff
- (iv) avoid drainage impact to adjoining lands
- (v) provide barrier free access to shop and office facilities
- (vi) provide efficient ingress-egress for raw material and finished product delivery

4. Storm Drainage Works

An internal storm sewer network (minor system) is proposed to receive building rooftop and yard drainage, with outlet to an extended detention wet pond, stormwater management facility planned in the northwest corner of the site. Conveyance of stormwater from southeast to northwest site limits is constrained by naturally flat site topography, generally at elevation 246.00 m. The proposed drainage system incorporates the following design features:

- 4.1 The internal storm sewer system is comprised of two branches, which come to a confluence at storm maintenance hole STMH2 northwest of the office facility, from which minor system flows are conveyed via 375 mm diameter 'trunk' storm sewer to a proposed stormwater management facility.
- 4.2 The internal storm sewer system is designed to convey peak runoff generated under a 2 year return storm, with provision for localized surface attenuation at each catchbasin inlet location, sufficient to capture and contain the 5-year stormwater peak runoff.
- 4.3 The site grading scheme accommodates overland conveyance of major system flow through yard areas east, west and north of the building envelope, to a low point (weir) north of the office, with overland conveyance via swale to the SWM facility, generally paralleling the minor system storm sewer alignment.
- 4.4 Building roof downspouts are to be directed to the north and south storm sewer branches, as a means of reducing peak stormwater runoff conveyed over gravel yard areas.

5. Stormwater Management

Under existing conditions, the subject lands drain primarily west via overland flow and existing channels along the south and north property limits, discharging to a municipal ditch and storm sewer system located east of Highbury Avenue, within the west limit of the subject lands. Stormwater runoff from the southerly half of the site enters the municipal stormwater collection system via a culvert inlet connected to a ditch inlet catchbasin maintenance hole (DICBMH) structure located in the southwest corner of the property, and is conveyed north through an 1050mm diameter storm sewer to a second confluence DICBMH structure in the northwest corner of the site. Stormwater runoff from the north half of the site enters the municipal stormwater collection system through the DICBMH in the northwest corner of the property, confluences with drainage from the south, with the combined flow conveyed west under Highbury Avenue through a 1050mm diameter storm sewer, with outlet through a headwall structure to an open channel west of Highbury Avenue. From the headwall structure west of Highbury Avenue, stormwater is conveyed west through an open channel network approximately 1.5 kilometres to the Block 3 Subwatershed Pond No. 3, comprising a regional stormwater Management Facility (Dillon, 1992) designed for quantity control.

Although the Circelli Steel lands are located within Block 3 Subwatershed's Pond No. 3 catchment area, the City of St. Thomas requires onsite stormwater management, including quality (enhanced protection), erosion and post to pre-development peak flow attenuation for the 2 through 100 year return storms, as outlined in the St. Thomas Design Guidelines Manual, 2021.

A multi-function 'micro' extended detention wet pond, stormwater management (SWM) facility is proposed in the northwest corner of the site, to provide water quality, erosion control and quantity control functions, in accordance with the City of St. Thomas Design Guidelines Manual, which require control of peak runoff for the 2 through 100 year return storms to pre-development levels. The proposed SWM facility location is positioned proximal to the City of St. Thomas confluence DICB in the northwest corner of the site, from which stormwater is conveyed west under Highbury Avenue to an open channel network and Block 3 Subwatershed Pond No. 3, as described above.

Hydrologic modelling of pre and post-development conditions was completed utilizing the MIDUSS computer program (Version 2.25 Rev. 473), which is suitable for generating runoff hydrographs for both urban and rural catchments. MIDUSS was also utilized to assess peak design flows and the performance of proposed extended detention wet pond for the 2 to 100-year storm events considered. Catchment discretization was modelled to derive runoff hydrographs for comparison of post-development runoff and controls to existing conditions, for the storm events of critical interest to the City of St. Thomas and affected review agencies.

The SCS (CN/C) infiltration method was selected for calculating net effective rainfall for both the PERVIOUS and IMPERVIOUS areas. The triangular SCS option was selected in conjunction with the CATCHMENT command as the rainfall runoff model for the developed site. Runoff Curve Numbers were selected with regard for soils and land use (reference USDA, TR-55) based upon varying Antecedent Moisture Conditions to account for pre-wetting cycles before the onset of peak rainfall intensity under more significant storm events. Existing condition and post-development hydrologic modelling output files are presented in **Appendices 1 and 2**. Peak stormwater runoff for existing and post-development conditions for the 2, 5, 10, 25, 50 and 100 year return storms were generated utilizing the City of St. Thomas intensity-duration-frequency (IDF) data to evaluate quantity control requirements. The design storm selected for this analysis was the 3 hour Chicago Storm.

Referring to Drawing S4 – Stormwater Management Facility Plan and Profile, peak flow attenuation for the 2 to 100-year storm events is achieved through implementation of a 300mm diameter reverse slope pipe outlet, originating within the permanent pool segment of the extended detention wet pond, extending to a proposed ditch inlet catchbasin (DICB1) outlet structure, containing a 200mm orifice plate to be utilized as the hydraulic control, restricting stormwater outflow to pre-development levels for the 2 to 100 year return storms modelled. The proposed DICB1 grate is positioned above the 100-year stage, functioning as an emergency overflow. The extended detention wet pond SWM facility DICB1 outlet is proposed to discharge via 300 mm diameter gravity storm sewer outlet to the existing, confluence ditch inlet catchbasin maintenance hole located in the northwest corner of the site, with outlet under Highbury Avenue, via the municipal drainage system described above.

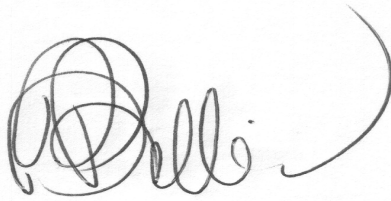
The extended detention wet pond SWM facility stage-storage-discharge characteristics are summarized in the following table:

<i>Extended Detention Wet Pond – Stage Storage Discharge</i>				
Return Storm	Pre-Development Runoff (m ³ /s)	Pond Stage (m)	Storage (m ³)	Pond Discharge (m ³ /s)
2-Yr	0.030	243.74	120.7	0.030
5-Yr	0.067	243.89	194.9	0.048
10-Yr	0.095	244.00	246.2	0.061
25-Yr	0.150	244.12	336.0	0.067
50-Yr	0.189	244.22	408.1	0.072
100-Yr	0.230	244.33	481.5	0.077

This submission is made in support of Approval of Site Plan Control to permit development of the 45 Highbury Avenue site as Circelli Steel Ltd.'s new fabrication and office facility, together with approval of a companion minor variance application to permit a reduction in the number of parking spaces required under the City's EL Zone, to that required to support the proposed land use. Site Servicing, Grading and Stormwater Management Plans are provided in support of the aforementioned Planning Act applications.

Upon review, should you have any questions or require additional information, please contact the undersigned at Tel. (519) 434-0278 or by email at rpellerin@scoterra.com.

Respectfully Submitted,



Sco-Terra Consulting Group Limited

Richard J. Pellerin, P. Eng.
Principal

- cc. Lou Pompilii, Director of Planning & Building Services, City of St. Thomas, e. lpompilii@stthomas.ca
Jim McCoomb, Manager of Planning Services, City of St. Thomas, e. jmccoomb@stthomas.ca
Chris Peck, Chief Building Official, City of St. Thomas, e. cpeck@stthomas.ca
Nathan Bokma, Manager of Development and Compliance, City of St. Thomas,
e. nbokma@stthomas.ca
- Davide Circelli, Circelli Steel Limited, e. dav@circellisteel.com
Paolo Circelli, Circelli Steel Limited, e. paolo@circellisteel.com

Appendix 1

MIDUSS Output Files – Pre-Development Conditions

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                                02 2-YR PRE-DEVELOPMENT
"      MIDUSS Output ----->"
"      MIDUSS version                      Version 2.25 rev. 473"
"      MIDUSS created                      February-07-10"
"      10  Units used:                      ie METRIC"
"      Job folder:                         L:\CORRESPONDENCE\
Thomas\MIDUSS\Pre-Development\210427"
"      Output filename:                    02 2-YR PRE-DEVELOPMENT.out"
"      Licensee name:                      Smon Pellerin"
"      Company                             Sco-Terra Consulting Group Limited"
"      Date & Time last used:              27/04/2021 at 2:11:53 PM"
" 31  TIME PARAMETERS"
"      5.000  Time Step"
"      180.000 Max. Storm length"
"      1500.000 Max. Hydrograph"
" 32  STORM Chicago storm"
"      1  Chicago storm"
"      410.770 Coefficient A"
"      0.010  Constant B"
"      0.697  Exponent C"
"      0.400  Fraction R"
"      180.000 Duration"
"      1.000  Time step multiplier"
"      Maximum intensity                    133.602  mm/hr"
"      Total depth                          33.020  mm"
"      6 002hyd Hydrograph extension used in this file"
" 33  CATCHMENT 100"
"      1  Triangular SCS"
"      1  Equal length"
"      1  SCS method"
"      100 Full Property - Pre-Development"
"      0.000 % Impervious"
"      2.203 Total Area"
"      100.000 Flow length"
"      2.700 Overland Slope"
"      2.203 Pervious Area"
"      100.000 Pervious length"
"      2.700 Pervious slope"
"      0.000 Impervious Area"
"      100.000 Impervious length"
"      2.700 Impervious slope"
"      0.250 Pervious Manning 'n'"
"      80.000 Pervious SCS Curve No."
"      0.239 Pervious Runoff coefficient"
"      0.100 Pervious Ia/S coefficient"
"      6.350 Pervious Initial abstraction"
"      0.015 Impervious Manning 'n'"
"      98.000 Impervious SCS Curve No."
"      0.000 Impervious Runoff coefficient"
"      0.100 Impervious Ia/S coefficient"
"      0.518 Impervious Initial abstraction"
"      0.030 0.000 0.000 0.000 c.m/sec"
"      Catchment 100      Pervious  Impervious  Total Area  "
"      Surface Area      2.203      0.000      2.203      hectare"
"      Time of concentration  37.850      3.847      37.849      minutes"
"      Time to Centroid    157.951     96.100     157.951     minutes"
"      Rainfall depth      33.020     33.020     33.020     mm"
"      Rainfall volume     727.43      0.00      727.43     c.m"
"      Rainfall losses     25.136     5.578     25.136     mm"
"      Runoff depth        7.884     27.442     7.884     c.m"
"      Runoff volume       173.68     0.00      173.68     c.m"
"      Runoff coefficient   0.239     0.000     0.239     "
"      Maximum flow        0.030     0.000     0.030     c.m/sec"

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                                02 2-YR PRE-DEVELOPMENT
" 40 HYDROGRAPH Add Runoff "
" 4 Add Runoff "
"      0.030      0.030      0.000      0.000"
" 38 START/RE-START TOTALS 100"
" 3 Runoff Totals on EXIT"
" Total Catchment area                2.203 hectare"
" Total Impervious area                0.000 hectare"
" Total % impervious                   0.000"
" 19 EXIT"

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                                03 5-YR PRE-DEVELOPMENT
"      MIDUSS Output ----->"
"      MIDUSS version                      Version 2.25 rev. 473"
"      MIDUSS created                      February-07-10"
"      10  Units used:                      ie METRIC"
"      Job folder:                          L:\CORRESPONDENCE\
Thomas\MIDUSS\Pre-Development\210427"
"      Output filename:                    03 5-YR PRE-DEVELOPMENT.out"
"      Licensee name:                      Smon Pellerin"
"      Company                             Sco-Terra Consulting Group Limited"
"      Date & Time last used:              27/04/2021 at 2:13:40 PM"
" 31  TIME PARAMETERS"
"      5.000  Time Step"
"      180.000 Max. Storm length"
"      1500.000 Max. Hydrograph"
" 32  STORM Chicago storm"
"      1  Chicago storm"
"      547.660 Coefficient A"
"      0.085  Constant B"
"      0.699  Exponent C"
"      0.400  Fraction R"
"      180.000 Duration"
"      1.000  Time step multiplier"
"      Maximum intensity                    175.717  mm/hr"
"      Total depth                          43.557  mm"
"      6  005hyd Hydrograph extension used in this file"
" 33  CATCHMENT 100"
"      1  Triangular SCS"
"      1  Equal length"
"      1  SCS method"
"      100  Full Property - Pre-Development"
"      0.000 % Impervious"
"      2.203 Total Area"
"      100.000 Flow length"
"      2.700 Overland Slope"
"      2.203 Pervious Area"
"      100.000 Pervious length"
"      2.700 Pervious slope"
"      0.000 Impervious Area"
"      100.000 Impervious length"
"      2.700 Impervious slope"
"      0.250 Pervious Manning 'n'"
"      80.000 Pervious SCS Curve No."
"      0.315 Pervious Runoff coefficient"
"      0.100 Pervious Ia/S coefficient"
"      6.350 Pervious Initial abstraction"
"      0.015 Impervious Manning 'n'"
"      98.000 Impervious SCS Curve No."
"      0.000 Impervious Runoff coefficient"
"      0.100 Impervious Ia/S coefficient"
"      0.518 Impervious Initial abstraction"
"      0.067 0.000 0.000 0.000 c.m/sec"
"      Catchment 100      Pervious  Impervious  Total Area  "
"      Surface Area      2.203      0.000      2.203      hectare"
"      Time of concentration 29.329      3.407      29.329      minutes"
"      Time to Centroid    144.820     94.379     144.820     minutes"
"      Rainfall depth      43.557     43.557     43.557     mm"
"      Rainfall volume     959.55     0.00      959.55     c.m"
"      Rainfall losses     29.817     6.040     29.817     mm"
"      Runoff depth        13.740     37.517     13.740     mm"
"      Runoff volume       302.69     0.00      302.69     c.m"
"      Runoff coefficient   0.315     0.000     0.315     "
"      Maximum flow        0.067     0.000     0.067     c.m/sec"

```

```

                                03 5-YR PRE-DEVELOPMENT
" 40  HYDROGRAPH Add Runoff "
"      4  Add Runoff "
"          0.067      0.067      0.000      0.000"
" 38  START/RE-START TOTALS 100"
"      3  Runoff Totals on EXIT"
"          Total Catchment area          2.203  hectare"
"          Total Impervious area        0.000  hectare"
"          Total % impervious          0.000"
" 19  EXIT"

```

```

                                04 10-YR PRE-DEVELOPMENT
"      MIDUSS Output ----->"
"      MIDUSS version                      Version 2.25 rev. 473"
"      MIDUSS created                      February-07-10"
"      10 Units used:                      ie METRIC"
"      Job folder:                          L:\CORRESPONDENCE\
Thomas\MIDUSS\Pre-Development\210427"
"      Output filename:                    04 10-YR PRE-DEVELOPMENT.out"
"      Licensee name:                      Smon Pellerin"
"      Company                             Sco-Terra Consulting Group Limited"
"      Date & Time last used:              27/04/2021 at 2:15:05 PM"
" 31    TIME PARAMETERS"
"      5.000 Time Step"
"      180.000 Max. Storm length"
"      1500.000 Max. Hydrograph"
" 32    STORM Chicago storm"
"      1 Chicago storm"
"      631.820 Coefficient A"
"      0.014 Constant B"
"      0.700 Exponent C"
"      0.400 Fraction R"
"      180.000 Duration"
"      1.000 Time step multiplier"
"      Maximum intensity                    204.392 mm/hr"
"      Total depth                          50.003 mm"
"      6 010hyd Hydrograph extension used in this file"
" 33    CATCHMENT 100"
"      1 Triangular SCS"
"      1 Equal length"
"      1 SCS method"
"      100 Full Property - Pre-Development"
"      0.000 % Impervious"
"      2.203 Total Area"
"      100.000 Flow length"
"      2.700 Overland Slope"
"      2.203 Pervious Area"
"      100.000 Pervious length"
"      2.700 Pervious slope"
"      0.000 Impervious Area"
"      100.000 Impervious length"
"      2.700 Impervious slope"
"      0.250 Pervious Manning 'n'"
"      80.000 Pervious SCS Curve No."
"      0.355 Pervious Runoff coefficient"
"      0.100 Pervious Ia/S coefficient"
"      6.350 Pervious Initial abstraction"
"      0.015 Impervious Manning 'n'"
"      98.000 Impervious SCS Curve No."
"      0.000 Impervious Runoff coefficient"
"      0.100 Impervious Ia/S coefficient"
"      0.518 Impervious Initial abstraction"
"      0.095 0.000 0.000 0.000 c.m/sec"
"      Catchment 100 Pervious Impervious Total Area "
"      Surface Area 2.203 0.000 2.203 hectare"
"      Time of concentration 26.003 3.193 26.003 minutes"
"      Time to Centroid 139.464 93.501 139.464 minutes"
"      Rainfall depth 50.003 50.003 50.003 mm"
"      Rainfall volume 1101.58 0.00 1101.58 c.m"
"      Rainfall losses 32.235 6.031 32.235 mm"
"      Runoff depth 17.769 43.973 17.769 mm"
"      Runoff volume 391.45 0.00 391.45 c.m"
"      Runoff coefficient 0.355 0.000 0.355 "
"      Maximum flow 0.095 0.000 0.095 c.m/sec"

```

```

" 40          04 10-YR PRE-DEVELOPMENT
HYDROGRAPH Add Runoff "
" 4 Add Runoff "
"          0.095      0.095      0.000      0.000"
" 38 START/RE-START TOTALS 100"
" 3 Runoff Totals on EXIT"
" Total Catchment area          2.203  hectare"
" Total Impervious area         0.000  hectare"
" Total % impervious            0.000"
" 19 EXIT"

```



```

                                05 25-YR PRE-DEVELOPMENT
"      MIDUSS Output ----->"
"      MIDUSS version                      Version 2.25 rev. 473"
"      MIDUSS created                      February-07-10"
"      10  Units used:                      ie METRIC"
"      Job folder:                          L:\CORRESPONDENCE\
Thomas\MIDUSS\Pre-Development\210427"
"      Output filename:                    05 25-YR PRE-DEVELOPMENT.out"
"      Licensee name:                      Smon Pellerin"
"      Company                             Sco-Terra Consulting Group Limited"
"      Date & Time last used:              27/04/2021 at 2:16:47 PM"
" 31    TIME PARAMETERS"
"      5.000  Time Step"
"      180.000 Max. Storm length"
"      1500.000 Max. Hydrograph"
" 32    STORM Chicago storm"
"      1      Chicago storm"
"      747.750 Coefficient A"
"      0.084  Constant B"
"      0.701  Exponent C"
"      0.400  Fraction R"
"      180.000 Duration"
"      1.000  Time step multiplier"
"      Maximum intensity                    239.170  mm/hr"
"      Total depth                          58.856  mm"
"      6 025hyd Hydrograph extension used in this file"
" 33    CATCHMENT 100"
"      1  Triangular SCS"
"      1  Equal length"
"      1  SCS method"
"      100 Full Property - Pre-Development"
"      0.000 % Impervious"
"      2.203 Total Area"
"      100.000 Flow length"
"      2.700 Overland Slope"
"      2.203 Pervious Area"
"      100.000 Pervious length"
"      2.700 Pervious slope"
"      0.000 Impervious Area"
"      100.000 Impervious length"
"      2.700 Impervious slope"
"      0.250 Pervious Manning 'n'"
"      80.000 Pervious SCS Curve No."
"      0.403 Pervious Runoff coefficient"
"      0.100 Pervious Ia/S coefficient"
"      6.350 Pervious Initial abstraction"
"      0.015 Impervious Manning 'n'"
"      98.000 Impervious SCS Curve No."
"      0.000 Impervious Runoff coefficient"
"      0.100 Impervious Ia/S coefficient"
"      0.518 Impervious Initial abstraction"
"      0.150 0.000 0.000 0.000 c.m/sec"
"      Catchment 100      Pervious  Impervious  Total Area  "
"      Surface Area      2.203      0.000      2.203      hectare"
"      Time of concentration  22.951  2.986  22.951  minutes"
"      Time to Centroid    134.177  92.623  134.177  minutes"
"      Rainfall depth      58.856  58.856  58.856  mm"
"      Rainfall volume     1296.59  0.00  1296.59  c.m"
"      Rainfall losses     35.117  6.023  35.117  mm"
"      Runoff depth        23.739  52.833  23.739  mm"
"      Runoff volume       522.97  0.00  522.97  c.m"
"      Runoff coefficient   0.403  0.000  0.403  "
"      Maximum flow        0.150  0.000  0.150  c.m/sec"

```

```

" 40          05 25-YR PRE-DEVELOPMENT
" HYDROGRAPH Add Runoff "
" 4 Add Runoff "
"          0.150      0.150      0.000      0.000"
" 38 START/RE-START TOTALS 100"
" 3 Runoff Totals on EXIT"
" Total Catchment area          2.203  hectare"
" Total Impervious area         0.000  hectare"
" Total % impervious            0.000"
" 19 EXIT"

```

