

THE SIXTH MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM

APRIL 28, 2022

10:02 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

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

Others

Peter Kavcic, 26 Fairview Avenue
Lee Greenwood, 1025 Talbot Street
Jeff House, 1025 Talbot Street
Matt Campbell, Agent, 1025 Talbot Street

DISCLOSURES OF INTEREST

Nil.

MOMENT OF SILENCE

The members observed a moment of silence upon the recent passing of Committee of Adjustment Chair Richard Hodgkinson.

APPOINTMENT OF CHAIR

Motion by C. Hendry - I. Bowman:

THAT: Inge Bowman be appointed as Chair for 2022.

Carried.

MINUTES

Motion by I. Bowman - C. Hendry:

THAT: The minutes of the meeting held on April 14th, 2022 be confirmed.

Carried.

HEARING OF APPLICATIONS

B04/22 – Peter Kavcic & Marian Hudson – 26 Fairview Avenue

Peter Kavcic, 26 Fairview Avenue provided an overview of the consent application.

Motion by C. Hendry - I. Bowman:

THAT: In the matter of an application by **Peter Kavcic & Marian Hudson** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands legally described as **PLAN 93 PT LOT 7** municipally known as **26 Fairview Avenue** in the City of St. Thomas.

Application B04/22 is hereby approved provided that the following conditions are met:

- 1) The applicant conveys to the City of St. Thomas, at no cost to the City of St. Thomas, and free of all charge and encumbrances, the necessary road widening along Fairview Avenue, to be determined by a legal survey, and to be shown on the reference plan with all legal, surveying, land registration and administrative costs related to the road widening to be borne by the applicant;
- 2) The applicant provide confirmation that the severed and retained lots have separate services, to the satisfaction of the City of St. Thomas, Manager of Development and Compliance; and,
- 3) The Corporation of the City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

CONFIRMED _____ CHAIR

The 6th Meeting of the Committee of Adjustment - 2

A08/22 – Canadian Commercial (T2) Inc. – 1025 Talbot Street

Matt Campbell, Agent, 1025 Talbot Street provided an overview of the minor variance application. He advised that the parking reduction had been requested by the City in order to allow for additional landscaped space at the development.

The members inquired about the distribution of parking.

Jeff House, 1025 Talbot Street advised that the development included a combination of underground and surface parking, including some spaces with electric vehicle chargers and further, that spaces will be assigned for residents.

The Senior Planning Technician advised that staff are not recommending any conditions be placed on the minor variance.

Motion by C. Hendry - I. Bowman:

THAT: Application A08-22 by **Canadian Commercial (T2) Inc.** on lands that may be legally described as **YARMOUTH CON 9 PT LOT 6, REGISTERED PLAN 11R10756, PARTS 1 TO 5** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **1025 Talbot Street** in the City of St. Thomas, Ontario be approved as follows:

- (i) To permit 180 parking spaces (1.11 spaces per unit) for a proposed 14-storey, 162-unit apartment building, whereas Subsection 20.6.3 of the City of St. Thomas Zoning By-law requires a minimum of 203 parking spaces (1.25 spaces per unit).

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.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

The next meeting is scheduled to take place on May 12, 2022 at 10:00 a.m.

ADJOURNMENT

10:23 a.m. The meeting adjourned.