

THE FOURTEENTH MEETING OF THE COMMITTEE OF ADJUSTMENT

BY TELECONFERENCE

SEPTEMBER 9TH, 2021

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

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

Others

Nick Ostojic, 358 Wellington Street
Michelle Cole, 360 Wellington Street
Laurie Licuanan, 362 Wellington Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by R. Hodgkinson - I. Bowman:

THAT: The minutes of the meeting held on August 26th, 2021 be confirmed.

Carried.

HEARING OF APPLICATIONS

B10/21 - Novi Construction Limited - 356 Wellington Street

Mr. Nick Ostojic, 358 Wellington Street provided an overview of the consent application.

Mr. Ostojic advised that the three concurrent consent applications will create one lot for development of a house on Wellington Street, replacing the existing house at 356 Wellington Street and a condominium development with access from Park Avenue.

Motion by R. Hodgkinson - I. Bowman:

THAT: In the matter of an application by **Novi Construction Limited** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 80, Block 10, Part Lot 10, RP11R8941, Part 1** municipally known as **356 Wellington Street** in the City of St. Thomas.

Application B10/21 is hereby approved provided that the following conditions are met:

- 1) The severed portion of the subject lands be merged with 358 Wellington Street;
- 2) 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;
- 3) 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,
- 4) The Corporation of the City of St. Thomas be provided with a copy of the reference plan.

Carried.

B11/21 - Novi Construction Limited - 356 Wellington Street

Mr. Nick Ostojic, 358 Wellington Street provided an overview of the consent application.

Motion by R. Hodgkinson - I. Bowman:

The 14th Meeting of the Committee of Adjustment - 2

THAT: In the matter of an application by **Novi Construction Limited** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 80, Block 10, Part Lot 10, RP11R8941, Part 2** municipally known as **356 Wellington Street** in the City of St. Thomas.

Application B11/21 is hereby approved provided that the following conditions are met:

- 1) The severed portion of the subject lands be merged with 358 Wellington Street;
- 2) The retained portion of the subject lands be merged with 356 Wellington Street;
- 3) That Subsection 3 or 5 of Section 50 of the Planning Act, R.S.O., 1990, as amended shall apply to any subsequent conveyance or transaction involving the subject lands;
- 4) The solicitor for the applicant is to provide an undertaking, whereby they inform the Committee in writing, that the lands are being conveyed to an abutting property owner and thus a merger of title will take place, which merger shall include all interests held inclusive or mortgagee's interest; and,
- 5) The Corporation of the City of St. Thomas be provided with a copy of the reference plan.

Carried.

B12/21 - Novi Construction Limited - 358 Wellington Street

Mr. Nick Ostojic, 358 Wellington Street provided an overview of the consent application.

Motion by R. Hodgkinson - I. Bowman:

THAT: In the matter of an application by **Novi Construction Limited** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **Plan 80, Block 10, Part Lots 9, 11 and 12 and Plan 11M93, Block 13** municipally known as **358 Wellington Street** in the City of St. Thomas.

Application B12/21 is hereby approved provided that the following conditions are met:

- 1) The applicant conveys to the City of St. Thomas, at no cost, and free of all charge and encumbrances a 0.3m wide parcel of land along the frontage of Part 4, Plan 11R-10715, and to be shown on the reference plan with all legal, surveying, land registration and administrative costs related to the conveyance to be borne by the applicant;
- 2) Area A, Area C and Area E be merged in title;
- 3) Area B, Area D, Parcel 1, and Part of Part 4, 11R-10715 be merged in title;
- 4) 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;
- 5) 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,
- 6) The Corporation of the City of St. Thomas be provided with a copy of the reference plan.

Carried.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

The next meeting is scheduled to take place on September 23, 2021 at 10:00 a.m.

ADJOURNMENT

10:11 a.m. The meeting adjourned.