```

                                06 50-YR PRE-DEVELOPMENT
"      MIDUSS Output ----->"
"      MIDUSS version                      Version 2.25 rev. 473"
"      MIDUSS created                      February-07-10"
"      10  Units used:                      ie METRIC"
"      Job folder:                          L:\CORRESPONDENCE\
Thomas\MIDUSS\Pre-Development\210427"
"      Output filename:                    06 50-YR PRE-DEVELOPMENT.out"
"      Licensee name:                      Smon Pellerin"
"      Company                             Sco-Terra Consulting Group Limited"
"      Date & Time last used:              27/04/2021 at 2:18:03 PM"
" 31  TIME PARAMETERS"
"      5.000  Time Step"
"      180.000 Max. Storm length"
"      1500.000 Max. Hydrograph"
" 32  STORM Chicago storm"
"      1  Chicago storm"
"      823.160 Coefficient A"
"      0.044  Constant B"
"      0.699  Exponent C"
"      0.400  Fraction R"
"      180.000 Duration"
"      1.000  Time step multiplier"
"      Maximum intensity                    265.610  mm/hr"
"      Total depth                          65.478  mm"
"      6  050hyd Hydrograph extension used in this file"
" 33  CATCHMENT 100"
"      1  Triangular SCS"
"      1  Equal length"
"      1  SCS method"
"      100  Full Property - Pre-Development"
"      0.000 % Impervious"
"      2.203 Total Area"
"      100.000 Flow length"
"      2.700 Overland Slope"
"      2.203 Pervious Area"
"      100.000 Pervious length"
"      2.700 Pervious slope"
"      0.000 Impervious Area"
"      100.000 Impervious length"
"      2.700 Impervious slope"
"      0.250 Pervious Manning 'n'"
"      80.000 Pervious SCS Curve No."
"      0.435 Pervious Runoff coefficient"
"      0.100 Pervious Ia/S coefficient"
"      6.350 Pervious Initial abstraction"
"      0.015 Impervious Manning 'n'"
"      98.000 Impervious SCS Curve No."
"      0.000 Impervious Runoff coefficient"
"      0.100 Impervious Ia/S coefficient"
"      0.518 Impervious Initial abstraction"
"      0.189 0.000 0.000 0.000 c.m/sec"
"      Catchment 100      Pervious  Impervious  Total Area  "
"      Surface Area      2.203      0.000      2.203      hectare"
"      Time of concentration 21.222      2.857      21.222      minutes"
"      Time to Centroid    131.200     92.177     131.200     minutes"
"      Rainfall depth      65.478     65.478     65.478     mm"
"      Rainfall volume     1442.48    0.00      1442.48    c.m"
"      Rainfall losses     36.980     5.992     36.980     mm"
"      Runoff depth        28.498     59.486     28.498     c.m"
"      Runoff volume       627.80     0.00      627.80     c.m"
"      Runoff coefficient   0.435     0.000     0.435     "
"      Maximum flow        0.189     0.000     0.189     c.m/sec"

```

```

" 40          06 50-YR PRE-DEVELOPMENT
" HYDROGRAPH Add Runoff "
" 4 Add Runoff "
"          0.189      0.189      0.000      0.000"
" 38 START/RE-START TOTALS 100"
" 3 Runoff Totals on EXIT"
" Total Catchment area          2.203 hectare"
" Total Impervious area          0.000 hectare"
" Total % impervious            0.000"
" 19 EXIT"

```

```

                                07 100-YR PRE-DEVELOPMENT
"      MIDUSS Output ----->"
"      MIDUSS version                      Version 2.25 rev. 473"
"      MIDUSS created                      February-07-10"
"      10  Units used:                      ie METRIC"
"      Job folder:                          L:\CORRESPONDENCE\
Thomas\MIDUSS\Pre-Development\210427"
"      Output filename:                    07 100-YR PRE-DEVELOPMENT.out"
"      Licensee name:                      Smon Pellerin"
"      Company                             Sco-Terra Consulting Group Limited"
"      Date & Time last used:              27/04/2021 at 2:19:15 PM"
" 31  TIME PARAMETERS"
"      5.000  Time Step"
"      180.000 Max. Storm length"
"      1500.000 Max. Hydrograph"
" 32  STORM Chicago storm"
"      1  Chicago storm"
"      904.120 Coefficient A"
"      0.043  Constant B"
"      0.699  Exponent C"
"      0.400  Fraction R"
"      180.000 Duration"
"      1.000  Time step multiplier"
"      Maximum intensity                    291.774  mm/hr"
"      Total depth                          71.918  mm"
"      6  100hyd Hydrograph extension used in this file"
" 33  CATCHMENT 100"
"      1  Triangular SCS"
"      1  Equal length"
"      1  SCS method"
"      100  Full Property - Pre-Development"
"      0.000  % Impervious"
"      2.203  Total Area"
"      100.000  Flow length"
"      2.700  Overland Slope"
"      2.203  Pervious Area"
"      100.000  Pervious length"
"      2.700  Pervious slope"
"      0.000  Impervious Area"
"      100.000  Impervious length"
"      2.700  Impervious slope"
"      0.250  Pervious Manning 'n'"
"      80.000  Pervious SCS Curve No."
"      0.463  Pervious Runoff coefficient"
"      0.100  Pervious Ia/S coefficient"
"      6.350  Pervious Initial abstraction"
"      0.015  Impervious Manning 'n'"
"      98.000  Impervious SCS Curve No."
"      0.000  Impervious Runoff coefficient"
"      0.100  Impervious Ia/S coefficient"
"      0.518  Impervious Initial abstraction"
"      0.230  0.000  0.000  0.000 c.m/sec"
"      Catchment 100  Pervious  Impervious  Total Area  "
"      Surface Area  2.203  0.000  2.203  hectare"
"      Time of concentration  19.845  2.747  19.845  minutes"
"      Time to Centroid  128.718  91.726  128.718  minutes"
"      Rainfall depth  71.918  71.918  71.918  mm"
"      Rainfall volume  1584.36  0.00  1584.36  c.m"
"      Rainfall losses  38.647  5.999  38.647  mm"
"      Runoff depth  33.271  65.919  33.271  c.m"
"      Runoff volume  732.96  0.00  732.96  c.m"
"      Runoff coefficient  0.463  0.000  0.463  "
"      Maximum flow  0.230  0.000  0.230  c.m/sec"

```

```

                                07 100-YR PRE-DEVELOPMENT
" 40  HYDROGRAPH Add Runoff "
"      4  Add Runoff "
"          0.230      0.230      0.000      0.000"
" 38  START/RE-START TOTALS 100"
"      3  Runoff Totals on EXIT"
"          Total Catchment area          2.203  hectare"
"          Total Impervious area          0.000  hectare"
"          Total % impervious            0.000"
" 19  EXIT"

```

Appendix 2

MIDUSS Output Files – Post-Development Conditions

```

                                02 2-YR POST-DEVELOPMENT
"      MIDUSS Output ----->"
"      MIDUSS version                      Version 2.25 rev. 473"
"      MIDUSS created                      February-07-10"
"      10  Units used:                      ie METRIC"
"      Job folder:                          L:\CORRESPONDENCE\
Thomas\MIDUSS\Post-Development\210428-200"
"      Output filename:                     02 2-YR POST-DEVELOPMENT.out"
"      Licensee name:                       Smon Pellerin"
"      Company                               Sco-Terra Consulting Group Limited"
"      Date & Time last used:               28/04/2021 at 1:03:50 PM"
" 31  TIME PARAMETERS"
"      5.000  Time Step"
"      180.000 Max. Storm length"
"      1500.000 Max. Hydrograph"
" 32  STORM Chicago storm"
"      1  Chicago storm"
"      410.770 Coefficient A"
"      0.010  Constant B"
"      0.697  Exponent C"
"      0.400  Fraction R"
"      180.000 Duration"
"      1.000  Time step multiplier"
"      Maximum intensity                    133.602  mm/hr"
"      Total depth                          33.020  mm"
"      6  002hyd Hydrograph extension used in this file"
" 33  CATCHMENT 100"
"      1  Triangular SCS"
"      3  Specify values"
"      1  SCS method"
"      100 Full Property - Post-Development"
"      56.000 % Impervious"
"      2.203 Total Area"
"      185.000 Flow length"
"      0.500 Overland Slope"
"      0.969 Pervious Area"
"      110.000 Pervious length"
"      1.000 Pervious slope"
"      1.234 Impervious Area"
"      185.000 Impervious length"
"      0.500 Impervious slope"
"      0.250 Pervious Manning 'n'"
"      80.000 Pervious SCS Curve No."
"      0.239 Pervious Runoff coefficient"
"      0.100 Pervious Ia/S coefficient"
"      6.350 Pervious Initial abstraction"
"      0.015 Impervious Manning 'n'"
"      93.000 Impervious SCS Curve No."
"      0.582 Impervious Runoff coefficient"
"      0.100 Impervious Ia/S coefficient"
"      1.912 Impervious Initial abstraction"
"      0.119 0.000 0.000 0.000 c.m/sec"
"      Catchment 100 Pervious Impervious Total Area "
"      Surface Area 0.969 1.234 2.203 hectare"
"      Time of concentration 53.989 10.796 21.325 minutes"
"      Time to Centroid 180.980 112.718 129.357 minutes"
"      Rainfall depth 33.020 33.020 33.020 mm"
"      Rainfall volume 320.07 407.36 727.43 c.m"
"      Rainfall losses 25.134 13.796 18.785 mm"
"      Runoff depth 7.886 19.224 14.235 mm"
"      Runoff volume 76.44 237.16 313.61 c.m"
"      Runoff coefficient 0.239 0.582 0.431 "
"      Maximum flow 0.010 0.115 0.119 c.m/sec"

```



```

                                02 2-YR POST-DEVELOPMENT
" 40      HYDROGRAPH Add Runoff "
"          4  Add Runoff "
"              0.119      0.119      0.000      0.000"
" 54      POND DESIGN"
"          0.119  Current peak flow      c.m/sec"
"          0.030  Target outflow      c.m/sec"
"          313.6  Hydrograph volume      c.m"
"          5      Number of stages"
"          243.500  Minimum water level      metre"
"          245.500  Maximum water level      metre"
"          243.500  Starting water level      metre"
"          0      Keep Design Data: 1 = True; 0 = False"
"              Level Discharge      Volume"
"          243.500      0.000      0.000"
"          244.000      0.06100      247.800"
"          244.500      0.08600      605.000"
"          245.000      0.1060      1077.300"
"          245.500      0.1220      1680.500"
"          Peak outflow      0.030      c.m/sec"
"          Maximum level      243.743      metre"
"          Maximum storage      120.657      c.m"
"          Centroidal lag      3.284      hours"
"          0.119      0.119      0.030      0.000 c.m/sec"
" 38      START/RE-START TOTALS 100"
"          3  Runoff Totals on EXIT"
"              Total Catchment area      2.203      hectare"
"              Total Impervious area      1.234      hectare"
"              Total % impervious      56.000"
" 19      EXIT"

```

```

                                03 5-YR POST-DEVELOPMENT
"      MIDUSS Output ----->"
"      MIDUSS version                      Version 2.25 rev. 473"
"      MIDUSS created                      February-07-10"
"      10  Units used:                      ie METRIC"
"      Job folder:                          L:\CORRESPONDENCE\
Thomas\MIDUSS\Post-Development\210428-200"
"      Output filename:                    03 5-YR POST-DEVELOPMENT.out"
"      Licensee name:                      Smon Pellerin"
"      Company                             Sco-Terra Consulting Group Limited"
"      Date & Time last used:              28/04/2021 at 1:08:19 PM"
" 31  TIME PARAMETERS"
"      5.000  Time Step"
"      180.000 Max. Storm length"
"      1500.000 Max. Hydrograph"
" 32  STORM Chicago storm"
"      1  Chicago storm"
"      547.660 Coefficient A"
"      0.085  Constant B"
"      0.699  Exponent C"
"      0.400  Fraction R"
"      180.000 Duration"
"      1.000  Time step multiplier"
"      Maximum intensity                    175.717  mm/hr"
"      Total depth                          43.557  mm"
"      6  005hyd Hydrograph extension used in this file"
" 33  CATCHMENT 100"
"      1  Triangular SCS"
"      3  Specify values"
"      1  SCS method"
"      100 Full Property - Post-Development"
"      56.000 % Impervious"
"      2.203 Total Area"
"      185.000 Flow length"
"      0.500 Overland Slope"
"      0.969 Pervious Area"
"      110.000 Pervious length"
"      1.000 Pervious slope"
"      1.234 Impervious Area"
"      185.000 Impervious length"
"      0.500 Impervious slope"
"      0.250 Pervious Manning 'n'"
"      80.000 Pervious SCS Curve No."
"      0.315 Pervious Runoff coefficient"
"      0.100 Pervious Ia/S coefficient"
"      6.350 Pervious Initial abstraction"
"      0.015 Impervious Manning 'n'"
"      93.000 Impervious SCS Curve No."
"      0.653 Impervious Runoff coefficient"
"      0.100 Impervious Ia/S coefficient"
"      1.912 Impervious Initial abstraction"
"      0.207 0.000 0.000 0.000 c.m/sec"
"      Catchment 100 Pervious Impervious Total Area "
"      Surface Area 0.969 1.234 2.203 hectare"
"      Time of concentration 41.836 9.181 18.169 minutes"
"      Time to Centroid 163.295 108.800 123.800 minutes"
"      Rainfall depth 43.557 43.557 43.557 mm"
"      Rainfall volume 422.20 537.35 959.55 c.m"
"      Rainfall losses 29.815 15.127 21.589 mm"
"      Runoff depth 13.742 28.430 21.967 mm"
"      Runoff volume 133.20 350.73 483.94 c.m"
"      Runoff coefficient 0.315 0.653 0.504 "
"      Maximum flow 0.022 0.201 0.207 c.m/sec"

```

```

03 5-YR POST-DEVELOPMENT
" 40 HYDROGRAPH Add Runoff "
" 4 Add Runoff "
" 0.207 0.207 0.000 0.000"
" 54 POND DESIGN"
" 0.207 Current peak flow c.m/sec"
" 0.067 Target outflow c.m/sec"
" 483.9 Hydrograph volume c.m"
" 5 Number of stages"
" 243.500 Minimum water level metre"
" 245.500 Maximum water level metre"
" 243.500 Starting water level metre"
" 0 Keep Design Data: 1 = True; 0 = False"
" Level Discharge Volume"
" 243.500 0.000 0.000"
" 244.000 0.06100 247.800"
" 244.500 0.08600 605.000"
" 245.000 0.1060 1077.300"
" 245.500 0.1220 1680.500"
" Peak outflow 0.048 c.m/sec"
" Maximum level 243.893 metre"
" Maximum storage 194.923 c.m"
" Centroidal lag 3.192 hours"
" 0.207 0.207 0.048 0.000 c.m/sec"
" 38 START/RE-START TOTALS 100"
" 3 Runoff Totals on EXIT"
" Total Catchment area 2.203 hectare"
" Total Impervious area 1.234 hectare"
" Total % impervious 56.000"
" 19 EXIT"

```

```

                                04 10-YR POST-DEVELOPMENT
"          MIDUSS Output ----->"
"          MIDUSS version                      Version 2.25 rev. 473"
"          MIDUSS created                      February-07-10"
"          10 Units used:                      ie METRIC"
"          Job folder:                        L:\CORRESPONDENCE\
Thomas\MIDUSS\Post-Development\210428-200"
"          Output filename:                   04 10-YR POST-DEVELOPMENT.out"
"          Licensee name:                     Smon Pellerin"
"          Company                            Sco-Terra Consulting Group Limited"
"          Date & Time last used:             28/04/2021 at 1:09:40 PM"
" 31      TIME PARAMETERS"
"          5.000 Time Step"
"          180.000 Max. Storm length"
"          1500.000 Max. Hydrograph"
" 32      STORM Chicago storm"
"          1 Chicago storm"
"          631.820 Coefficient A"
"          0.014 Constant B"
"          0.700 Exponent C"
"          0.400 Fraction R"
"          180.000 Duration"
"          1.000 Time step multiplier"
"          Maximum intensity                   204.392 mm/hr"
"          Total depth                         50.003 mm"
"          6 010hyd Hydrograph extension used in this file"
" 33      CATCHMENT 100"
"          1 Triangular SCS"
"          3 Specify values"
"          1 SCS method"
"          100 Full Property - Post-Development"
"          56.000 % Impervious"
"          2.203 Total Area"
"          185.000 Flow length"
"          0.500 Overland Slope"
"          0.969 Pervious Area"
"          110.000 Pervious length"
"          1.000 Pervious slope"
"          1.234 Impervious Area"
"          185.000 Impervious length"
"          0.500 Impervious slope"
"          0.250 Pervious Manning 'n'"
"          80.000 Pervious SCS Curve No."
"          0.356 Pervious Runoff coefficient"
"          0.100 Pervious Ia/S coefficient"
"          6.350 Pervious Initial abstraction"
"          0.015 Impervious Manning 'n'"
"          93.000 Impervious SCS Curve No."
"          0.688 Impervious Runoff coefficient"
"          0.100 Impervious Ia/S coefficient"
"          1.912 Impervious Initial abstraction"
"          0.275 0.000 0.000 0.000 c.m/sec"
"          Catchment 100 Pervious Impervious Total Area "
"          Surface Area 0.969 1.234 2.203 hectare"
"          Time of concentration 37.091 8.459 16.732 minutes"
"          Time to Centroid 156.139 106.959 121.169 minutes"
"          Rainfall depth 50.003 50.003 50.003 mm"
"          Rainfall volume 484.69 616.88 1101.58 c.m"
"          Rainfall losses 32.224 15.624 22.928 mm"
"          Runoff depth 17.780 34.380 27.076 mm"
"          Runoff volume 172.34 424.13 596.48 c.m"
"          Runoff coefficient 0.356 0.688 0.541 "
"          Maximum flow 0.032 0.266 0.275 c.m/sec"

```

```

" 40          04 10-YR POST-DEVELOPMENT
HYDROGRAPH Add Runoff "
" 4   Add Runoff "
"          0.275      0.275      0.000      0.000"
" 54  POND DESIGN"
" 0.275  Current peak flow      c.m/sec"
" 0.095  Target outflow      c.m/sec"
" 596.5  Hydrograph volume      c.m"
" 5      Number of stages"
" 243.500 Minimum water level      metre"
" 245.500 Maximum water level      metre"
" 243.500 Starting water level      metre"
" 0      Keep Design Data: 1 = True; 0 = False"
"          Level Discharge      Volume"
" 243.500      0.000      0.000"
" 244.000      0.06100      247.800"
" 244.500      0.08600      605.000"
" 245.000      0.1060      1077.300"
" 245.500      0.1220      1680.500"
" Peak outflow      0.061      c.m/sec"
" Maximum level      243.997      metre"
" Maximum storage      246.152      c.m"
" Centroidal lag      3.148      hours"
" 0.275      0.275      0.061      0.000 c.m/sec"
" 38  START/RE-START TOTALS 100"
" 3   Runoff Totals on EXIT"
" Total Catchment area      2.203      hectare"
" Total Impervious area      1.234      hectare"
" Total % impervious      56.000"
" 19  EXIT"

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                                05 25-YR POST-DEVELOPMENT
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"                                20545 Highbury Avenue South St.
Thomas\MIDUSS\Post-Development\210428-200"
"                                Output filename:                  05 25-YR POST-DEVELOPMENT.out"
"                                Licensee name:                    Smon Pellerin"
"                                Company                          Sco-Terra Consulting Group Limited"
"                                Date & Time last used:            28/04/2021 at 1:10:57 PM"
" 31                                TIME PARAMETERS"
"                                5.000 Time Step"
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"                                1500.000 Max. Hydrograph"
" 32                                STORM Chicago storm"
"                                1 Chicago storm"
"                                747.750 Coefficient A"
"                                0.084 Constant B"
"                                0.701 Exponent C"
"                                0.400 Fraction R"
"                                180.000 Duration"
"                                1.000 Time step multiplier"
"                                Maximum intensity                239.170 mm/hr"
"                                Total depth                      58.856 mm"
"                                6 025hyd Hydrograph extension used in this file"
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"                                1 Triangular SCS"
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"                                1 SCS method"
"                                100 Full Property - Post-Development"
"                                56.000 % Impervious"
"                                2.203 Total Area"
"                                185.000 Flow length"
"                                0.500 Overland Slope"
"                                0.969 Pervious Area"
"                                110.000 Pervious length"
"                                1.000 Pervious slope"
"                                1.234 Impervious Area"
"                                185.000 Impervious length"
"                                0.500 Impervious slope"
"                                0.250 Pervious Manning 'n'"
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"                                0.100 Impervious Ia/S coefficient"
"                                1.912 Impervious Initial abstraction"
"                                0.405 0.000 0.000 0.000 c.m/sec"
"                                Catchment 100 Pervious Impervious Total Area "
"                                Surface Area 0.969 1.234 2.203 hectare"
"                                Time of concentration 32.738 7.771 15.388 minutes"
"                                Time to Centroid 149.093 105.226 118.608 minutes"
"                                Rainfall depth 58.856 58.856 58.856 mm"
"                                Rainfall volume 570.50 726.09 1296.59 c.m"
"                                Rainfall losses 35.098 16.334 24.590 mm"
"                                Runoff depth 23.758 42.522 34.266 c.m"
"                                Runoff volume 230.29 524.58 754.87 c.m"
"                                Runoff coefficient 0.404 0.722 0.582 "
"                                Maximum flow 0.050 0.389 0.405 c.m/sec"

