

**THE SIXTEENTH MEETING OF THE COMMITTEE OF ADJUSTMENT**

**BY TELECONFERENCE**

**NOVEMBER 25TH, 2021**

10:03 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

Absent

Mr. C. Hendry

Others

Sunita Chhabra, 703 Talbot Street  
Dan Muscat, 721 Talbot Street  
Sandy Vazquez, 707 Talbot Street  
Beth Burns, 632-634 Talbot Street

**DISCLOSURES OF INTEREST**

Nil.

**MINUTES**

Motion by R. Hodgkinson - I. Bowman:

THAT: The minutes of the meeting held on September 23rd, 2021 be confirmed.

Carried.

**HEARING OF APPLICATIONS**

A16/21 - 2774605 Ontario Inc. - 703 Talbot Street

Ms. Sunita Chhabra, 703 Talbot Street provided an overview of the minor variance application. She advised that the front part of the ground floor facing Talbot Street would continue as a commercial use.

The members expressed concern over details lacking in the provided sketch, including window placement and access points for both the proposed rear residential unit and the front commercial unit.

The Senior Building Official advised that an Ontario Land Survey would be required to be submitted with the building permit application at a later date, should the minor variance be approved. He further advised that more information would be required relating to access and egress and that it is unclear who owns the lane beside the property.

Ms. Chhabra advised that any changes to windows and doors for access and egress would be made as required.

Mr. Dan Muscat, 721 Talbot Street expressed concern about the loss of commercial space in the downtown and allowing residential use on a ground floor.

Ms. Beth Burns, 632-634 Talbot Street expressed concern about the loss of commercial space in the downtown and that should this variance be approved, it may prompt similar minor variance applications from other property owners.

Mr. Sandy Vazquez, 707 Talbot Street expressed concern about the marketability of this type of unit and the existing homelessness and behavior issues occurring in the rear alley.

Mr. Muscat advised that many businesses in the 700 Talbot block had invested money in additional cameras, lighting and other security measures and that residential intensification on the ground floor may lead to further issues.

The members discussed the fact that homelessness issues in the area are better addressed through City Council and the St. Thomas Police Service.

Mr. Muscat inquired about the use of the commercial unit at the front.

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

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Ms. Chhabra advised that a tenant has not yet been secured at this time for the front commercial unit.

The Senior Planning Technician advised that residential uses on the ground floor in this zone have been allowed since the passing of the Zoning by-law in 1988, as long as they are set back a minimum 25 metres from Talbot Street. He further advised that all property owners have the right to apply for a minor variance to the Committee of Adjustment.

The members discussed the fact that the minor variance application being reviewed relates to allowing a residential unit being set back 22.86 metres from Talbot Street and that this one-bedroom dwelling unit would have a minimum floor area of 40.2 square metres, whereas a minimum floor area of 42 square metres is required.

The members expressed concern about the desirability of the proposed development.

The members discussed deferring the application, pending receipt of additional information relating to access, egress, site layout and Ontario Building Code requirements as well as submission of a detailed Ontario Land Survey.

Motion by R. Hodgkinson - I. Bowman:

THAT: Application A16-21 by **2774605 Ontario Inc.** on lands that may be legally described as **PLAN 43, PT LOT D, PT LOT E** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on land municipally known as **703 Talbot Street** in the City of St. Thomas, Ontario be deferred pending clarification and additional information being received relating to access, egress, site layout and Ontario Building Code requirements and submission of a detailed Ontario Land Survey.

Carried.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**NEXT MEETING**

To be determined.

**ADJOURNMENT**

10:57 a.m. The meeting adjourned.