

**THE FIFTEENTH MEETING OF THE COMMITTEE OF ADJUSTMENT**

**BY TELECONFERENCE**

**SEPTEMBER 23RD, 2021**

10:00 a.m. The meeting convened.

**ATTENDANCE**

Members

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

Officials

M. Smale, Assistant Secretary-Treasurer  
S. Craig, Senior Planning Technician

Others

Nicole Ooms, Doug Tarry Limited  
Matt Campbell, Zelinka Priamo  
Lee Greenwood  
Diana House  
Jeff House

**DISCLOSURES OF INTEREST**

Nil.

**MINUTES**

Motion by R. Hodgkinson - I. Bowman:

THAT: The minutes of the meeting held on September 9th, 2021 be confirmed.

Carried.

**HEARING OF APPLICATIONS**

A14/21 - Doug Tarry Limited - Block 49, Styles Drive

Nicole Ooms, Doug Tarry Limited provided an overview of the minor variance application. She advised that the minor variance and consent applications had been made to support the proposed development of a 44 unit, 3 storey apartment building

The members inquired whether there would be access to the building from Styles Drive.

Ms. Ooms advised that all vehicular access to the proposed residential development would be from Weir Crescent.

Motion by I. Bowman - R. Hodgkinson:

THAT: Application A14-21 by **Doug Tarry Limited** on lands that may be legally described as **PLAN 11M233 BLK 49** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended in the City of St. Thomas, Ontario be approved as follows:

- (i) To recognize the lot line abutting Styles Drive as the front lot line for the purpose of applying the Zoning By-law, whereas Subsection 1.46(ii) of the City of St. Thomas Zoning By-law 50-88, as amended considers the shorter lot line abutting Weir Crescent as the front lot line.

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

Carried.

B13/21 - Doug Tarry Limited - Block 49, Styles Drive

Nicole Ooms, Doug Tarry Limited provided an overview of the consent application. She advised that the consent would provide the means for vehicles servicing a proposed residential development to turn around.

Motion by R. Hodgkinson - I. Bowman:

CONFIRMED \_\_\_\_\_ CHAIR

The 15th Meeting of the Committee of Adjustment - 2

THAT: In the matter of an application by **Doug Tarry Limited** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **PLAN 11M233 BLK 52** in the City of St. Thomas.

Application B13/21 is hereby approved provided that the following conditions are met:

- 1) The Corporation of the City of St. Thomas be provided with a copy of the reference plan.

Carried.

B14/21 - M&J Doors Ltd. - 17-19 Cypress Street

Matt Campbell, 17-19 Cypress Street provided an overview of the consent application.

Motion by R. Hodgkinson - C. Hendry:

THAT: In the matter of an application by **M&J Doors Ltd.** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **PLAN 235 LOT 35** municipally known as **17-19 Cypress Street** in the City of St. Thomas.

Application B14/21 is hereby approved provided that the following conditions are met:

- 1) The existing shed on Part 1 be removed or brought into conformity with the Zoning By-law and Ontario Building Code to the satisfaction of the Chief Building Official; and,
- 2) The existing fence, shed and hedgerow encroaching on the City of St. Thomas Fifth Avenue right-of-way be removed to the satisfaction of the Manager of Development and Compliance; and,
- 3) The applicant provide confirmation that the severed and retained lots have separate services, to the satisfaction of the Manager of Development and Compliance; and,
- 4) The Corporation of the City of St. Thomas be provided with a copy of the reference plan.

Carried.

A15/21 - M&J Doors Ltd. - 17-19 Cypress Street

Matt Campbell, 17-19 Cypress Street provided an overview of the minor variance application.

Motion by R. Hodgkinson - C. Hendry:

THAT: Application A15-21 by **M&J Doors Ltd.** on lands that may be legally described as **PLAN 235 LOT 35** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on land municipally known as **17-19 Cypress Street** in the City of St. Thomas, Ontario be approved as follows:

- (ii) To recognize the existing semi-detached dwellings, decks and stairs, as shown on the Plan of Survey completed by Archibald, Gray & McKay Ltd., dated July 16, 2021, and accompanying the subject application.

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

Carried.

B15/21 - Talbot Development ULC - 1025 Talbot Street

Matt Campbell, 1025 Talbot Street provided an overview of the consent application. He advised that this application would facilitate a residential development on the site abutting 1025 Talbot Street.

Mr. Craig advised that the consent application also included an easement to facilitate vehicular access to the new lot.

The members inquired about the amount of green space to be included on the newly proposed lot.

The 15th Meeting of the Committee of Adjustment - 2

Mr. Campbell advised that amenity space would be provided for residents of the property and that parkland dedication at the corner of First Avenue and Talbot Street had already occurred as part of an earlier phase of development.

Mr. Campbell advised that there had been some areas of contamination on the former industrial site and that these areas had either been remediated or were in the process of being remediated.

Motion by R. Hodgkinson - C. Hendry:

THAT: In the matter of an application by **Talbot Development ULC** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **YARMOUTH CON 9 PT LOT 6, REGISTERED PLAN 11R10471, PARTS 4 AND 5** municipally known as **1025 Talbot Street** in the City of St. Thomas.

Application B15/21 is hereby approved provided that the following conditions are met:

- 1) The applicant amend the existing development agreement with the City of St. Thomas, and/or enter into a consent agreement with the City of St. Thomas; and
- 2) The Corporation of the City of St. Thomas be provided with a copy of the reference plan.

Carried.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**NEXT MEETING**

To be determined.

**ADJOURNMENT**

10:33 a.m. The meeting adjourned.