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```

                                05 25-YR POST-DEVELOPMENT
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"          4  Add Runoff "
"              0.405      0.405      0.000      0.000"
" 54      POND DESIGN"
"          0.405  Current peak flow      c.m/sec"
"          0.150  Target outflow      c.m/sec"
"          754.9  Hydrograph volume      c.m"
"          5.    Number of stages"
"          243.500  Minimum water level      metre"
"          245.500  Maximum water level      metre"
"          243.500  Starting water level      metre"
"          0      Keep Design Data: 1 = True; 0 = False"
"              Level Discharge      Volume"
"          243.500      0.000      0.000"
"          244.000      0.06100      247.800"
"          244.500      0.08600      605.000"
"          245.000      0.1060      1077.300"
"          245.500      0.1220      1680.500"
"          Peak outflow      0.067      c.m/sec"
"          Maximum level      244.123      metre"
"          Maximum storage      335.964      c.m"
"          Centroidal lag      3.199      hours"
"          0.405      0.405      0.067      0.000 c.m/sec"
" 38      START/RE-START TOTALS 100"
"          3  Runoff Totals on EXIT"
"              Total Catchment area      2.203      hectare"
"              Total Impervious area      1.234      hectare"
"              Total % impervious      56.000"
" 19      EXIT"

```

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                                06 50-YR POST-DEVELOPMENT
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"          5.000 Time Step"
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"          1500.000 Max. Hydrograph"
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"          1 Chicago storm"
"          823.160 Coefficient A"
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"          0.699 Exponent C"
"          0.400 Fraction R"
"          180.000 Duration"
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"          1 SCS method"
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"          56.000 % Impervious"
"          2.203 Total Area"
"          185.000 Flow length"
"          0.500 Overland Slope"
"          0.969 Pervious Area"
"          110.000 Pervious length"
"          1.000 Pervious slope"
"          1.234 Impervious Area"
"          185.000 Impervious length"
"          0.500 Impervious slope"
"          0.250 Pervious Manning 'n'"
"          80.000 Pervious SCS Curve No."
"          0.435 Pervious Runoff coefficient"
"          0.100 Pervious Ia/S coefficient"
"          6.350 Pervious Initial abstraction"
"          0.015 Impervious Manning 'n'"
"          93.000 Impervious SCS Curve No."
"          0.742 Impervious Runoff coefficient"
"          0.100 Impervious Ia/S coefficient"
"          1.912 Impervious Initial abstraction"
"          0.480 0.000 0.000 0.000 c.m/sec"
"          Catchment 100 Pervious Impervious Total Area "
"          Surface Area 0.969 1.234 2.203 hectare"
"          Time of concentration 30.272 7.360 14.592 minutes"
"          Time to Centroid 145.126 104.202 117.120 minutes"
"          Rainfall depth 65.478 65.478 65.478 mm"
"          Rainfall volume 634.69 807.79 1442.48 c.m"
"          Rainfall losses 36.976 16.925 25.747 mm"
"          Runoff depth 28.502 48.553 39.731 mm"
"          Runoff volume 276.28 598.99 875.27 c.m"
"          Runoff coefficient 0.435 0.742 0.607 "
"          Maximum flow 0.064 0.457 0.480 c.m/sec"

```



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06 50-YR POST-DEVELOPMENT
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" 4 Add Runoff "
" 0.480 0.480 0.000 0.000"
" 54 POND DESIGN"
" 0.480 Current peak flow c.m/sec"
" 0.189 Target outflow c.m/sec"
" 875.3 Hydrograph volume c.m"
" 5. Number of stages"
" 243.500 Minimum water level metre"
" 245.500 Maximum water level metre"
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" 0 Keep Design Data: 1 = True; 0 = False"
" Level Discharge Volume"
" 243.500 0.000 0.000"
" 244.000 0.06100 247.800"
" 244.500 0.08600 605.000"
" 245.000 0.1060 1077.300"
" 245.500 0.1220 1680.500"
" Peak outflow 0.072 c.m/sec"
" Maximum level 244.224 metre"
" Maximum storage 408.111 c.m"
" Centroidal lag 3.282 hours"
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" 38 START/RE-START TOTALS 100"
" 3 Runoff Totals on EXIT"
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" Total Impervious area 1.234 hectare"
" Total % impervious 56.000"
" 19 EXIT"

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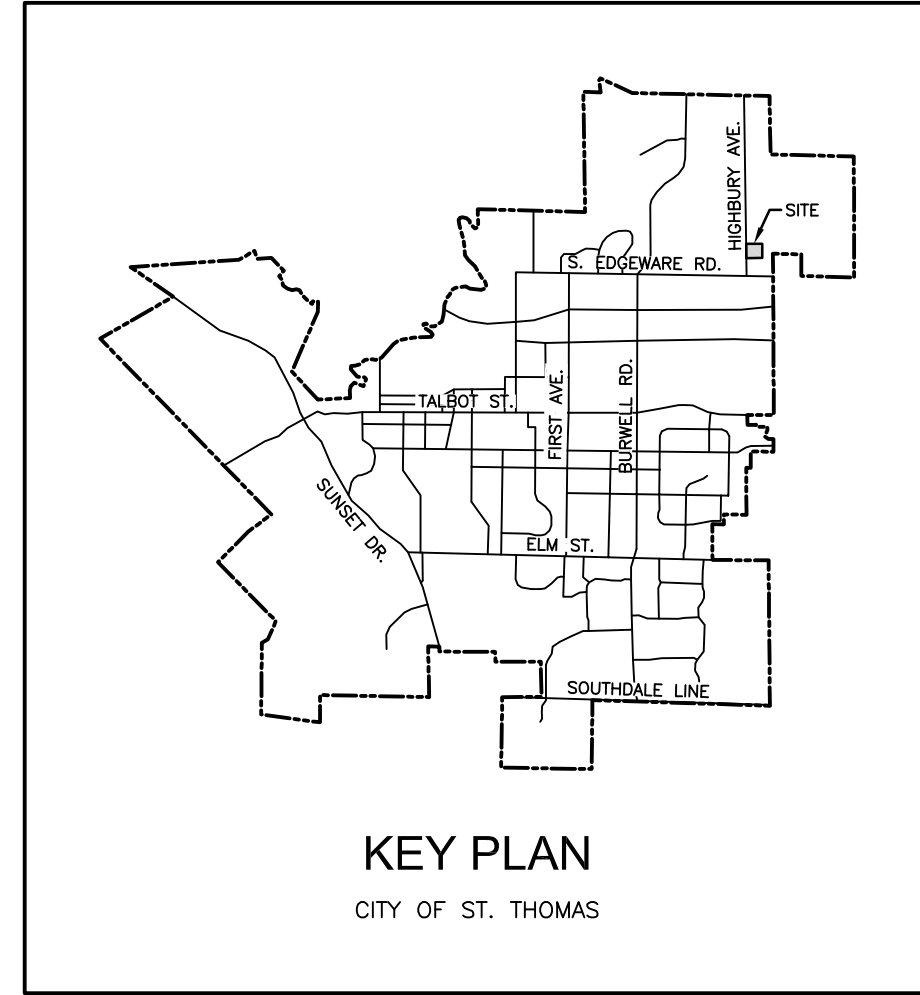
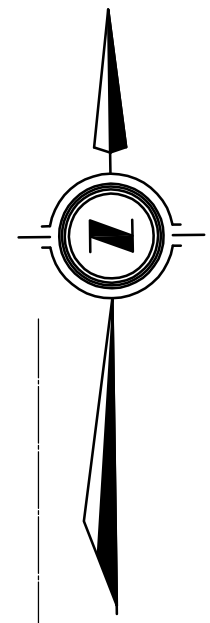
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"      1500.000 Max. Hydrograph"
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"      1  Chicago storm"
"      904.120 Coefficient A"
"      0.043  Constant B"
"      0.699  Exponent C"
"      0.400  Fraction R"
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"      1  SCS method"
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"      56.000 % Impervious"
"      2.203  Total Area"
"      185.000 Flow length"
"      0.500  Overland Slope"
"      0.969  Pervious Area"
"      110.000 Pervious length"
"      1.000  Pervious slope"
"      1.234  Impervious Area"
"      185.000 Impervious length"
"      0.500  Impervious slope"
"      0.250  Pervious Manning 'n'"
"      80.000 Pervious SCS Curve No."
"      0.463  Pervious Runoff coefficient"
"      0.100  Pervious Ia/S coefficient"
"      6.350  Pervious Initial abstraction"
"      0.015  Impervious Manning 'n'"
"      93.000 Impervious SCS Curve No."
"      0.757  Impervious Runoff coefficient"
"      0.100  Impervious Ia/S coefficient"
"      1.912  Impervious Initial abstraction"
"      0.552  0.000  0.000  0.000 c.m/sec"
"      Catchment 100      Pervious  Impervious  Total Area  "
"      Surface Area      0.969      1.234      2.203      hectare"
"      Time of concentration  28.307      7.019      13.925      minutes"
"      Time to Centroid    141.832     103.289     115.791     minutes"
"      Rainfall depth      71.918     71.918     71.918     mm"
"      Rainfall volume     697.12     887.24     1584.36     c.m"
"      Rainfall losses     38.644     17.465     26.783     mm"
"      Runoff depth        33.275     54.453     45.135     c.m"
"      Runoff volume       322.54     671.78     994.32     c.m"
"      Runoff coefficient   0.463     0.757     0.628     "
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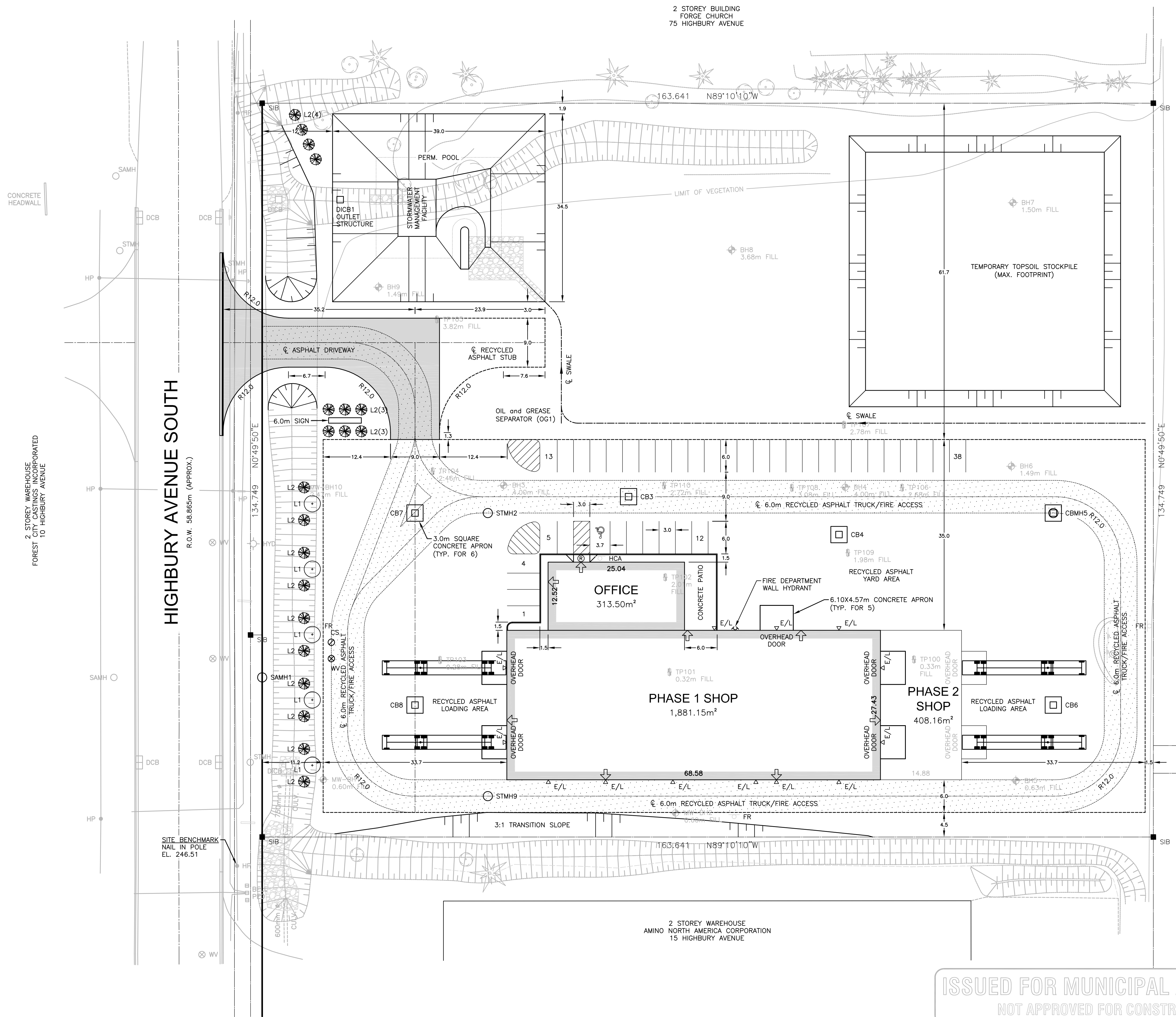
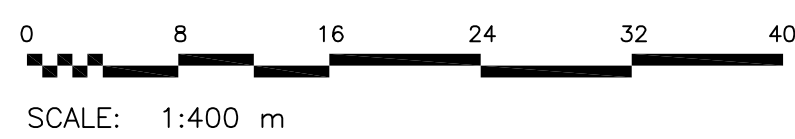
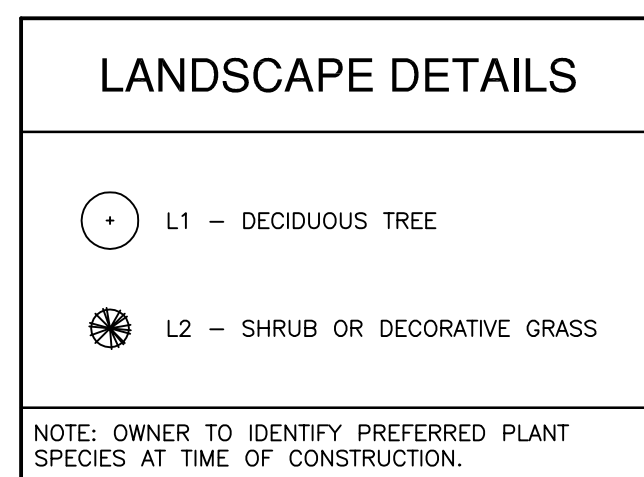
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                                07 100-YR POST-DEVELOPMENT
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"          4  Add Runoff "
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"          0.230  Target outflow      c.m/sec"
"          994.3  Hydrograph volume      c.m"
"          5.     Number of stages"
"          243.500  Minimum water level      metre"
"          245.500  Maximum water level      metre"
"          243.500  Starting water level      metre"
"          0      Keep Design Data: 1 = True; 0 = False"
"              Level Discharge      Volume"
"          243.500      0.000      0.000"
"          244.000      0.06100      247.800"
"          244.500      0.08600      605.000"
"          245.000      0.1060      1077.300"
"          245.500      0.1220      1680.500"
"          Peak outflow      0.077      c.m/sec"
"          Maximum level      244.327      metre"
"          Maximum storage      481.460      c.m"
"          Centroidal lag      3.368      hours"
"          0.552      0.552      0.077      0.000 c.m/sec"
" 38      START/RE-START TOTALS 100"
"          3  Runoff Totals on EXIT"
"              Total Catchment area      2.203      hectare"
"              Total Impervious area      1.234      hectare"
"              Total % impervious      56.000"
" 19      EXIT"

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SITE DATA City of St. Thomas By-law No. 74-2018			
ZONING REGULATION EMPLOYMENT LANDS (EL)	ZONE REGULATION	PROPOSED	COMPLIANCE
Permitted Use	25 items (ref. 21A.1)	Manufacturing	Yes
Min. Lot Area	-	22,029.097 m ²	-
Ground Floor Area	-	2,602.810 m ²	-
Coverage	-	11.82%	-
Min. Lot Frontage	15 m	134.749 m	Yes
Front Yard Depth	6.0 m	11.196 m	Yes
Min. Rear Yard	1 m	1.500 m	Yes
Min. Interior Side Yard	1 m each, 6 m total	39.450 m (N) 4.500m (S)	Yes
Max. Height	-	9.40 m	-
Parking Spaces	229 (ref. 21.1.6)	38 + 1 B.F.	No



ISSUED FOR MUNICIPAL APPROVAL
NOT APPROVED FOR CONSTRUCTION

E20545 Highbury Avenue South St. Thomas base planning

BENCHMARKS:

NAIL IN POLE (SW CORNER OF PROPERTY) ELEVATION 246.51			
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No.	REVISIONS TO DRAWING	BY	DATE	APP.
2.	ISSUED FOR MUNICIPAL APPROVAL	SJP	21/04/29	RJP
1.	ISSUED FOR MUNICIPAL REVIEW	SJP	21/02/11	RJP

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT

CIRCELLI STEEL LIMITED
638 NEWBOLD STREET
LONDON, ON N6E 2T6

DESIGNED: SJP
DRAWN: SJP
CHECKED: RJP

ENGINEER'S STAMP:

ENGINEER'S STAMP


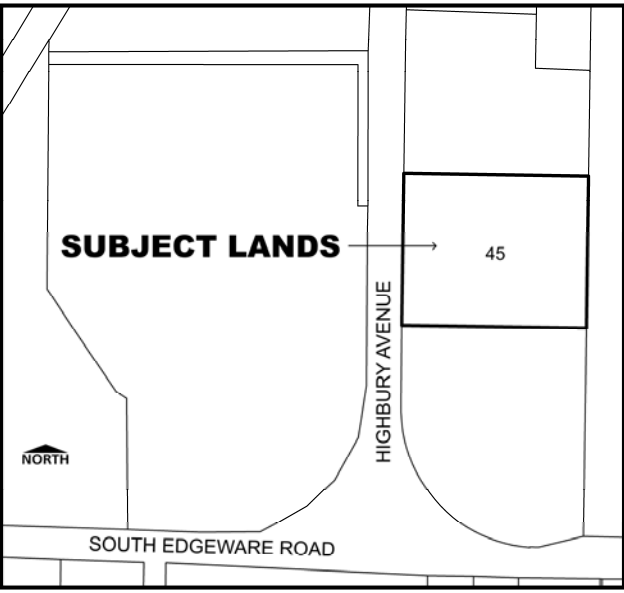
SCO-TERRA
CONSULTING GROUP LIMITED

321 DUFFERIN AVENUE, LONDON, ONTARIO, CANADA N6B 1Z3
Tel: (519) 434-0278 Fax: (519) 434-8820 e-mail: info@scoterra.com

CIRCELLI STEEL FACILITY DEVELOPMENT
PART OF LOT 9, RANGE 1, SOUTH OF EDGEWARE ROAD GEOGRAPHIC TOWNSHIP OF YARMOUTH
45 HIGHBURY AVENUE, CITY OF ST. THOMAS, COUNTY OF ELGIN

SITE PLAN

DATE:	29 APR. 2021
SCALE:	1:400
PROJECT No.:	E-20545
DWG. No.:	S1

 <p>The Corporation of the City of St. Thomas THE RAILWAY CITY</p>	Report No.: COA08-2021
Members of the Committee of Adjustment	Applicant: Circelli Steel Ltd.
	Report Date: June 1, 2021 Meeting Date: June 10, 2021
Location: 45 Highbury avenue, Range 1, SER, Part Lot 9, RP 11R6804, Part 3	
Subject: Request for a minor variance pursuant to 45(1) of the Planning Act, R.S.O, as amended	
Department: Planning and Building Services Department Prepared by: Steve Craig, Senior Planning Technician	Attachments: Location Plan
Recommendation: That: Report COA08-2021 be received.	
<p>BACKGROUND: Circelli Steel Ltd. are proposing to develop the subject lands for the purpose of a metal fabrication business, as shown on the site plan accompanying the application.</p> <p>MINOR VARIANCE: (i) To permit 39 parking spaces for a metal fabrication business, whereas Subsection 21.1.6 of the City of St. Thomas Zoning By-law requires a minimum of 223 parking spaces, based 313.5sqm (10 parking spaces) of Business Office floor area and 2,289.31sqm (213 parking) of Manufacturing floor area.</p> <p>OFFICIAL PLAN:</p> <ul style="list-style-type: none"> The subject lands are in the Employment Lands designation, as shown on Schedule "A" (Land Use Plan) to the Official Plan for the City of St. Thomas. Permitted uses in the Employment designation include business and economic activities which can be generally classified as manufacturing, the processing of goods and raw materials, warehousing, transportation, communications and utilities, bulk storage of goods and other activities whose operational characteristics are similar (5.10.4). A goal in the Employment designation is to provide and maintain a sufficient supply of land, in amount and variety of sizes, to accommodate employment growth; (5.10.2(i)). The City will maintain an adequate supply of lands designated for employment purposes to accommodate employment growth to the year 2037. Key land supply priorities include providing a variety of choice in terms of location, property size and configuration, cost, and the range of permitted uses (5.10.3.1(ii)). Adequate off-street parking and loading facilities must be provided. Off-street parking and loading areas shall be designed to accommodate type of industrial operations and the size of the proposed use. Developers are encouraged to purchase sufficient land to accommodate off-street parking for any planned future enlargement or change in use (5.10.4.3). <p>ZONING BY-LAW:</p> <ul style="list-style-type: none"> The subject lands are in the Employment Lands Zone (EL) pursuant to the City of St. Thomas Zoning By-Law No. 50-88, as amended (Section 21A). Permitted uses of the EL zone include an adult entertainment parlour, agriculture, animal clinic, auction sales, automotive body shop, automotive service business, automotive trade, builders depot, bulk storage, business of leasing vehicles and equipment, car rental business, construction trade, industrial repair shop, machine shop, manufacturing, non-retail service commercial uses, pharmaceutical and medical product industry, private recreation facilities, railway, self storage business, scientific and technology development, transport trucking terminal, warehousing, wholesale establishment, uses accessory to the foregoing (21A.1). Parking requirements for business office - 3.0 spaces per 100m² of floor area (21.1.6(d)). Parking requirement for manufacturing - 20 spaces per 1000m² of the first 1000m² of floor area and 1 space per 100m² of the remainder of the floor area in excess of 1000m² (21.1.6(e)) 	<p>Location Plan:</p>  <p>The map shows a street layout with 'Highbury Avenue' running vertically and 'South Edgeware Road' running horizontally at the bottom. A large area on the left is labeled 'SUBJECT LANDS'. A smaller rectangular area on the right is labeled '45'. A north arrow is located in the bottom left corner of the map area.</p>

- Parking lot is defined as that area within a lot, building or structure:
 - (i) which may be open, covered or partially or wholly enclosed;
 - (ii) which may be used for the parking of motor vehicles and any part not so used may be used as a landscaped area;
 - (iii) which may abut a highway;
 - (iv) which may include a driveway or driveways within such area or connecting such area to a highway;
 - (v) which is surfaced with asphalt, concrete or granular material which has a dust free stable surface; and
 - (vi) within or adjacent to which there may be lighting devices for the parking lot, directional or other signs relating to the use of the parking lot, parking control devices, curbs, guardrails or other vehicle barriers.
- Parking space is defined as that part of a lot, building or structure within a parking lot or within a residential driveway:
 - (i) which is rectangular in shape and the dimensions of which are not less than 2.75m x 5.5m;
 - (ii) which is provided for the parking of a motor vehicle without moving or removing any other motor vehicle;
 - (iii) which may be open, covered or partially or wholly enclosed; and
 - (iv) which is surfaced with asphalt, concrete or granular material which has a dust free stable surface.

