

ZOOM WEBINAR

JULY 14, 2021

The meeting convened at 9:00 A.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

Other Staff Present: Adrienne Jefferson, Supervisor of Parks and Forestry

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

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Mr. Peck – Mr. Pompili

THAT: The minutes of the meetings held on June 23, 2021, as amended, be confirmed.

Carried.

NEW BUSINESS

SPC 12-21 – 25 Dennis Road – Proposal for a 13-unit commercial development

Appearances

Yaw Yawson, Vicano Developments Limited
Paul Vicano, Vicano Developments Limited

Representation

Mr. Yawson advised the committee that the proposal is for a 13-unit commercial development at approximately 61,000 square feet with 153 parking spaces and 8 of those being accessible. He added there will be a mutual access easement for truck maneuvering and access between the two buildings.

Mr. Peck noted that there is no signage noted on the site plan drawing and that often the proposed signs tend to exceed what the sign by-law might allow. He advised the applicant to address any ground or pylon signs on the site plan and that if its not identified now the signs will be limited to the regulations in the sign by-law. The applicant agreed they will update the drawings.

Mr. Pompili advised the committee that the property is located within the Business Employment Zone and that the proposal is consistent with the Official Plan and Zoning By-law policies. He noted that the parking based on a warehouse use is very minimal, but he understands the owner is still trying to assess what the actual uses will be and he doesn't anticipate parking to become an issue. He enquired if there was sufficient space for loading and maneuvering and Mr. Yawson responded they are satisfied with the space provided and will demonstrate this through a truck turning plan for staff to review.

Mr. Bokma noted that engineering comments were previously forwarded to the applicant. He added the lighting for the sight looks adequate but asked if an environmental consultant has commented on this as there is a potential for bird habitat in this area. The owner noted this has not been reviewed but can look into this.

Ms. Jefferson advised the committee that parks staff are reviewing the plan and comments will be provided through email.

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

THAT: SPC 12-21 submitted with respect to the proposal for a 13-unit commercial development, on lands known municipality as 25 Dennis Road, City of St. Thomas, is approved subject to the following requirements:

1. Compliance with all other applicable regulations and municipal by-laws,
2. Enter into an agreement with the City, pursuant to the Planning Act, R.S.O. 1990, c. P. 13, as amended. The final approved plans shall be attached to the agreement as schedules and the agreement shall be registered on the title of the property,
3. The plans be amended, as directed by the Committee, and the revised plans submitted to the Secretary of the Committee for circulation for final review prior to being appended to the agreement.

Carried.

NEW BUSINESS

SPC 13-21 – 939 Talbot Street – Proposal for the construction of a new Burger King

Appearances

Chris Marchese, Design Plan Services Inc.

Representation

Mr. Marchese advised the committee that the proposal is to replace the existing structure and the use will continue to operate as a Burger King. He added there will be several contemporary updates and the drive thru will be updated from a single to a dual drive thru.

Mr. Marchese noted that water calculations have not yet been provided yet, but they will attempt to use the existing services for storm and sanitary if possible. Mr. Bokma commented that the road was just open on Talbot Street so this could have easily been accommodated but there is a chance the road will now have to be dug up. Mr. Marchese noted if this can be prevented the client will be happy to keep it as is and will provide water calculations for review.

Mr. Bokma noted that engineering comments were previously forwarded to the applicant but added to ensure appropriate fencing is in place being the building is in close proximity to residences.

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

THAT: SPC 13-21 submitted with respect to the proposal for the construction of a new Burger King, on lands known municipality as 939 Talbot Road, City of St. Thomas, is approved subject to the following requirements:

1. Compliance with all other applicable regulations and municipal by-laws,
2. Enter into an agreement with the City, pursuant to the Planning Act, R.S.O. 1990, c. P. 13, as amended. The final approved plans shall be attached to the agreement as schedules and the agreement shall be registered on the title of the property,
3. The plans be amended, as directed by the Committee, and the revised plans submitted to the Secretary of the Committee for circulation for final review prior to being appended to the agreement.

Carried.

ADJOURNMENT

Motion by Mr. Peck – Mr. Pompili

THAT: The meeting be adjourned (9:20 a.m.)

Carried.