

THE FIFTH MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM

APRIL 14, 2022

10:06 a.m. The meeting convened.

ATTENDANCE

Members

Mr. R. Hodgkinson, Chair
Mr. C. Hendry

Officials

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

Regrets

Ms. I. Bowman

Others

Patrick Keenan, Agent, 9630 Sunset Drive

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by C. Hendry - R. Hodgkinson:

THAT: The minutes of the meeting held on March 24th, 2022 be confirmed.

Carried.

HEARING OF APPLICATIONS

B03/22 - Karl Kenneth St. Gelais & Susan Kim St. Gelais - 9630 Sunset Drive

Patrick Keenan, Agent, 9630 Sunset Drive provided an overview of the consent application.

Mr. Craig advised that the land to be severed would be merged with a neighbouring property as part of a land assembly process for future development.

Motion by C. Hendry - R. Hodgkinson:

THAT: In the matter of an application by **Karl Kenneth St. Gelais and Susan Kim St. Gelais** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **SOUTHWOLD CON NTR LOT 45** municipally known as **9630 Sunset Drive** in the City of St. Thomas.

Application B03/22 is hereby approved provided that the following conditions are met:

- 1) The applicants provide written confirmation from a licensed well installer that the existing well servicing the dwelling provides the quality and quantity of potable water required by Provincial standards;
- 2) The applicants demonstrate that a building permit was issued for the existing septic system servicing the dwelling, or the applicants obtain a building permit to the satisfaction of the City of St. Thomas Building Services Department;
- 3) The applicants enter into an agreement with the City of St. Thomas requiring the connection to municipal services at such time when it becomes available;
- 4) The severed portion of the subject lands be merged with 41041 Major Line;
- 5) 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;
- 6) 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 of mortgagee's interest;
- 7) The solicitor for the applicant shall undertake in writing to provide a copy of a registered application for consolidation of parcels, confirming the severed land and abutting lands of the transferee are described under one parcel identification number; and,
- 8) The Corporation of the City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

CONFIRMED _____ CHAIR

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

The next meeting is scheduled to take place on April 28, 2022 at 10:00 a.m.

ADJOURNMENT

10:23 a.m. The meeting adjourned.