LEGISLATIVE FRAMEWORK FOR A MINOR VARIANCE:

In considering this application, the Committee must have regard to the following criteria and determine whether:

- The general intent and purpose of the Official Plan will be maintained;
- The general intent and purpose of the Zoning By-Law will be maintained;
- The variance is desirable for the appropriate development or use of the land, building or structure; and
- The variance is minor in nature.

COMMENTS:

- The applicants are proposing to construct a new 2,602.81sqm building on the subject lands for the purpose of operating a metal fabrication business, Circelli Steel Ltd.
- According to the applicant a maximum of 39 parking spaces are required to accommodate employee parking and visitor parking associated with the proposed metal fabrication business and the additional 184 parking spaces are not required.
- The site is 2.2 hectares in area and the new building will have a total floor area of 2,602.81m², including 2,289.31m² of manufacturing floor area and 313.5m² of ancillary office floor area. Based on the proposed use and floor area of the building the EL zone requires:
 1. 10 parking spaces for 313.50m² of ancillary office floor area;
 2. 200 parking spaces for the first 1,000m² of manufacturing floor area and 13 parking spaces for the remainder of the 1,289.31m² manufacturing floor area.
- According to the site plan accompanying the application there is sufficient area on the site to accommodate additional off-street parking for any planned future enlargement or change in use, in the interim the reduced parking will be used for used for landscape/openspace and storm water management purposes.
- The assessment of whether a variance is or is not minor does not necessarily relate simply to the measured differences between what the Zoning By-law permits and what the applicant is requesting. It has much to do with the impacts of the proposed development on the subject lands and neighbouring properties. No adverse impacts to the subject lands, neighbouring lots and the Highbury Avenue right-of-way are anticipated.
- A site plan approval application (SPC08-2021) has been filed concurrently for the proposed development of the subject lands.
- In staff's opinion the proposed variance meets the general intent and purpose of the Official Plan, Zoning By-law, is minor in nature, and is desirable and appropriate for the use of the lands, thereby satisfying the four tests, as set out in Section 45 of the Planning Act.
- Staff recommend that minor variance application COA08-2021 be approved, should the Committee of Adjustment approve the application staff recommend that the decision reflect that the Committee is approving a minimum of 39 parking spaces.

Respectfully submitted,



Steve Craig
Senior Planning Technician

CONFIRMATION OF AN APPLICATION FOR MINOR VARIANCE

May 13, 2021

Secretary-Treasurer, Committee of Adjustment
Attention: Jon Hindley

Pursuant to By-Law 30-2015, a consultation meeting was held on May 10, 2021 with Planning staff and the applicant.

An application for a Minor Variance, regarding 18 Blue Heron Place, was filed on May 13, 2021 and the required fee under Section 69 of the Planning Act has been provided.

Please contact the Planning & Building Services Department if you have any questions.

Regards,



Jim McCoomb, MCIP, RPP
Manager of Planning Services





Clear Form

**CORPORATION OF THE CITY OF ST THOMAS
COMMITTEE OF ADJUSTMENT**

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION
(Section 45 of the Planning Act, RSO, 1990, as amended)

OFFICE USE:	Date Application Received: MAY 13 2021	Consultation Date: MAY 10 2021
	Date Application Deemed Complete: MAY 13 2021	

Application #: A09/21

APPLICATION IS HEREBY MADE TO:

City of St. Thomas
545 Talbot Street
St. Thomas ON N5P 3V7
Tel: (519) 631-1680 ext 4125 Fax: (519) 633-9019
Email: jhindley@stthomas.ca

Please note that in accordance with By-Law 30-2015, consultation with the Planning and Building Services Department must take place prior to the submission of an application. After consultation, the application will be filed with the Assistant Secretary-Treasurer, together with the sketch referred to in Note 1 and \$400 made payable to the City of St. Thomas. All information and materials submitted for the application shall be made available to the public, as indicated by Section 1.0.1 of the Planning Act, R.S.O. 1990.

Personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended, and Ontario Regulation 200/96 and will be used for the purpose of processing this application.

- Name of Owner(s) MICHELE MILLES
Address 18 BLUE HERON PLACE
ST THOMAS
Postal Code N5R 6J6 Tel: 519-852-4862 e-mail: michelemilles@icloud.com
- Name of Authorized Agent (if any) PAUL O'GUESBY
Address 17 TANNER PLACE
ST THOMAS
Postal Code N5R 1K9 Tel: 519-808-6945 e-mail: hddlondon@gmail.com

Note: Please specify to whom all communications should be sent: Owner Agent

- Nature and extent of relief from the Zoning By-law applied for:
CONSTRUCT NEW DECK 3.3m FROM
REAR LOT LINE
- Reason why the proposed use cannot comply with the provisions of the Zoning By-law:
PLAN HAS DECK TOO CLOSE TO REAR
SET BACK

5. Location of Land:

Concession No. _____ Lot(s) _____ Registered Plan No. _____ Lot(s) _____

Reference Plan No. _____ Part(s) _____

Geographic/Former Township _____
Name of Street BLUE HERON PLACE Street No. 18

6. Dimensions of land affected:

Frontage 33' Depth 125' - 110'
Area _____ Width of Street _____

7. Access to the subject land is by:

- a Regional Road
- a Municipal road that is maintained all year
- a Municipal road that is maintained seasonally
- a private road

8. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, gross floor area, number of storeys, width, length, height). Please specify use of existing structures.

Existing:

SINGLE FAMILY HOME

USE _____

Proposed:

SINGLE FAMILY HOME

9. Location of all buildings and structures on or proposed for the subject land (Specify distance from side, rear and front lot lines). Please specify use of proposed structure.

Existing:

RESIDENTIAL - (SEE ATTACHED) PLAN

Proposed:

RESIDENTIAL - (SEE ATTACHED) PLAN

USE RESIDENTIAL

10. Date of acquisition of subject land: 2000

11. Date of construction of all buildings and structures on subject land: JUNE 2000 APPROX

12. Existing uses of the subject land:

RESIDENTIAL

13. Existing uses of abutting lands:

North: RESIDENTIAL East: RESIDENTIAL
South: PUBLIC TRUST West: RESIDENTIAL

14. Length of time the existing uses of the subject land have continued:

21 YEARS

15. Services available (check appropriate space or spaces):

Water:

Municipally owned and operated piped water system Other (Specify) _____

Sewage Disposal:

Municipally owned and operated sanitary sewer system Other (Specify) _____

Storm Drainage

Storm sewers Other (Specify) _____

16. Present Official Plan designation of the subject land:

RESIDENTIAL

17. Present Zoning of the subject land:

R3-77

18. Has the owner previously applied for relief (minor variance) under Section 45 of the Act in respect of the subject property?

yes no

If the answer is yes, describe briefly (and if known, quote Application #)

19. Is the subject property the subject of a current application for a consent under Section 53 or a plan of subdivision under Section 51 of the Planning Act, 1990?

yes no If so, state Application # and status _____

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Planning Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. In accordance with that Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I, Paul O'Glessary the Owner or Authorized Agent, hereby agree and acknowledge
(Print name of Owner or Authorized Agent)
that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

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AFFIDAVIT OR SWORN DECLARATION

I, PAUL O'GLESSARY of ST THOMAS in the province of ONTARIO
name of applicant City
make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 545/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.
Sworn (or declared) before me at the ST THOMAS on this 13 day of MAY, 20 21
City Day Month Year


Signature of Owner or Authorized Agent

MAY 13/21
Date


Signature of Commissioner of Oaths, etc.

MAY 13/21
Date

Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 18, 2022.

APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, MICHELE MILLES, am the owner of the subject lands, and I authorize PAUL OGGLESBY, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

MAY 10 / 21
Date


Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

***Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, MICHELE MILLES, am the owner of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

MAY 10 / 21
Date


Signature of Owner

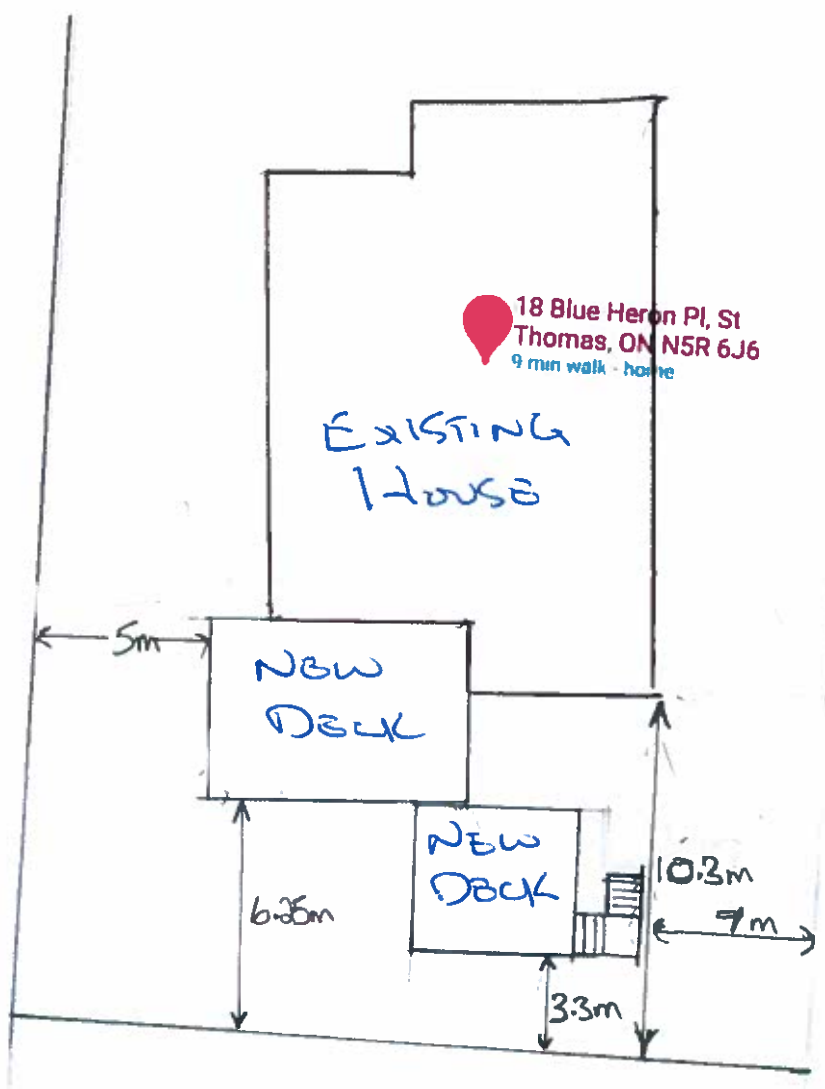
NOTES:


1. Each copy of this application must be accompanied by a Sketch. The Sketch need not necessarily be to scale, but dimensions must be accurate, and showing the following:
 - (a) The boundaries and dimensions of the subject land;
 - (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
 - (c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, driveways, swimming pools, roads, railways, drainage ditches, wells, septic tank and tile bed, and trees;
 - (d) The current uses on land that is adjacent to the subject land;
 - (e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
 - (f) If access to the subject land is by water only, the location of the parking and docking facilities to be used;
 - (g) The location and nature of any restrictive covenant or easement affecting the subject land;
2. The Committee of Adjustment may require that a preliminary drawing be prepared, signed and dated by an Ontario Land Surveyor.
3. If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

Mossy
↑

18 Blue Heron Pl, St
Thomas, ON N5R 6J6
9 min walk - home

EXISTING
HOUSE



 <p>The Corporation of the City of St. Thomas</p>	<p>Report No.: COA09-2021</p>
	<p>Applicant: Michelle Milles</p>
<p>Members of the Committee of Adjustment</p>	<p>Report Date: June 1, 2021 Meeting Date: June 10, 2021</p>

Location: 18 Blue Heron Place, Registered Plan 11M-106, Lot 82

Subject: Request for a minor variance pursuant to 45(1) of the Planning Act, R.S.O., as amended

<p>Department: Planning and Building Services Department Prepared by: Steve Craig, Senior Planning Technician</p>	<p>Attachments: Location Plan and 2015 Aerial Photograph</p>
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Recommendation:
That: Report COA009-2021 be received.

BACKGROUND:
 The applicant is proposing to construct a new deck on the back of the existing residential dwelling, as shown on the site plan accompanying the application.

REQUESTED VARIANCE:

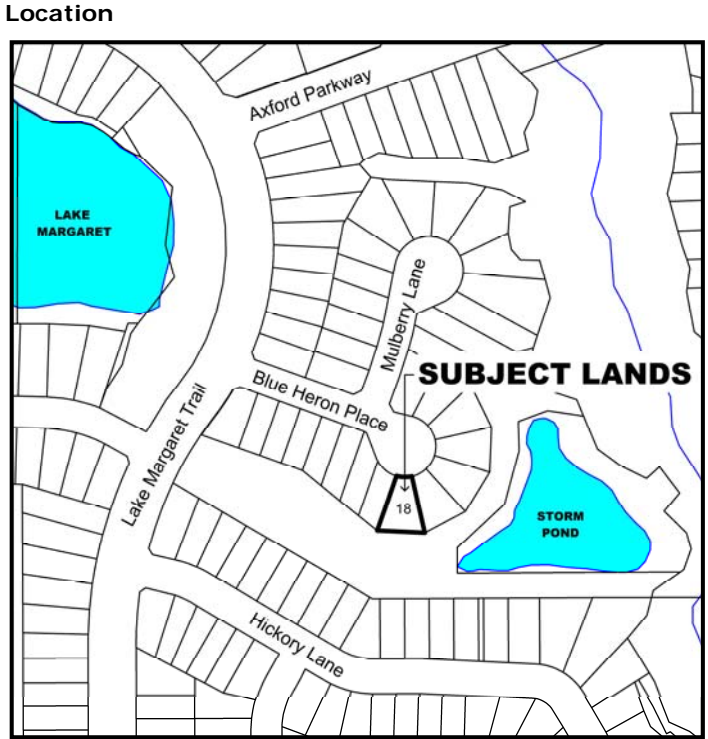
- To permit a new deck a minimum of 3.3m from the rear lot line, whereas the R3-77 zone requires a deck to be setback a minimum of 6.5m from the rear lot line. (Table 1 to Subsection 7.4, Column Number 2, Item Number 10, requires a minimum rear yard depth of 9m. Subsection 4.2.2 of the General Provisions Applicable to Residential zones permits a deck, stoop, steps, or porch which is covered or uncovered, and not wholly or partially enclosed to project into a required rear yard up to a maximum of 2.5m.)

OFFICIAL PLAN:

- The subject lands are within the Residential designation as shown on Schedule A (Land Use Plan) to the Official Plan for the City of St. Thomas.
- The Residential policies of the Official Plan permit a full range of dwelling types including low density residential uses.

ZONING BY-LAW:

- The subject lands are within the Third Residential Zone (R3-77) pursuant to the City of St. Thomas Zoning By-Law No. 50-88.
- Permitted uses of the R3-77 zone include a single detached dwelling and uses accessory to the foregoing, the requirements and setbacks for a single detached dwelling include:
 - minimum lot area - 371.5m²;
 - minimum lot frontage - 12m;
 - maximum main building height - 11m;
 - maximum accessory building height - 4m;
 - maximum lot coverage - 35%;
 - maximum floor area of an enclosed accessory building - the lesser of 15% of the lot area or 67m²;
 - maximum number of dwelling units - 1 per lot;
 - maximum roof area - 50%;
 - minimum front yard depth - 6m;
 - minimum rear yard depth - 9m;
 - minimum interior side yard depth - 1m;
 - minimum ground floor area - 1 storey dwelling 74m²; and
 - minimum number of parking spaces - 1 parking space per dwelling unit.



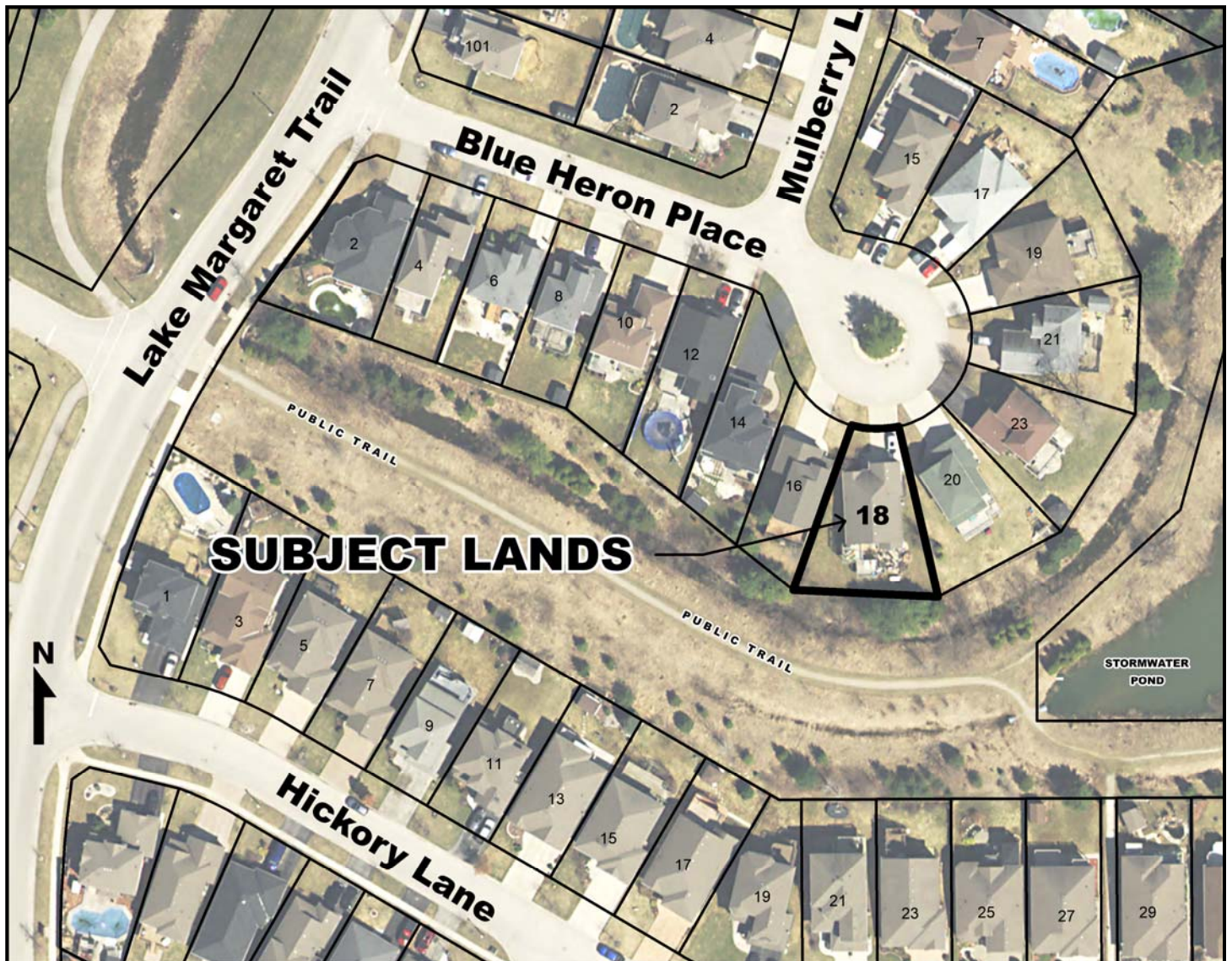
- Subsection 4.2.2 of the general provisions applicable to residential zones of the Zoning By-law permit a deck, stoop, steps or porch which is covered or uncovered, and not wholly or partially enclosed to project into a required rear yard up to a maximum of 2.5m.
- Rear yard means a yard extending across the full width of a lot between the rear lot line and the main building wall.

