

MAY 5, 2021

ZOOM WEBINAR

The meeting convened at 1:00 P.M.

ATTENDANCE

Mr. W. Graves, City Manager
Mr. L. Pompili, Director, Planning & Building Services
Mr. N. Bokma, Manager of Development and Compliance
Mr. C. Peck, Chief Building Official
Ms. C. Penney, Secretary, Site Plan Control Committee

Mr. Bokma called the fifth meeting of the 2021 Site Plan Control Committee to order.

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Mr. Peck – Mr. Graves

THAT: The minutes of the meeting held on April 20, 2021, as amended, be confirmed.

Carried.

UNFINISHED BUSINESS

SPC 07-21 – 68 Hincks Street – Proposal for a 4-unit residential apartment building

Appearances

Jay Okkerse, Owner

Representation

Mr. Okkerse advised the committee that the previous drawing did not meet the zoning bylaw coverage requirements for the front yard. He noted the consultant has since revised the plan and the coverage is now under the required 50%.

Mr. Pompili advised the committee that the matter was deferred until the owner and staff could have a technical meeting to discuss changes made to the plan. He confirmed that the drawing is now in line with the zoning bylaw. Mr. Pompili added that as a courtesy, staff reached out to John Lyle, a representative of Knox Presbyterian Church, advising him of the changes made and of this meeting. Mr. Lyle was in attendance at the April 20th site plan meeting.

Ms. Penney advised the committee that comments were received from the Parks department and these have been forwarded to the applicant for review. The parks department has no issues with the plant species being proposed, but there is some confusion between what plantings currently exist on site and what are being proposed. Mr. Okkerse confirmed he would reach out to the parks department for further dialogue on this.

Mr. Bokma reminded the applicant that a right-of-way permit will be required.

There being no further questions or comments, Mr. Bokma asked that a resolution be brought forward.

THAT: SPC 07-21 submitted with respect to the proposed 4-unit residential apartment building, on lands known municipally as 68 Hincks Street, City of St. Thomas, is approved subject to the following requirements:

1. Compliance with all other applicable regulations and municipal by-laws,
2. Confirmation from the City Parks department that staff are satisfied with the landscape plan,
3. The final approved plans be placed in the site plan file.

Carried.

ADJOURNMENT

Motion by Mr. Peck – Mr. Pompili

THAT: The meeting be adjourned (1:10 p.m.)

Carried.