LEGISLATIVE FRAMEWORK FOR A MINOR VARIANCE:

In considering this application, the Committee must have regard to the following criteria and determine whether:

- The general intent and purpose of the Official Plan will be maintained;
- The general intent and purpose of the Zoning By-Law will be maintained;
- The variance is desirable for the appropriate development or use of the land, building or structure; and
- The variance is minor in nature.

2015 Aerial Photograph



COMMENTS:

- The applicant is proposing to replace the existing deck on the back of the house that was constructed 20 years ago.
- The subject lands are located on the bulb of the cul-de-sac, which results in the lot having an irregular configuration and development being pushed closer to the rear lot line.
- The lot backs onto a mature hedgerow that includes a mixture of bushes and trees and a public walking trail system, no new adverse impacts are anticipated to the subject lands and/or neighboring properties, as a result of a new deck being constructed 3.3m from the rear lot line.
- Part of the subject lands are in the Kettle Creek Conservation Authority (KCCA) regulation area, during the consultation process the KCCA confirmed that they have no objections to the proposed deck extension.
- In Staff's opinion the proposed variance meets the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature, and is desirable and appropriate for the use of the lands, thereby satisfying the four tests, as set out in Section 45 of the Planning Act. Should the Committee of Adjustment approve the application staff recommend that the decision reflect that the Committee is permitting an unenclosed deck a minimum of 3.3m from the rear lot line, as shown on the site plan accompanying the application.

Respectfully submitted,

SC

Steve Craig
Senior Planning Technician

CONFIRMATION OF AN APPLICATION FOR MINOR VARIANCE

May 13, 2021

Secretary-Treasurer, Committee of Adjustment
Attention: Jon Hindley

Pursuant to By-Law 30-2015, a consultation meeting was held on April 27, 2021 with Planning staff and the applicant.

An application for a Minor Variance, regarding 40979 Major Line, was filed on May 13, 2021 and the required fee under Section 69 of the Planning Act has been provided.

Please contact the Planning & Building Services Department if you have any questions.

Regards,



Jim McCoomb, MCIP, RPP
Manager of Planning Services



Neufeld Minor Variance 40979 Major Line

Submission Materials

Cheque \$400

Letter

Application with Authorizations

Variance Sketch

Zoning Sketch

Draft R Plan

Legal Opinion Right of Way

Instrument No. 280559

Plan 11R-2960

Septic System Letter

Well Letter

May 12, 2021

Attention: Mr. Jon Hindley, Secretary Treasurer, Committee of Adjustment

City of St. Thomas
545 Talbot Street
St. Thomas ON N5P 3V7

Re: Application for a Consent and concurrent application for Minor Variance or Permission 40979 Major Line, St. Thomas

Lecram Inc. is submitting concurrent applications for a consent to sever and a minor variance on behalf of the Neufeld family, for their lands at 40979 Major Line. The following provides a brief description of the purpose of the proposed consent and minor variance.

Consent

The Neufeld lands have a total area of 7.03 hectares (17.38 acres). The purpose of the consent is to sever 6.14 hectares from the lands leaving 0.89 hectares to be retained by the Neufelds.

The severed lands are predominately woodlands.

The retained lands include the Neufeld's residence, accessory buildings, septic system and well.

Lecram Inc. owns the land at 41041 Major Line abutting the east boundary of the Neufeld lands. The severed lands will be merged with the Lecram Inc. lands

Minor Variance

The purpose of the minor variance application is to obtain relief from the zoning by-law to recognise the existing situation respecting lot frontage and access to the retained parcel from Major Line.

The retained parcel contains a single detached dwelling and accessory buildings built circa 1988.

The north limit of the retained lot runs parallel to Major Line, as shown on the draft reference plan attached to the application. However, the land between the south limit of Major Line and the north limit of the retained lands is owned by the Corporation of the Township of Southwold (Township) and by The Ontario Hydro-Electric Power Commission (Hydro).

The access to the residence, from Major Line, is by a right of way over a 20.12 (66 feet) metre wide parcel of land owned by the Township. The right of way was granted in 1987 following the purchase of the lands by the Township from Hydro and the construction of the residence.

The Township approved the zoning to permit the residential use circa 1987. At the time Hydro would not sell lands to abutting property owners however hydro did agree to sell the land to the Township to facilitate access to properties abutting the Hydro corridor. There are other instances of this access arrangement along this stretch of Major Line.

It should be noted that the Neufeld lands also have a frontage of approximately 14 metres on Sunset Drive at the south west limit of the woodlands. Technically this is frontage under the zoning bylaw however given the distance to the residence it was not practical to carve an entrance lane thru the large woodlot to access the

residence. The access option agreed to at the time of Township approval was access by right of way over Township lands.

On January 1, 1995 the lands were annexed to the City of St. Thomas as the result of a mutual boundary adjustment with the Township of Southwold and the Township of Yarmouth. The lands used for access remain in the ownership of the Township and have not been transferred to City ownership

The retained parcel has been used lawfully as residence, with access to a public street by right of way, in the Township of Southwold and within the City of St Thomas since its construction in 1988.

To ensure the retained parcel remains a lawful use a variance from the lot frontage requirements of Zoning By-law 50-88 and recognition of the right of way as a secure form of access is required.

Provincial Policy Statement

I have reviewed the Provincial Policy Statement as it may apply to the proposed severance. In my opinion the consent is consistent with provincial interest and policy. The use of the lands has continued on the lands for approximately 32 years without change and the lands have been in compliance with the Municipal Official Plans and zoning by-laws that have governed the use of the lands over that time period.

Official Plan

The Neufeld Lands are designated Residential and Natural Heritage as shown on the Schedule 'A' to the City's Official Plan (OPA 97). The severance and the use of the lands conforms to the policies of the Official Plan. There are no land use changes proposed for these lands by the current or future owner at this time.

Zoning

The retained parcel is zoned Residential Zone One, R1-17 with a small area on the periphery of the lot zoned Natural Heritage Zone, NH. The retained parcel complies with all general provisions of the zoning by-law for a residential use and the parcel meets all requirements of the R1 save and except for the by-law requirement that the frontage of a lot abuts a street.

The severed parcel is zoned Natural Heritage Zone, NH and complies with all requirements of the Zoning By-law.

Summary

The consent as proposed is consistent with provincial interests and complies with the policies of the Official Plan and the Zoning by-law. The severed portion will be merged in title with the adjacent lands which have recently be approved for development as recommended in the City's Positioned for Growth Comprehensive Review.

The purpose of the variance is to ensure the access to the retained parcel by right of way is lawful under the zoning by-law after the severed lands are consolidated with the adjacent Lands.

In my opinion the variance requested maintains the intent and purpose of the Official plan, the intent and purposes of the zoning by-law, is minor in nature and is desirable for the appropriate use of the lands.

Yours Truly


Patrick J. Keenan
Planning Consultant



Clear Form

CORPORATION OF THE CITY OF ST THOMAS
COMMITTEE OF ADJUSTMENT

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

(Section 45 of the Planning Act, RSO, 1990, as amended)

OFFICE USE:	Date Application Received: <u>MAY 13 2021</u>	Consultation Date: <u>APR 27 2021</u>
	Date Application Deemed Complete: <u>MAY 13 2021</u>	

Application #: A10/21

APPLICATION IS HEREBY MADE TO:

City of St. Thomas
 545 Talbot Street
 St. Thomas ON N5P 3V7
 Tel: (519) 631-1680 ext 4125 Fax: (519) 633-9019
 Email: jhindley@stthomas.ca

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Personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended, and Ontario Regulation 200/96 and will be used for the purpose of processing this application.

- Name of Owner(s) Joely Neufeld, Peter Neufeld, Norman Vanstone-Neufeld
 Address 40979 Major Line, St. Thomas, Ontario
 Postal Code N5P 3T2 Tel: _____ e-mail: _____
- Name of Authorized Agent (if any) Lecram Inc. / Patrick J C Keenan
 Address C/O Lecram Inc., 910 Wright Street, Strathroy Ontario
 Postal Code N7G 3H8 Tel: (519) 630-8855 e-mail: mmlehouillier@hotmail.com

Note: Please specify to whom all communications should be sent: Owner Agent

- Nature and extent of relief from the Zoning By-law applied for:
The applicant is seeking a variance to permit the lot without frontage on a public street recognizing the existing Right of way which has provided legal access since 1987
- Reason why the proposed use cannot comply with the provisions of the Zoning By-law:
The lands situated between the applicant's front line and Major Line are owned by The Hydro-Electric Power Commission of Ontario, used as a high voltage Hydro Corridor
- Location of Land:
 Concession No. _____ Lot(s) Part Lot 45 Registered Plan No. _____ Lot(s) _____
 Reference Plan No. _____ Part(s) _____

Geographic/Former Township City of St. Thomas. (formerly Township of Southwold)

Name of Street Major Line Street No. 40979

6. Dimensions of land affected:

Frontage 102.327 Depth Irregular 103.614m west boundary 82.296 east boundary

Area 0.89 Hectares 2.2 acres Width of Street 20.117 M

7. Access to the subject land is by:

- a Regional Road
- a Municipal road that is maintained all year
- a Municipal road that is maintained seasonally
- a private road

8. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, gross floor area, number of storeys, width, length, height). Please specify use of existing structures.

Existing:

Single detached residential dwelling, garage and other accessory buildings

See attached sketch

USE Residential - No change to land use or buildings

Proposed:

N/A

9. Location of all buildings and structures on or proposed for the subject land (Specify distance from side, rear and front lot lines). Please specify use of proposed structure.

Existing:

see sketch

Proposed:

N/A

USE _____

10. Date of acquisition of subject land: Circa 2018

11. Date of construction of all buildings and structures on subject land: 1988

12. Existing uses of the subject land:

Residential

13. Existing uses of abutting lands:

North: Hydro Corridor East: Woodlot
 South: Woodlot West: Woodlot

14. Length of time the existing uses of the subject land have continued:

since construction in 1988, approximately 32 years

15. Services available (check appropriate space or spaces):

Water:

Municipally owned and operated piped water system
 Other (Specify) Septic system

Sewage Disposal:

Municipally owned and operated sanitary sewer system
 Other (Specify) Well

Storm Drainage

Storm sewers
 Other (Specify) overland

16. Present Official Plan designation of the subject land:

Residential and Natural Heritage (see sketch)

17. Present Zoning of the subject land:

R1-17 and Natural Heritage (see Sketch)

18. Has the owner previously applied for relief (minor variance) under Section 45 of the Act in respect of the subject property?

yes no

If the answer is yes, describe briefly (and if known, quote Application #)

19. Is the subject property the subject of a current application for a consent under Section 53 or a plan of subdivision under Section 51 of the Planning Act, 1990?

yes no If so, state Application # and status Filed concurrently

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Planning Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

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I _____, the Owner or Authorized Agent, hereby agree and acknowledge
(Print name of Owner or Authorized Agent)
that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

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AFFIDAVIT OR SWORN DECLARATION

I, Patrick J.C. Keenan of Port Stanley in the province of Ontario,
name of applicant City

make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 545/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the St. Thomas on this 13 day of 5, 2021.
City Day Month Year


Signature of Owner or Authorized Agent

May 13/21
Date


Signature of Commissioner of Oaths, etc.

May 13/21
Date

Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 18, 2022.

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If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, July Deufeld, am the owner of the subject lands, and I authorize Lecram Inc./ Patrick J C Keenan, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

May 7, 2021
Date

July Deufeld
Signature of Owner
Patrick J C Keenan

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

*Please note, Appendix B must be completed by the owner, not the authorized agent.

I, July Deufeld, am the owner of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

May 7, 2021
Date

July Deufeld
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Patrick J C Keenan

NOTES:

1. Each copy of this application must be accompanied by a Sketch. The Sketch need not necessarily be to scale, but dimensions must be accurate, and showing the following:
 - (a) The boundaries and dimensions of the subject land;
 - (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
 - (c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, driveways, swimming pools, roads, railways, drainage ditches, wells, septic tank and tile bed, and trees;
 - (d) The current uses on land that is adjacent to the subject land;
 - (e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
 - (f) If access to the subject land is by water only, the location of the parking and docking facilities to be used;
 - (g) The location and nature of any restrictive covenant or easement affecting the subject land;
2. The Committee of Adjustment may require that a preliminary drawing be prepared, signed and dated by an Ontario Land Surveyor.
3. If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.



41041 Major Line

SCALE 1:1000

MAJOR LINE

Hydro Corridor

Hydro Corridor

ROW Access

102.33m [335.72']

36.54 m

37.10 m

82.30m [270.00']

Residence

Garage

103.61m [339.94']

35.10 m

28.42 m

92.28m [302.75']

Woodland

Woodland

63

Zoning By-law 50-88



SCALE 1:1000

MAJOR LINE

102.33m [335.72']

82.30m [270.00']

**Residential
R1-17**

103.61m [339.94']

92.28m [302.75']

**Natural Heritage
NH**

**Natural Heritage
NH**

64



1 ILLUSTRATE THE PLAN AS TO
 DIMENSIONS AND BEARS THE
 DATE MARCH 8, 2021.

PLAN 11R-
 APPROVED AND ISSUED
 DATE _____
 REGISTERED FOR THE
 LAND SURVEY ACT OF 1990
 OF O. 1990 (S. 2)

PART SCHEDULE				
PART	LOT	CONCESSION	P.L.M.	AREA
1	45	NORTH TALBOT ROAD	11R-2980	1.21
2	45	SOUTH TALBOT ROAD	11R-2980	1.21

PARTS 1 AND 2 REPRESENT ALL OF P.L.M. 0900-004

PLAN OF SURVEY OF
 PART OF LOT 45
 CONCESSION NORTH TALBOT ROAD
 GEOGRAPHIC TOWNSHIP OF SOUTHWOLD
 CITY OF ST. THOMAS
 COUNTY OF ELGIN

SCALE - 1:750

METRIC SYSTEM AND DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS

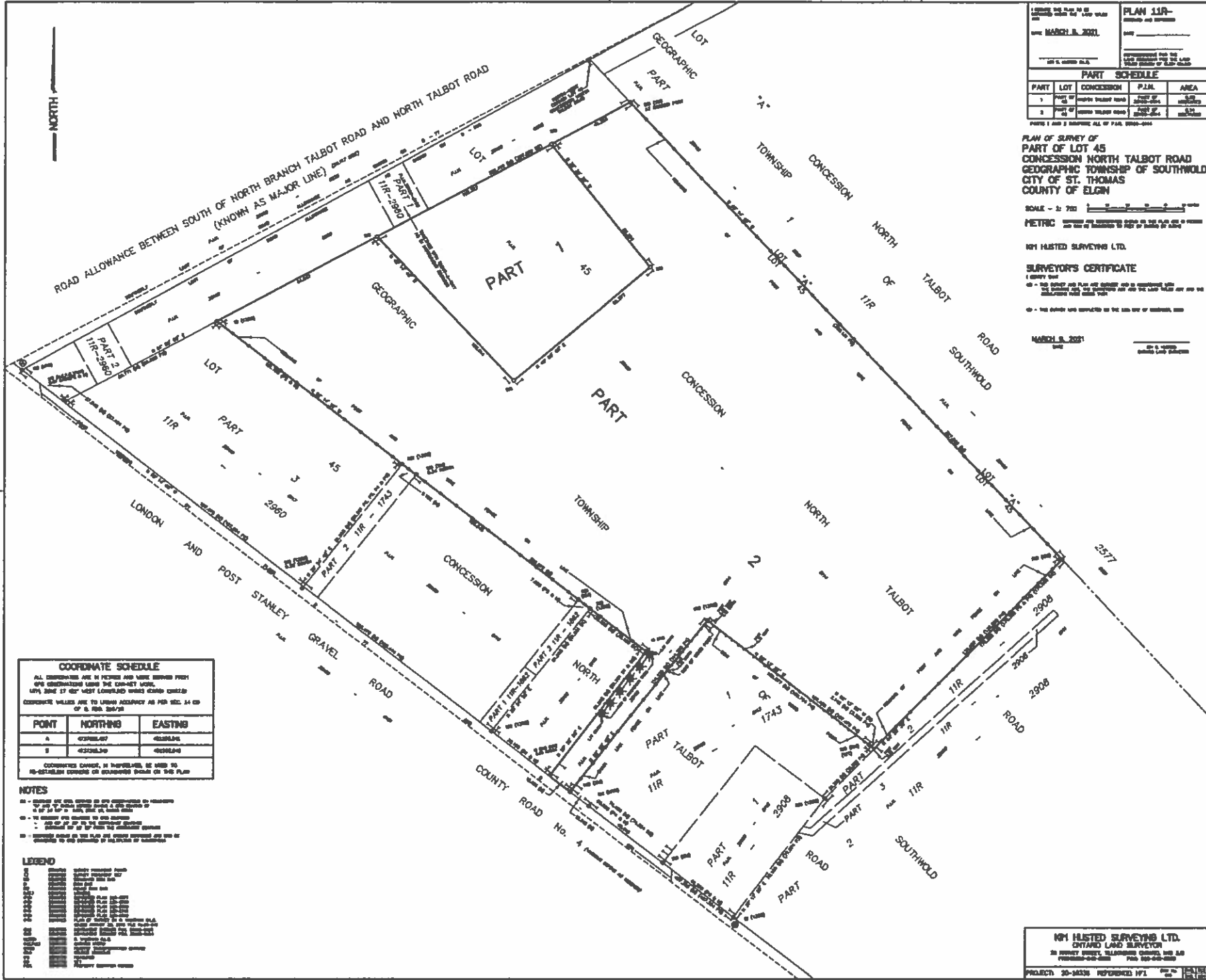
MP1 LISTED SURVEYING LTD.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1 - THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 2 - THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 3 - THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH

MARCH 8, 2021

DATE

DR. G. HESTER
 CHIEF LAND SURVEYOR



COORDINATE SCHEDULE

ALL COORDINATES ARE IN METERS AND WERE DERIVED FROM
 GPS OBSERVATIONS USING THE CAN-MET MODEL.
 METRIC DIMENSIONS ARE TO 1000 METERS UNLESS OTHERWISE SPECIFIED.

COORDINATE VALUES ARE TO 10000 METERS ACCURACY AS PER SEC. 14 (2)
 OF O. REG. 2007/20

POINT	NORTHING	EASTING
A	420961.07	402063.04
B	420961.09	402063.04

COORDINATE CHANGE, IF INDICATED, IS USED TO
 RE-ESTABLISH CORNER OR BOUNDARY POINTS ON THIS PLAN

- NOTES**
- 1 - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 - 2 - ALL DIMENSIONS ARE TO 1000 METERS UNLESS OTHERWISE SPECIFIED.
 - 3 - ALL DIMENSIONS ARE TO 1000 METERS UNLESS OTHERWISE SPECIFIED.
 - 4 - ALL DIMENSIONS ARE TO 1000 METERS UNLESS OTHERWISE SPECIFIED.

LEGEND

---	BOUNDARY
---	CONCESSION
---	ROAD
---	ROAD ALLOWANCE
---	...

MP1 LISTED SURVEYING LTD.
 ONTARIO LAND SURVEYOR
 20 HURONTARIO STREET, HURONTARIO TOWNSHIP, ONT. N0G 1L0
 PROJECT: 20-16336 REFERENCED 11R1

Robert J Foster
 BARRISTER & SOLICITOR
 26 Westridge Court
 London, ON N6K 3K6
 519-641-4370
 Fax: 519-641-8317
 email: bob@robertjoster.com

May 7, 2021

LECRAM INC.
 3263 Brigham Road
 London, ON N6P 1P2

By Email: mmlehouillier@hotmail.com

Attention: Marcel LeHouillier, President

Dear Sirs:

Re: LECRAM INC. P/F NEUFELD
Part of LT 45 CON NTR SOUTHWOLD AS IN E280687; T/W E280559;
City of St. Thomas
Part of 40979 Major Line, St. Thomas, Ontario

You have requested an opinion regarding whether the existing dwelling municipally known as 40979 Major Line has a legal and secure access through an existing right-of-way to Major Line.

The right of way was created in a Transfer from the Corporation of the Township of Southwold to Don West Construction Limited registered as Instrument Number 280559 on January 22, 1987. The right-of-way is subject to maintenance of the roadway to the standards of the Township of Southwold, to keeping the roadway clear of snow and ice and indemnifying the Township of Southwold against all claims arising out of the maintenance of the roadway.

The right-of-way has been maintained in subsequent transfers and is part of the property description in the Parcel Register as captioned above.

It is therefore my opinion that the the existing dwelling municipally known as 40979 Major Line has a legal and secure access through the existing right-of-way to Major Line.

Yours truly;

Robert
Foster
 R. J. Foster

Digitally signed by Robert Foster
 DN: cn=Robert Foster, o=Robert J.
 Foster, ou,
 email=bob@robertjoster.com,
 c=CA
 Date: 2021.05.07 13:36:43 -0400

07 bis 11



Transfer/Deed of Land

388-
D

Form 1 - Land Registration Reform Act, 1984

NUMBER: 280559
CERTIFICATE OF REGISTRATION
87 JAN 22 AM 11:21

ELGIN
N° 11
ST. THOMAS LAND REGISTRAR

[Signature]

(1) Registry Lead Titles (2) Page 1 of 3 pages

(3) Property Identifier(s) Block Property

(4) Consideration
-----One Dollar----- Dollars \$1.00

(5) Description This is a: Property Division Property Consolidation

Part of of Lot 45, North of Talbot Road, in the Township of Southwold, in the County of Elgin, designated Parts 1 and 2, on Plan 11R-2960.

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule


(6) This Document Contains (a) Subscription New Easement (b) Schedule for: Description Additional Parties Other (7) Interest/Estate Transferred Easement

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least 18 years of age and that

Name(s) CORPORATION OF THE TOWNSHIP OF SOTUBWOLD

Signature(s) *[Signature]*

Date of Signature Y M D 19 19



(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)

Signature(s)


Date of Signature Y M D

(10) Transferor(s) Address for Service Pingal, Ontario NOL 1K0

(11) Transferee(s) DON WEST CONSTRUCTION LIMITED Per *[Signature]* A.S.O.

Signature

Date of Signature Y M D 19 16



(12) Transferee(s) Address for Service Talbotville, Ontario NOL 2K0

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Signature

Date of Signature Y M D

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Signature

Date of Signature Y M D

(14) Solicitor for Transferee(s) I have investigated the title to this land and to adjoining land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (i) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Signature

Date of Signature Y M D

(15) Assessment Roll Number of Property

City	Mun.	Map	Blk.	Par.
34	24	000	010	02400

(16) Municipal Address of Property Not Assigned

(17) Document Prepared by: Peter J. GLOIN, GLOIN, HALL & ASSOCIATES, 12 Pearl Street, Box 66, St. Thomas, Ontario N5P 3T5

Fees and Tax	
Registration Fee	7600
Land Transfer Tax	NIL
Total	7600

Additional Property Identifiers and/or Other Information

BOX 7: INTEREST/ESTATE TRANSFERRED

A right-of-way over the said land for the passage of persons or vehicles from the road allowance between Lot 45, North of Talbot Road, and Lots South of the North Branch of Talbot Road, to the lands of the Transferee in Lot 45, North of Talbot Road.

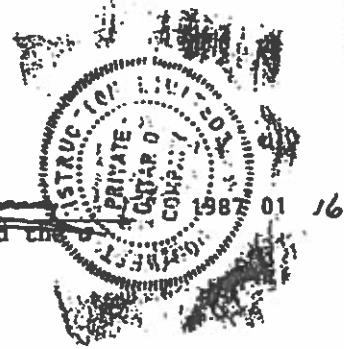
BOX 11: THE TRANSFEREES

The Transferee, DON WEST CONSTRUCTION LIMITED covenants for itself and its successors in Title with the Transferor:

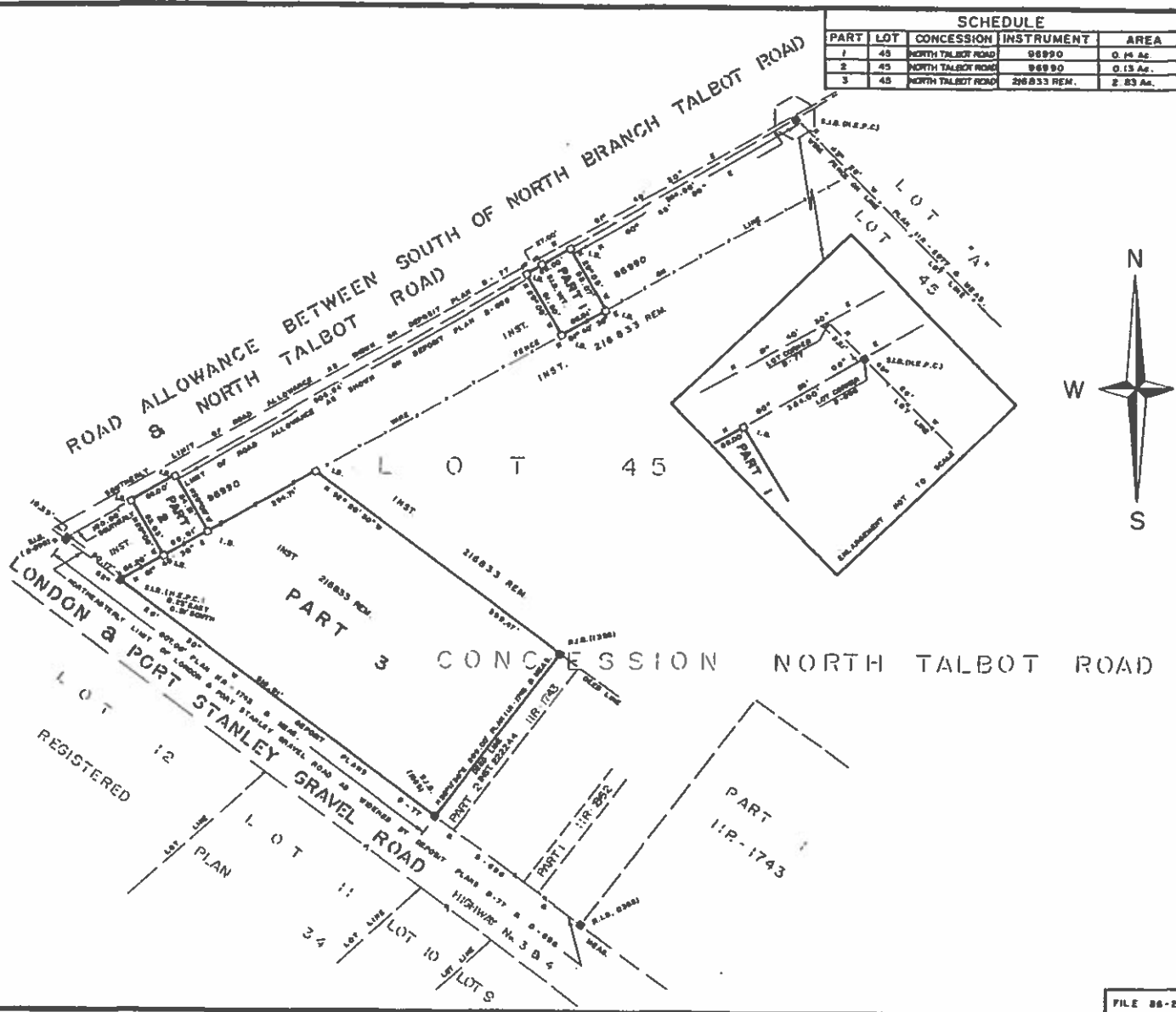
- a) to construct and maintain upon the land, roadways for passage of vehicles meeting standards set by the Transferor;
- b) to keep such roadways clear of snow and ice;
- c) to indemnify the Transferor against all claims arising out of the use or existence of such roadways.

DON WEST CONSTRUCTION LIMITED

Paul H...
I have authority to bind the Corporation



FOR OFFICIAL USE ONLY



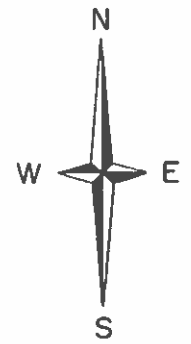
SCHEDULE				
PART	LOT	CONCESSION	INSTRUMENT	AREA
1	45	NORTH TALBOT ROAD	98990	0.14 AC.
2	45	NORTH TALBOT ROAD	98990	0.13 AC.
3	45	NORTH TALBOT ROAD	216833 REM.	2.83 AC.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
 DATE: NOVEMBER 17, 1986

PLAN IIR-2960
 RECEIVED AND DEPOSITED
 DATE: *Nov 17, 1986*
Brian Vaughan
 LAND REGISTRAR
 FOR THE REGISTRY
 DIVISION OF ELGIN (11)

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

PLAN OF SURVEY
 OF PART OF
LOT 45
 CONCESSION NORTH TALBOT ROAD
 TOWNSHIP OF SOUTHWOLD
 COUNTY OF ELGIN



BRIAN VAUGHAN
 ONTARIO LAND SURVEYOR
 1986

SCALE 1" = 100'

NOTES:
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE BEARING
 N82°25'30"W FOR THE NORTHEASTERLY LIMIT OF LONDON AND PORT
 STANLEY GRAVEL ROAD AS SHOWN ON DEPOSIT PLAN D-696, AS
 SHOWN HEREON.

- DENOTES FOUND
- S.L.S. DENOTES 1"=1" 4" LONG HIGH SURVEY BAR
- R.L.S. DENOTES 2"=1" 2" LONG IRON SURVEY BAR
- L.S. DENOTES 3/4" x 3/8" 6" LONG IRON SURVEY BAR
- DENOTES GREAT VARNISH 0.1 S.
- E.P.C. DENOTES ONTARIO HYDRO

■ C.M. DENOTES CONCRETE MONUMENT, MINISTRY OF
 TRANSPORTATION AND COMMUNICATIONS FOUND
 WIT. DENOTES WITNESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEYS ACT AND THE REGISTRY ACT AND
 THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF
 OCTOBER, 1986.

ST. THOMAS, ONT.,
 NOVEMBER 17, 1986
Brian Vaughan
 BRIAN VAUGHAN
 ONTARIO LAND SURVEYOR

BRIAN VAUGHAN
 ONTARIO LAND SURVEYORS
 O. L. S. P.O. BOX 6, ST. THOMAS, ONT.
 PH. 631-5057

FILE 88-295

69

ERIE EXCAVATING
& Liquid Waste Removal Ltd
P.O. Box 119, Port Stanley, ON N5L 1J4
P: 519-631-7812 C: 519-668-4159 email: erieexcavating@gmail.com

April 30, 2021

Marcel LeHoullier (Lecram Inc.)
Ms. Joely Neufeld

RE: Septic system inspection: 40979 Major Line, St Thomas, Ontario

Dear Sir/Madam,

A visual inspection was completed of the septic system located at 40979 Major Line, St Thomas, Ontario. The septic system at this property is a Class 4 system installed in clay loam soil.

Septic tank

The septic tank located on the south side of the house is approximately 800 gallons constructed out of concrete with 2 compartments. The fluid levels in the tank are at the proper level.

Septic Bed

The septic bed is installed at the south side of the house in clay loam soil. There are no visual signs that the septic bed is failing.

Recommendations

As regular maintenance of the septic system, the septic tank should be pumped out every 3-4 years.

Thank you,

Tim McCarthy

Owner/Operator
Erie Excavating
& Liquid Waste Removal Ltd.
519-668-4159

261 Edward Street
St. Thomas ON N5P 4A9
Ph. (519) 633-1861 Fax (519) 633-1910
info@elginpurewater.com

Date April 30, 2021
Invoice # 0000202907
Customer # 824440

BILL TO:

LECRAM Inc.
3263 Brigham Road
London, ON N6P 1P2

SERVICE LOCATION or SHIP TO:

Neufeld, Joely
40979 Major Line
St. Thomas ON N5P 3T2

Ph. (519) 473-4511

Ph. (519) 633-5478

PO Number	F.O.B.	Salesperson	Order Date	Order Number		
	Your dock		April 30, 2021	Q000014970		
Ship Via		Payment Terms				
		C O D (Due Upon Completion of Install, Service, or Delivery)				
Part Number	Description	Shipped	B/C	Tax	Unit Price	Extended Price
Annual Service...						
- Reverse Osmosis Drinking Water Systems X Qty 2 (Customer Owned)						
- Chemical Injection System re Iron Bacteria iRB+ (EPW Rental)						
LAB SCR	SERVICE CALL RESIDENTIAL - Reg \$89.95	1		H	0.00	--
LAB SER	LABOUR SERVICE Minutes Onsite - \$84.00 per hour	20		H	1.40	28.00
EC30F2	INJECTION PUMP STENNER TUBE ASSY ECON F	1		H	32.00	32.00
15-MCCVDBO	INJECTION PUMP STENNER CHECK VALVE 1/4 (Duckbill)	1		H	8.00	8.00
41407001	FILTER AQUAFLO QCRO SEDIMENT	1		H	25.00	25.00
41407004	FILTER AQUAFLO QCRO CARBON	2		H	36.00	72.00
DR	TEST RO-DWS TDS 12.6 ppm = MEMBRANE OK	1		H	0.00	--
SP5	FILTER #10 SP5	1		H	7.74	7.74
155634-43	FILTER #10 EPM	1		H	18.58	18.58
155162-43	FILTER #10 CBC	1		H	31.00	31.00
DR	TEST RO-DWS TDS 14.8 ppm = MEMBRANE OK	1		H	0.00	--
DR	TEST WATER & RECORD	1		H	0.00	--
Business # 897463345RT0001						

261 Edward Street
St. Thomas ON N5P 4A9
Ph. (519) 633-1861 Fax (519) 633-1910
info@elginpurewater.com

Date April 30, 2021
Invoice # 0000202907
Customer # 824440

BILL TO:

LECRAM Inc.
3263 Brigham Road
London, ON N6P 1P2

SERVICE LOCATION or SHIP TO:


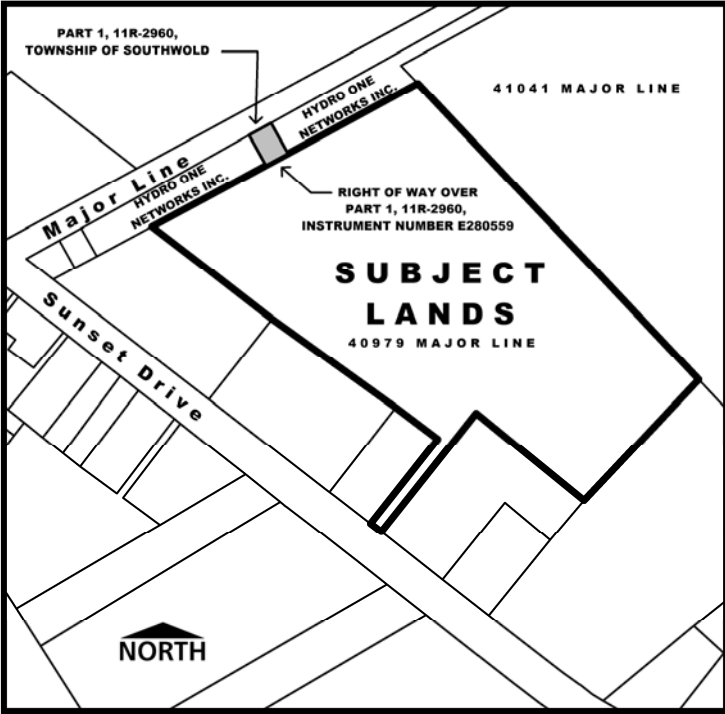
Neufeld, Joely
40979 Major Line
St. Thomas ON N5P 3T2

Ph. (519) 473-4511

Ph. (519) 633-5478

PO Number	F.O.B.	Salesperson	Order Date	Order Number
	Your dock		April 30, 2021	Q000014970
Ship Via		Payment Terms		
		C O D (Due Upon Completion of Install, Service, or Delivery)		

Part Number	Description	Shipped	B/C	Tax	Unit Price	Extended Price
	<p>Test Results:</p> <p>Raw... 4 HD, 1 IR, TDS 139, PH 8 Treated... 0 HD, 0 IR, TDS 193, PH 8</p> <p>Chlorine residual tested at 3ppm which is slightly high, therefore reset from 17%-20 Seconds to 12%-20 Seconds.</p> <p>Also Chlorine & Injectoclear levels were OK. Both RO-DWS, Chemical Injection System, and Softener Functionality OK. This system is providing quality potable water.</p> <p>—</p> <p>NOTE:</p> <p>TO WHOM THIS MAY CONCERN: As the result of years of servicing the water treatment equipment and monitoring the quality of the well water at 40979 Major Line, it is our opinion that the water is of adequate quality and quantity to supply their dwelling as required by Provincial Standards.</p>					
Business # 897463345RT0001				Net Amount		\$222.32
				H S T		\$28.90
				Total Due		\$251.22

 <p>The Corporation of the City of St. Thomas</p>	<p>Report No.: COA10-2021</p>
<p>Members of the Committee of Adjustment</p>	<p>Applicant: Joely Neufeld, Peter Neufeld and Norman Vanstone-Neufeld</p>
<p>Location: Concession NTRE, Part Lot 45, 40979 Major Line, City of St. Thomas</p>	
<p>Subject: Request for a minor variance pursuant to 45(1) of the Planning Act, R.S.O, as amended</p>	
<p>Department: Planning and Building Services Department Prepared by: Steve Craig, Senior Planning Technician</p>	<p>Attachments: Location Plan and 2015 Aerial Photograph</p>
<p>Recommendation:</p> <p>That: Report COA09-2021 be received.</p>	
<p>BACKGROUND:</p> <p>The applicants have filed a consent application (B07-2021) concurrently for a lot addition, a minor variance application is required to recognize that the subject lands do not have lot frontage on Major Line, legal access from Major Line to the existing residential dwelling, municipally known as 40979 Major Line is through a registered right-of way, over Part 1, 11R-2960, as described in Instrument Number E280559.</p> <p>REQUESTED VARIANCE(S):</p> <ol style="list-style-type: none"> 1) To recognize that the subject lands do not have lot frontage on Major line, whereas Section 4.1.5(a) provides that no building or structure shall be erected on a lot or used for any purpose unless, the lot has the minimum lot frontage required by the zone requirements applicable to such lot. 2) To recognize that the subject lands do not have lot frontage on Major Line, whereas Table 1 to Subsection 5.4, Column Number 2, Item Number 2, requires a minimum lot frontage of 15m. <p>OFFICIAL PLAN:</p> <ul style="list-style-type: none"> • The subject lands are in the Residential designation and Natural Heritage designation, as shown on Schedule "A" (Land Use Plan) to the Official Plan for the City of St. Thomas. • The retained lot is in the Residential designation, permitted uses include a full range of dwelling types including low density residential uses (5.1.3.1). • The severed lot is in the Natural Heritage designation, permitted uses include passive open space, walking/biking trails, forest, and resource management uses, conservation uses, erosion and flood control, low-intensity public and private recreation uses, necessary public utilities, infrastructure and services, existing agricultural use and accessory buildings and structures thereto (8.3.2.2). No development or site alteration shall be permitted within lands designated as Natural Heritage (8.3.2.3). <p>ZONING BY-LAW:</p> <ul style="list-style-type: none"> • The subject lands are in the Residential Zone One (R1-17) and Natural Heritage Zone (NH) pursuant to the City of St. Thomas Zoning By-Law No. 50-88, as amended. • The retained lot is in the R1-17 zone, permitted uses include a single detached dwelling, home occupation, and uses accessory to the foregoing (5.5.17(b)). • The minimum lot area required for a single detached dwelling is 464sqm (Table 1 to Subsection 5.4, Column Number 2, Item Number 1). • The minimum lot frontage required for a single detached dwelling is 15m (Table 1 to Subsection 5.4, Column Number 2, Item Number 2). • The severed lot is in the NH zone, permitted uses include conservation of the environment, forest, wildlife and fisheries management (25.1). No buildings or structures shall be erected in the NH zone except for the uses permitted in Subsection 25.1 (25.2). 	<p>Location Plan:</p> 

LEGISLATIVE FRAMEWORK FOR A MINOR VARIANCE:

In considering this application, the Committee must have regard to the following criteria and determine whether:

- The general intent and purpose of the Official Plan will be maintained;
- The general intent and purpose of the Zoning By-Law will be maintained;
- The variance is desirable for the appropriate development or use of the land, building or structure; and
- The variance is minor in nature.

2015 Aerial Photograph**COMMENTS:**

- The applicants filed a consent application (B07-2021) concurrently for the purpose of conveying a vacant parcel of land to the abutting lot to the east, municipally known as 41041 Major Line.
- A minor variance is required to recognize that the subject lands do not have lot frontage on Major Line, legal access from Major Line to the existing residential dwelling, municipally known as 40979 Major Line is through a registered right-of-way, over Part 1, 11R-2960, as described in Instrument Number E280559.
- The applicants have provided a letter from Robert J Foster, Barrister & Solicitor, dated May 7, 2021, in support of the minor variance application, stating that in his opinion the existing dwelling municipally known as 40979 Major Line has a legal and secure access through the existing right-of-way to Major Line.
- In Staff's opinion the proposed variances meet the general intent and purpose of the Official Plan, Zoning By-law, are minor in nature, and are desirable and appropriate for the use of the lands, thereby satisfying the four tests, as set out in Section 45 of the Planning Act. Should the Committee of Adjustment approve the application staff recommend that the decision reflect that the Committee is recognizing that the subject lands do not have lot frontage on Major Line, legal access from Major Line to the existing residential dwelling, municipally known as 40979 Major Line is through a registered right-of-way, over Part 1, 11R-2960, as described in Instrument Number E280559.

Respectfully submitted,

Steve Craig

Steve Craig
Senior Planning Technician

**CONFIRMATION OF A COMPLETE APPLICATION
APPLICATION FOR CONSENT**

May 13, 2021

Secretary-Treasurer, Committee of Adjustment
Attention: Jon Hindley

Pursuant to By-Law 30-2015, a consultation meeting was held on April 27, 2021 with Planning Department Staff and the applicant.

An application for Consent, regarding 40979 Major Line, was filed on May 13, 2021.

This letter is notice that the information and material required under Subsections 53(2) and 53(3) and the required fee under Section 69 of the Planning Act has been provided and the application for consent is thereby considered complete.

Please contact the Planning & Building Services Department if you have any questions.

Yours truly,



Jim McCoomb, MCIP, RPP
Manager of Planning Services

Neufeld Consent 40979 Major Line

Submission Materials

Cheque \$450

Letter

Application with Authorizations

Severance Sketch signed by Surveyor

Draft R Plan

Severance Sketch Aerial

Aerial Sketch Retained Parcel

Septic System Letter

Well Letter

May 12, 2021

Attention: Mr. Jon Hindley, Secretary Treasurer, Committee of Adjustment

City of St. Thomas
545 Talbot Street
St. Thomas ON N5P 3V7

Re: Application for a Consent and concurrent application for Minor Variance or Permission 40979 Major Line, St. Thomas

Lecram Inc. is submitting concurrent applications for a consent to sever and a minor variance on behalf of the Neufeld family, for their lands at 40979 Major Line. The following provides a brief description of the purpose of the proposed consent and minor variance.

Consent

The Neufeld lands have a total area of 7.03 hectares (17.38 acres). The purpose of the consent is to sever 6.14 hectares from the lands leaving 0.89 hectares to be retained by the Neufelds.

The severed lands are predominately woodlands.

The retained lands include the Neufeld's residence, accessory buildings, septic system and well.

Lecram Inc. owns the land at 41041 Major Line abutting the east boundary of the Neufeld lands. The severed lands will be merged with the Lecram Inc. lands

Minor Variance

The purpose of the minor variance application is to obtain relief from the zoning by-law to recognise the existing situation respecting lot frontage and access to the retained parcel from Major Line.

The retained parcel contains a single detached dwelling and accessory buildings built circa 1988.

The north limit of the retained lot runs parallel to Major Line, as shown on the draft reference plan attached to the application. However, the land between the south limit of Major Line and the north limit of the retained lands is owned by the Corporation of the Township of Southwold (Township) and by The Ontario Hydro-Electric Power Commission (Hydro).

The access to the residence, from Major Line, is by a right of way over a 20.12 (66 feet) metre wide parcel of land owned by the Township. The right of way was granted in 1987 following the purchase of the lands by the Township from Hydro and the construction of the residence.

The Township approved the zoning to permit the residential use circa 1987. At the time Hydro would not sell lands to abutting property owners however hydro did agree to sell the land to the Township to facilitate access to properties abutting the Hydro corridor. There are other instances of this access arrangement along this stretch of Major Line.

It should be noted that the Neufeld lands also have a frontage of approximately 14 metres on Sunset Drive at the south west limit of the woodlands. Technically this is frontage under the zoning bylaw however given the distance to the residence it was not practical to carve an entrance lane thru the large woodlot to access the

residence. The access option agreed to at the time of Township approval was access by right of way over Township lands.

On January 1, 1995 the lands were annexed to the City of St. Thomas as the result of a mutual boundary adjustment with the Township of Southwold and the Township of Yarmouth. The lands used for access remain in the ownership of the Township and have not been transferred to City ownership

The retained parcel has been used lawfully as residence, with access to a public street by right of way, in the Township of Southwold and within the City of St Thomas since its construction in 1988.

To ensure the retained parcel remains a lawful use a variance from the lot frontage requirements of Zoning By-law 50-88 and recognition of the right of way as a secure form of access is required.

Provincial Policy Statement

I have reviewed the Provincial Policy Statement as it may apply to the proposed severance. In my opinion the consent is consistent with provincial interest and policy. The use of the lands has continued on the lands for approximately 32 years without change and the lands have been in compliance with the Municipal Official Plans and zoning by-laws that have governed the use of the lands over that time period.

Official Plan

The Neufeld Lands are designated Residential and Natural Heritage as shown on the Schedule 'A' to the City's Official Plan (OPA 97). The severance and the use of the lands conforms to the policies of the Official Plan. There are no land use changes proposed for these lands by the current or future owner at this time.

Zoning

The retained parcel is zoned Residential Zone One, R1-17 with a small area on the periphery of the lot zoned Natural Heritage Zone, NH. The retained parcel complies with all general provisions of the zoning by-law for a residential use and the parcel meets all requirements of the R1 save and except for the by-law requirement that the frontage of a lot abuts a street.

The severed parcel is zoned Natural Heritage Zone, NH and complies with all requirements of the Zoning By-law.

Summary

The consent as proposed is consistent with provincial interests and complies with the policies of the Official Plan and the Zoning by-law. The severed portion will be merged in title with the adjacent lands which have recently be approved for development as recommended in the City's Positioned for Growth Comprehensive Review.

The purpose of the variance is to ensure the access to the retained parcel by right of way is lawful under the zoning by-law after the severed lands are consolidated with the adjacent Lands.

In my opinion the variance requested maintains the intent and purpose of the Official plan, the intent and purposes of the zoning by-law, is minor in nature and is desirable for the appropriate use of the lands.

Yours Truly



Patrick J C Keenan
Planning Consultant



THE CORPORATION OF THE CITY OF ST THOMAS

Clear Form

COMMITTEE OF ADJUSTMENT

APPLICATION FOR CONSENT

OFFICE USE:	Date Application Received: MAY 13 2021	Consultation Date: APR 27 2021
	Date Application Deemed Complete: MAY 13 2021	

Application #: B07/21

APPLICATION IS HEREBY MADE TO:

City of St. Thomas
545 Talbot Street
St. Thomas ON N5P 3V7
Tel: (519) 631-1680 ext 4125 Fax: (519) 633-9019
Email: jhindley@stthomas.ca

Please note that in accordance with By-Law 30-2015, consultation with the Planning and Building Services Department must take place prior to the submission of an application. After consultation, the application will be filed with the Assistant Secretary-Treasurer, together with the sketch referred to in Note 1 and \$450 made payable to the City of St. Thomas. All information and materials submitted for the application shall be made available to the public, as indicated by Section 1.0.1 of the Planning Act, R.S.O. 1990.

Personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended, and Ontario Regulation 200/96 and will be used for the purpose of processing this application.

1. (a) Registered Owner(s): Joely Neufeld, Peter Neufeld, Norman Vanstone-Neufeld
Mailing Address: 40979 Major Line, St. Thomas, Ontario
Postal Code: _____ Telephone: _____ Fax: _____
email: _____

(b) Owner's Solicitor or Authorized Agent (if any): Marcel Lehouillier
Mailing Address: C/O Lecram Inc., 910 Wright Street, Strathroy Ontario
Postal Code: N7G 3H8 Telephone: (519) 630-8855 Fax: _____
email: mmlehouillier@hotmail.com

(c) Please specify to whom all communications should be sent:

Owner Solicitor Agent

2. (a) Type and purpose of proposed transaction: (Check appropriate space/s)

- | | |
|---|--|
| <input type="checkbox"/> Creation of New Lot | <input type="checkbox"/> Disposal of Surplus Farm Dwelling |
| <input checked="" type="checkbox"/> Addition to Lot | <input type="checkbox"/> Correction of Title |
| <input type="checkbox"/> Mortgage or Charge | <input type="checkbox"/> Partial Discharge of Mortgage |
| <input type="checkbox"/> Lease | <input type="checkbox"/> Right-of-way |

Easement _____

(b) If a lot addition, identify the lands to which the parcel will be added:

41041 Major Line

Name of person(s), if known, to whom land or interest in land is intended to be transferred, charged or leased:

Lecram Inc.

3. Are there any existing easements or restrictive covenants affecting the land?

Yes No

If "Yes" describe the easement or covenant and its effect: _____

4. Location of land:

Municipality (City/Town/Township) City of St. Thomas

Concession No. ^{North Talbot Road} _____ Lot(s) ^{Part lot 45} _____ Registered Plan No _____ Lot(s) _____

Reference Plan No _____ Part(s) _____

Name of Street Major Line Street No 40979

5. Description of land to be severed: (In metric units) Part No. on sketch B

(a) Frontage see sketch Depth see sketch Area 6.14 ha

(b) Existing Use woodlot Proposed Use woodlot

- (c) Existing and proposed buildings and structures on the subject land:

Existing: no buildings or structures

Proposed: no change

6. Description of land to be retained: (In metric units) Part No. on sketch A

(a) Frontage 102.33 m Depth 103.64 m west 82.3 m east Area 0.89 ha

(b) Existing Use Residential Proposed Use no change

- (c) Existing and proposed buildings and structures on the land to be retained:

Existing: single detached residential dwelling

Proposed: no change

7. (a) Type of access to severed land:

- | | |
|--|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Regional Road |
| <input checked="" type="checkbox"/> Municipal Road maintained all year | <input type="checkbox"/> Other Public Road |
| <input type="checkbox"/> Municipal Road maintained seasonally | <input type="checkbox"/> Right-of-Way |
| <input type="checkbox"/> Water Access | <input type="checkbox"/> Private Road |

- (b) Type of access to retained land:

- | | |
|--|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Regional Road |
| <input checked="" type="checkbox"/> Municipal Road maintained all year | <input type="checkbox"/> Other Public Road |
| <input type="checkbox"/> Municipal Road maintained seasonally | <input type="checkbox"/> Right-of-Way |
| <input type="checkbox"/> Water Access | <input type="checkbox"/> Private Road |

8. What type of water supply is proposed? (Check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Publicly owned and operated piped water system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)	<u>no service</u>	<u>existing well</u>

9. What type of sewage disposal is proposed? (Check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Publicly owned and operated sanitary sewage system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)	<u>no service</u>	<u>existing septic system</u>

10. What is the current designation of the subject land in any applicable official plan?

(a) Local Municipal Official Plan residential and natural Heritage

(b) Regional Policy Plan _____

11. (a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of The Planning Act or a consent under Section 53 of The Act?

Yes No

(b) If the answer to (a) is "Yes", please provide the following information:

File Number: _____

Status: _____

12. (a) Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

(b) If the answer to (a) is "Yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's (Purchaser's) name _____

Land Use on severed parcel _____

Date parcel transferred _____

Consent file number (if known) B _____

13. (a) Is the subject land the subject of any other application under the Planning Act e.g. approval of a plan of subdivision; a consent application; an application for an amendment to an official plan amendment; a zoning by-law or a Minister's zoning order, or a minor variance?

Yes No

(b) If the answer of (a) is "Yes", please provide the following information:

File Number: _____

Status: Minor variance application filed concurrently

14. (a) Is the proposed consent application consistent with the Policy Statements issued under subsection 3(1) of the Planning Act?

Yes No

(b) Are the subject lands within an area of land designated under a Provincial Plan or Plans?

Yes No

(c) If the answer to (b) is "yes" does the proposed consent application conform to or does it not conflict with the Provincial Plan or Plans?

Yes No

15. As provided for in Ontario Regulation 197/96, and as required by this Committee of Adjustment, an application must be accompanied by a preliminary drawing prepared, signed and dated by an Ontario Land Surveyor, showing the information set out below. In the case of multiple applications, one drawing plus one extra copy for each additional application will suffice.
- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - (b) the distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - (c) the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
 - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - (e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - (f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - (h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - (i) the location and nature of any easement affecting the subject land.
16. One copy of this application form is to be filed for each subject parcel, together with the preliminary drawing and the applicable application fee in cash, money order or by cheque made payable to the City of St. Thomas.

May 10th, 2021

AUTHORIZATION OF OWNER

TO: Whom It May Concern

RE: Consent Application 40979 Major Line, City of St. Thomas

I, Marc M. Lehoullier, am the registered owner of Lecram Inc., in the Town of Strathroy, Ont. and I hereby authorize Patrick J C Keenan to act as it's agent, on our behalf, in regard to a consent application filed for 40979 Major Line, in the City of St. Thomas and to provide any information necessary for such consent.

Dated this. 10th Day of May, 2021

910 Wright St.
Strathroy, Ont.
N7G 3H8

Patrick J C Keenan

May 10th, 2021

AUTHORIZATION OF OWNER

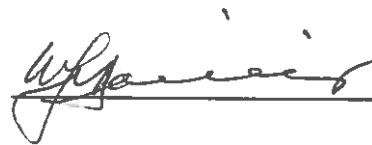
TO: Whom It May Concern

RE: Consent Application 40979 Major Line, City of St. Thomas

I, Marcel M. Le Houllier, am the registered owner of Lecram Inc., in the Town of Strathroy, Ont. and I hereby authorize Patrick J C Keenan to act as it's agent, on our behalf, in regard to a consent application filed for 40979 Major Line, in the City of St. Thomas and to provide any information necessary for such consent.

Dated this. 10th Day of May, 2021

910 Wright St.
Strathroy, Ont.
N7G 3H8



APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Planning Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (Appendix A). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. In accordance with that Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I, Patrick J.C. Keenan
Mayor Lehouillier, the Owner or Authorized Agent, hereby agree
(Print name of Owner or Authorized Agent)

and acknowledge that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

Personal information on this form is collected under the authority of Section 41 of the *Planning Act*, R.S.O. 1990 and Sections 8 (1) and 10 of the *Municipal Act*, 2001, as amended, and will be used to contact the owner, applicant and/or agent regarding the Committee of Adjustment Application. Questions about this collection should be directed to the City Clerk, 545 Talbot Street, St. Thomas, Ontario, N5P 2T9, (519) 631-1680.

AFFIDAVIT OR SWORN DECLARATION

I, Patrick J.C. Keenan of Port Stanley
Mayor Lehouillier name of applicant of Middlesex Centre City in the province of Ontario

make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 545/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the St. Thomas on this 13 day of May, 2021.
City Day Month Year

[Signature]
Signature of Owner or Authorized Agent

May 13/21
Date

[Signature]
Signature of Commissioner of Oaths, etc.

May 13/21
Date

Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 18, 2022.

APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

^{we} Joely, Peter Norman ^{of} Vanstone - Neufeld ^{we} am the owner of the subject lands, and I authorize MARCEL LEHOULLIER to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

April 28, 2021
Date

x Joely Neufeld.
Signature of Owner

x [Signature]

x [Signature]

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

*Please note, Appendix B must be completed by the owner, not the authorized agent.

^{we} Joely, Peter Norman ^{of} Vanstone - Neufeld ^{we} am the owner of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am ^{we are} responsible for reimbursing all fees.

April 28, 2021
Date

x Joely Neufeld.
Signature of Owner

x [Signature]

x [Signature]

PROCEDURES FOR PROCESSING APPLICATIONS FOR CONSENT

Under the provisions of Sections 50 and 53 of The Planning Act, as amended, the approval of the Committee of Adjustment is required for land transactions covering the separation of a parcel of land from existing holdings. This approval is called a "consent". Consent is also required for leases, rights-of-way or easements if such extend beyond a period of 21 years and to mortgage or discharge a mortgage over part of a parcel of land.

As provided for by The Planning Act and Regulation 197/96 under The Act, every application for consent must be brought to the attention of certain authorities and to property owners within 60 metres of the subject land, either by personal service or by advertising in a newspaper which has general circulation in the area. In addition, other agencies will be consulted if the location of the subject lands falls within their respective field of responsibility.

It is this Committee's policy to conduct a public hearing on each application for consent. Notice of this hearing is circulated to the applicant/agent/solicitor and all other persons or agencies as required at least 10 days prior to the date of hearing.

Prior to the hearing, members of the Committee may examine the lands which are the subject of the application.

Following the hearing, the applicant/agent/solicitor is notified in writing of the decision of the Committee. In addition, any other person or agency who files a written request for the decision of the Committee or attends the hearing will be sent a copy of the decision.

Anyone objecting to the decision of the Committee or the condition(s) imposed by the Committee may appeal either the decision and/or the conditions of consent to the Local Planning Appeal Tribunal within 20 days after the giving of the notice of decision. The notice of appeal, together with written reasons supporting the appeal and the fee by cheque or money order payable to the Minister of Finance must be filed with the Secretary-Treasurer, who in turn, will forward the appeal to the Local Planning Appeal Tribunal. The Fees and Charges, found on the Local Planning Appeal Tribunal's website, outlines the costs associated with filing an LPAT appeal. All parties to the appeal will receive any further notice concerning the appeal directly from the Local Planning Appeal Tribunal.

Prior to final consent being issued, written proof must be submitted to the Secretary-Treasurer to the effect that any conditions imposed by the Committee in granting consent have been fulfilled. According to the Act, if the consent granted by the Committee is conditional, the conditions must be fulfilled within one year of the giving of the notice of decision. Failure to do so will cause the consent to lapse.

Preliminary Discussion and Pre-consultation

Prior to submission of an application, the Applicant/Agent must discuss the proposed application with the City's Planning and Building Services Department and other agencies to determine the requirements for a complete application. The City and any affected agency may also require additional background reports in support of the application in order for the application to be considered complete. The purpose of pre-consultation is to ensure that the applicant is aware of the required supporting information before an application is submitted in order to prevent delays in processing the application. In some cases it may be necessary to schedule a pre-consultation meeting with the City and affected agencies.

P O L I C I E S

The requirements to complete one application are:

One fully completed application for consent form signed by the applicant(s) or authorized agent and properly witnessed by a Commissioner for the taking of affidavits.

A letter of authorization from the applicant(s) or applications which are signed by someone other than the owner(s).

A preliminary drawing which has been prepared, dated and signed by an Ontario Land Surveyor, showing all information referred to in item 14 of the application form.

Payment of \$450. Cheques are to be made payable to the "City of St. Thomas" There is an additional fee of \$200 for deed stamping if the consent is approved and all conditions are met.

Someone must be present at the hearing to represent the application.

Decisions of the Committee are made in public.

In granting consent to an application, the Committee may impose conditions as requested by municipal or other authorities such as the following:

That payment of 5% of the value of the subject parcel be made to the local municipality for parks purposes or dedication of 5% of the subject land to the municipality for parks purposes.

That an agreement with the local municipality be entered into for installation of such municipal services as may be required, at the expense of the applicant and to standards acceptable to the municipality.

That land be deeded gratuitously to the local or Regional municipality for road widening purposes.

SKETCH FOR SEVERANCE

PART OF LOT 45
 CONCESSION NORTH TALBOT ROAD
 GEOGRAPHIC TOWNSHIP OF BOUTHWOLD
 IN THE
 CITY OF ST THOMAS
 COUNTY OF ELGIN



SEVERANCE SUMMARY

DESCRIPTION	AREA (sq)
PARCEL "A" TO BE RETAINED	0.80
PARCEL "B" TO BE SEVERED	6.14
TOTAL	7.94

SEVERANCE CERTIFICATE

I CERTIFY THAT

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SEVERANCE ACT AND THE LAND TOLLS ACT AND THE REGULATIONS MADE UNDER THEM

(2) THIS SURVEY WAS COMPLETED ON THE 11th DAY OF MAY 2021

11 MAY 2021
 DATE

[Signature]
 ANDREW H. HARRIS
 CHIEF LAND SURVEYOR



SCALE: 1:1000



NOTE: ORIGINAL COPY/PLANS STORED WITH THE SURVEYOR

PLAN PREPARED BY:
CJDL
 Consulting Engineers

Chris J. Downey, P.Eng.
 P.O. Box 468, 231 Broadway
 Toronto, Ontario M4G 4M8
 Tel: 416-469-1200
 416-322-9888
 cjd@cjdl.com

JOB No. 19004

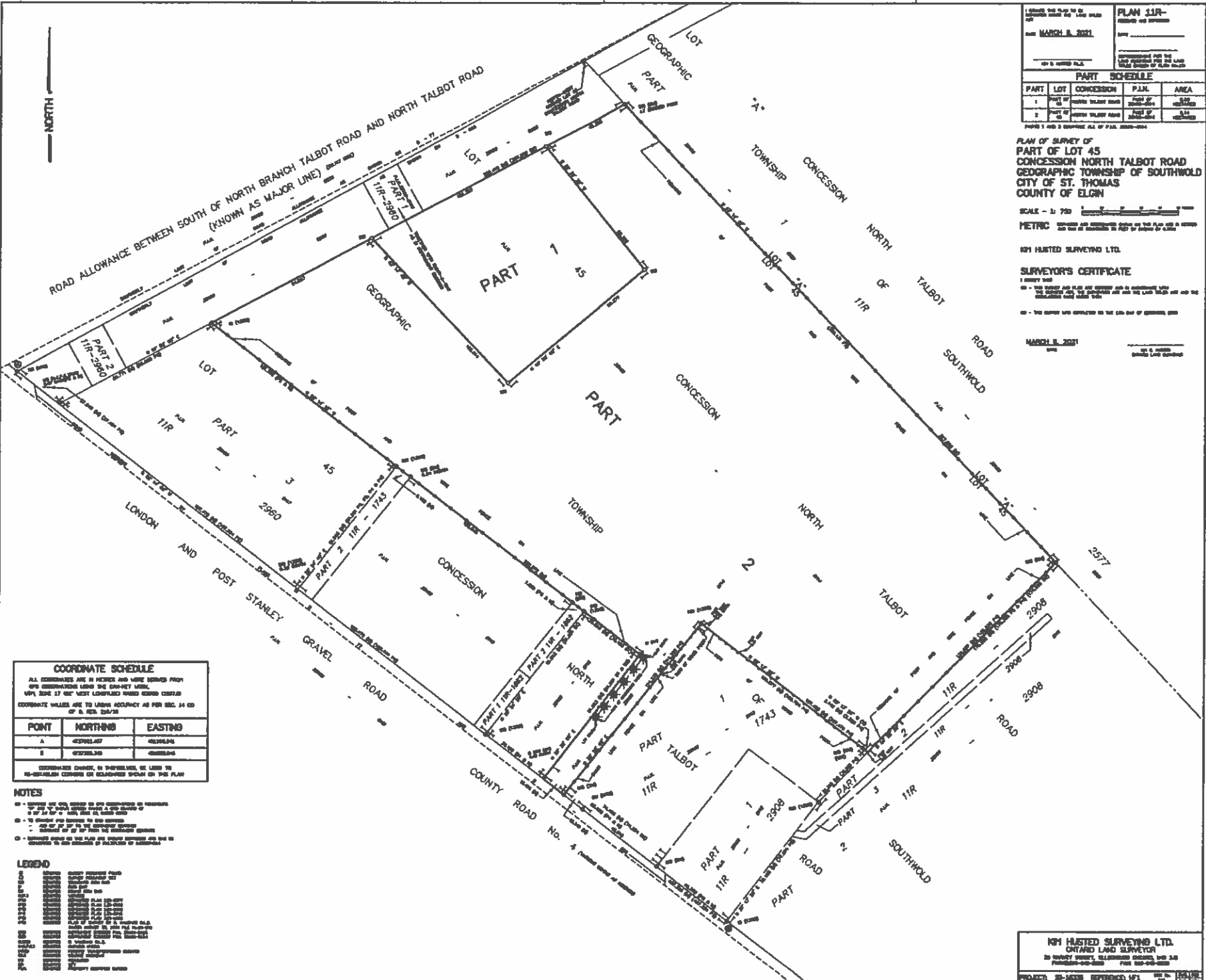
DATE: 11 MAY 2021

I AM THE OWNER OF THE LAND SHOWN ON THIS PLAN AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DATE: MARCH 8, 2021 BY: [Signature]		PLAN 11R- CONVEYED AND UNCONVEYED DATE: _____ BY: _____ REGISTERED FOR THE LAND TOWNSHIP OF SOUTHWOLD, COUNTY OF ELGIN	
PART SCHEDULE			
PART	LOT	CONCESSION	AREA
1	PART OF	NORTH TALBOT ROAD	0.20
2	PART OF	NORTH TALBOT ROAD	0.10
TOTAL 1 AND 2: 0.30 ACRES (12,141 SQ. FT.)			

PLAN OF SURVEY OF
 PART OF LOT 45
 CONCESSION NORTH TALBOT ROAD
 GEOGRAPHIC TOWNSHIP OF SOUTHWOLD
 CITY OF ST. THOMAS
 COUNTY OF ELGIN

SCALE - 1:750
 METRIC: 1:750
 1:750

KPM HUSTED SURVEYING LTD.
 SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 MARCH 8, 2021
 BY: [Signature]
 KPM HUSTED SURVEYING LTD.



COORDINATE SCHEDULE
 ALL COORDINATES ARE IN METERS AND WERE DERIVED FROM THE DATUM OF 1983 USING THE CANADIAN NATIONAL DATUM 83 (CND83) WITH THE 17 METRIC LONGITUDE BOUNDARY CORRECTIONS. COORDINATE VALUES ARE TO 10-MILLIMETER ACCURACY AS PER SEC. 24 OF THE SURVEY ACT, R.S.O. 1990, C.42.

POINT	NORTHING	EASTING
A	425264.87	482349.46
B	425264.88	482349.45

COORDINATE SYSTEM IS THE NATIONAL DATUM OF 1983 IN METRIC UNITS AS SHOWN ON THE PLAN.

- NOTES**
- ALL DIMENSIONS ARE IN METERS AND WERE DERIVED FROM THE DATUM OF 1983 USING THE CANADIAN NATIONAL DATUM 83 (CND83) WITH THE 17 METRIC LONGITUDE BOUNDARY CORRECTIONS.
 - TO SHOW THE LOCATION OF THE CONVEYED AND UNCONVEYED PORTIONS OF THE LAND SHOWN ON THIS PLAN.
 - TO SHOW THE LOCATION OF THE CONVEYED AND UNCONVEYED PORTIONS OF THE LAND SHOWN ON THIS PLAN.
 - TO SHOW THE LOCATION OF THE CONVEYED AND UNCONVEYED PORTIONS OF THE LAND SHOWN ON THIS PLAN.

LEGEND

1	CONVEYED PORTION
2	UNCONVEYED PORTION
3	ADJACENT LAND
4	ADJACENT ROAD
5	ADJACENT CONCESSION
6	ADJACENT TOWNSHIP
7	ADJACENT COUNTY ROAD
8	ADJACENT LOT
9	ADJACENT PART
10	ADJACENT CONCESSION
11	ADJACENT TOWNSHIP
12	ADJACENT COUNTY ROAD
13	ADJACENT LOT
14	ADJACENT PART
15	ADJACENT CONCESSION
16	ADJACENT TOWNSHIP
17	ADJACENT COUNTY ROAD
18	ADJACENT LOT
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20	ADJACENT CONCESSION
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27	ADJACENT COUNTY ROAD
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92	ADJACENT COUNTY ROAD
93	ADJACENT LOT
94	ADJACENT PART
95	ADJACENT CONCESSION
96	ADJACENT TOWNSHIP
97	ADJACENT COUNTY ROAD
98	ADJACENT LOT
99	ADJACENT PART
100	ADJACENT CONCESSION

KPM HUSTED SURVEYING LTD.
 ONTARIO LAND SURVEYOR
 25 HURONTARIO STREET, SUITE 200, MISSISSAUGA, ONTARIO L4W 1A7
 PROJECT: 20-16338 REFERENCE: 1071



SKETCH FOR SEVERANCE

PART OF LOT 45
 CONCESSION NORTH TALBOT ROAD
 GEOGRAPHIC TOWNSHIP OF SOUTHWOLD
 IN THE
 CITY OF ST. THOMAS
 COUNTY OF ELGIN

SEVERANCE SUMMARY

DESCRIPTION	AREA (Ha)
PARCEL 'A' TO BE RETAINED	0.08
PARCEL 'B' TO BE SEVERED	6.14
TOTAL	6.22

SURVEYOR'S CERTIFICATE

(CERTIFY THAT)
 (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM
 (2) THIS SURVEY WAS COMPLETED ON THE 1ST DAY OF DECEMBER, 2020

BY:  ASH S. HUSTED
 ONTARIO LAND SURVEYOR



SCALE: 1:1000



NOTE: DIMENSIONS CONTAINS DIMENSIONS FROM THE C.E.S. SURVEY

PLAN PREPARED BY:
CJDL
 Consulting Engineers

Cytel 3 Demere Limited
 P.O. Box 450, 261 Broadway
 Tilsonburg, Ontario, N4G 4S8
 Tel: 519-688-1200
 866-321-9896
 Fax: 519-842-3235
 cs@cjdl.com

JOB No. 190809

DATE: 6 MAY 2021



SCALE 1:1000

41041 Major Line

MAJOR LINE

Hydro Corridor

Hydro Corridor

ROW Access

102.33m [335.72']

Retained Parcel

82.30m [270.00']

Residence

Garage

103.61m [339.94']

92.28m [302.75']

Woodland

Woodland

92

ERIE EXCAVATING
& Liquid Waste Removal Ltd
P.O. Box 119, Port Stanley, ON N5L 1J4
P: 519-631-7812 C: 519-668-4159 email: erieexcavating@gmail.com

April 30, 2021

Marcel LeHoullier (Lecram Inc.)
Ms. Joely Neufeld

RE: Septic system inspection: 40979 Major Line, St Thomas, Ontario

Dear Sir/Madam,

A visual inspection was completed of the septic system located at 40979 Major Line, St Thomas, Ontario. The septic system at this property is a Class 4 system installed in clay loam soil.

Septic tank

The septic tank located on the south side of the house is approximately 800 gallons constructed out of concrete with 2 compartments. The fluid levels in the tank are at the proper level.

Septic Bed

The septic bed is installed at the south side of the house in clay loam soil. There are no visual signs that the septic bed is failing.

Recommendations

As regular maintenance of the septic system, the septic tank should be pumped out every 3-4 years.

Thank you,

Tim McCarthy

Owner/Operator
Erie Excavating
& Liquid Waste Removal Ltd.
519-668-4159

ELGINPUREWATER

SINCE 1981

261 Edward Street
 St. Thomas ON N5P 4A9
 Ph: (519) 633-1881 Fax (519) 633-1910
 info@elginpurewater.com

Invoice

Date April 30, 2021
 Invoice # 0000202907
 Customer # 824440

BILL TO:

LECRAM Inc.
 3263 Brigham Road
 London, ON N6P 1P2

Ph: (519) 473-4511

SERVICE LOCATION or SHIP TO:

Neufeld, Joely
 40979 Major Line
 St. Thomas ON N5P 3T2

Ph: (519) 633-5478

PO Number	F.O.B.	Salesperson	Order Date	Order Number		
	Your dock		April 30, 2021	Q000014970		
Ship Via		Payment Terms				
		C O D (Due Upon Completion of Install, Service, or Delivery)				
Part Number	Description	Shipped	B/C	Tax	Unit Price	Extended Price
Annual Service...						
- Reverse Osmosis Drinking Water Systems X Qty 2 (Customer Owned)						
- Chemical Injection System re Iron Bacteria IRB+ (EPW Rental)						
LAB SCR	SERVICE CALL RESIDENTIAL - Reg \$89.95	1		H	0.00	-
LAB SER	LABOUR SERVICE Minutes Onsite - \$84.00 per hour	20		H	1.40	28.00
EC30F2	INJECTION PUMP STENNER TUBE ASSY ECON F	1		H	32.00	32.00
15-MCCVDBO	INJECTION PUMP STENNER CHECK VALVE 1/4 (Duckbill)	1		H	8.00	8.00
41407001	FILTER AQUAFLO QCRO SEDIMENT	1		H	25.00	25.00
41407004	FILTER AQUAFLO QCRO CARBON	2		H	36.00	72.00
DR	TEST RO-DWS TDS 12.6 ppm = MEMBRANE OK	1		H	0.00	-
SP5	FILTER #10 SPS	1		H	7.74	7.74
155634-43	FILTER #10 EPM	1		H	18.58	18.58
155162-43	FILTER #10 CBC	1		H	31.00	31.00
DR	TEST RO-DWS TDS 14.8 ppm = MEMBRANE OK	1		H	0.00	-
DR	TEST WATER & RECORD	1		H	0.00	-
Business # 897463345RT0001						

ELGINPUREWATER

SINCE 1981

261 Edward Street
 St. Thomas ON N5P 4A9
 Ph. (519) 633-1861 Fax (519) 633-1910
 info@elginpurewater.com

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Page 2 of 2

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 3263 Brigham Road
 London, ON N6P 1P2


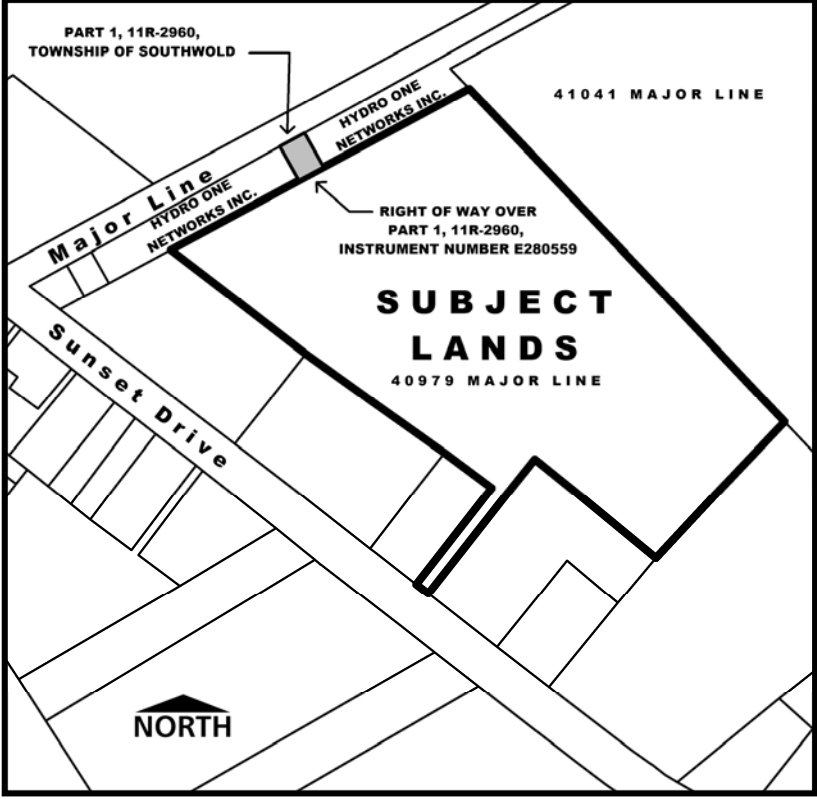
SERVICE LOCATION or SHIP TO:

Neufeld, Joely
 40979 Major Line
 St. Thomas ON N5P 3T2

Ph. (519) 473-4511

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PO Number	F.O.B.	Salesperson	Order Date	Order Number		
	Your dock		April 30, 2021	Q000014970		
Ship Via		Payment Terms				
		C O D (Due Upon Completion of Install, Service, or Delivery)				
Part Number	Description	Shipped	B/C	Tax	Unit Price	Extended Price
	<p>Test Results:</p> <p>Raw... 4 HD, 1 IR, TDS 139, PH 8 Treated... 0 HD, 0 IR, TDS 193, PH 8</p> <p>Chlorine residual tested at 3ppm which is slightly high, therefore reset from 17%-20 Seconds to 12%-20 Seconds.</p> <p>Also Chlorine & Injectoclear levels were OK. Both RO-DWS, Chemical Injection System, and Softener Functionality OK. This system is providing quality potable water.</p> <p>—</p> <p>NOTE:</p> <p>TO WHOM THIS MAY CONCERN:</p> <p>As the result of years of servicing the water treatment equipment and monitoring the quality of the well water at 40979 Major Line, it is our opinion that the water is of adequate quality and quantity to supply their dwelling as required by Provincial Standards.</p>					
Business # 897463345RT0001				Net Amount		\$222.32
				HST		\$28.90
				Total Due		\$251.22

 <p>The Corporation of the City of St. Thomas THE RAILWAY CITY</p>	<p>Report No.: B07-2021</p>
<p>Directed to: Members of the Committee of Adjustment</p>	<p>Applicant: Joely Neufeld, Peter Neufeld and Norman Vanstone-Neufeld</p>
<p>Location: Concession 45, Part Lot 45, 40979 Major Line, City of St. Thomas</p>	
<p>Subject: Request for a consent pursuant to Section 53 of the Planning Act, R.S.O, as amended</p>	
<p>Department: Planning Department Prepared by: Steve Craig, Senior Planning Technician</p>	<p>Attachments: Location Plan and 2015 Aerial Photograph</p>
<p>Recommendation: That: Report B07-2021 be received.</p>	
<p>Origin Consent application B07-2021 has been filed for the purpose of a lot addition, as shown on the site plan accompanying the application. A minor variance application (COA10/21) has been filed concurrently to recognize that the subject lands do not have lot frontage on Major Line, legal access from Major Line to the existing residential dwelling, municipally known as 40979 Major Line is through a registered right-of way, over Part 1, 11R-2960, as described in Instrument Number E280559.</p> <p>Proposal The applicants are proposing to sever a vacant parcel of land with an area of 6.14 hectares, which will be merged with the abutting lot to the east, municipally know as 41041 Major Line, proposed to continue to be used for natural heritage purposes (woodlot). The applicants are proposing to retain a lot with an area of 0.89 hectares, containing one residential dwelling and accessory buildings, proposed to continue to be used for residential purposes.</p> <p>Official Plan</p> <ul style="list-style-type: none"> The subject lands are in the Residential designation and Natural Heritage designation, as shown on Schedule "A" (Land Use Plan) to the Official Plan for the City of St. Thomas. The retained lot is in the Residential designation, permitted uses include a full range of dwelling types including low density residential uses (5.1.3.1). The severed lot is in the Natural Heritage designation, permitted uses include passive open space, walking/biking trails, forest, and resource management uses, conservation uses, erosion and flood control, low-intensity public and private recreation uses, necessary public utilities, infrastructure and services, existing agricultural use and accessory buildings and structures thereto (8.3.2.2). No development or site alteration shall be permitted within lands designated as Natural Heritage (8.3.2.3). <p>Zoning By-Law</p> <ul style="list-style-type: none"> The subject lands are in the Residential Zone One (R1-17) and Natural Heritage Zone (NH) pursuant to the City of St. Thomas Zoning By-Law No. 50-88, as amended. The retained lot is in the R1-17 zone, permitted uses include a single detached dwelling, home occupation, and uses accessory to the foregoing (5.5.17(b)). The minimum lot area required for a single detached dwelling is 464sqm (Table 1 to Subsection 5.4, Column Number 2, Item Number 1). The minimum lot frontage required for a single detached dwelling is 15m (Table 1 to Subsection 5.4, Column Number 2, Item Number 2). The severed lot is in the NH zone, permitted uses include conservation of the environment, forest, wildlife and fisheries management (25.1). No buildings or structures shall be erected in the NH zone except for the uses permitted in Subsection 25.1 (25.2). 	<p>Location Plan:</p> 

2015 Aerial Photography:



Comments

- Consent application B07-2021 has been filed for the purpose of conveying a vacant parcel of land to the abutting lot to the east, municipally know as 41041 Major Line. Consent applications for the purpose of a lot boundary adjustment, right of way, easement, long term lease, or to convey lands to an abutting lot are typically permitted in all land use designations.
- A minor variance application has filed concurrency to recognize that the subject lands do not have lot frontage on Major Line, legal access from Major Line to the existing residential dwelling, municipally known as 40979 Major Line is through a registered right-of way, over Part 1, 11R-2960, as described in Instrument Number E280559.
- The existing residential dwelling located on the subject lands is serviced with a private sewage system (Class 4 septic system) and private well, which are identified on the site plan accompanying the planning report. The applicants have provided a letter from Elgin Pure Water, dated April 30, 2021, and a letter from Erie Excavating & Liquid Waste Removal Ltd. dated April 30, 2021, in support of the proposed lot addition.
- In 2019 the Committee of Adjustment approved a similar consent application (B04-2019) for a lot addition on the lands further to the east, municipally known as 41237 Major Line, which is identified on 2015 Aerial Photograph.
- In staff's opinion the application conforms with the City of St. Thomas Official Plan, Zoning By-law and satisfies the criteria of Section 51(24) of the Planning Act, R.S.O, as amended, therefore approval of Consent Application B07-2021 is supportable, should the Committee approve the application staff recommends the following conditions:
 - 1) The Chief Building Official for the Corporation of the City of St. Thomas provide confirmation to the Committee of Adjustment that the private servicing documents filed in support of the approval of the subject application are satisfactory;
 - 2) the severed lands be merged with the abutting lot, 41041 Major Line;
 - 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 or mortgagee's interest; and
 - 5) the City of St. Thomas be provided with a copy of the Reference Plan.

Respectfully submitted,

sc

Steve Craig
Senior Planning Technician

**Neufeld Consent Application
40797 Major Line
Retained Parcel
Well and Septic System Locations**

