

THE TWELFTH MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM

AUGUST 25, 2022

10:00 a.m. The meeting convened.

ATTENDANCE

Members

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

Officials

M. Smale, Assistant Secretary-Treasurer
S. Craig, Senior Planning Technician
C. Peck, Chief Building Official

Others

Tracey Pillon-Abbs, 122-124 Edward Street
Jim Harris, 122-124 Edward Street

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by I. Bowman - R. Lenz:

THAT: The minutes of the meeting held on August 11th, 2022 be confirmed.

Carried.

HEARING OF APPLICATIONS

B08/22 - Happy Capital Inc. - 122-124 Edward Street

Tracey Pillon-Abbs, Agent provided an overview of the consent application.

The Chair inquired whether plans had been submitted for future development of the property proposed to be severed.

Ms. Pillon-Abbs advised that the applicant intended to sell the property for future development and that any new development on the property would be subject to site plan review.

Motion by I. Bowman - R. Lenz:

THAT: In the matter of an application by **HAPPY CAPITAL INC.** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands municipally known as **122-124 EDWARD STREET** legally described as **CON 9 YMTH PT LOT 7** in the City of St. Thomas.

Application B08/22 is hereby approved provided that the following conditions are met:

- 1) The payment of cash-in-lieu of the dedication of 2% of the land for parkland purposes.
- 2) 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 Edward Street, to be determined by a legal survey, and to be shown on the reference plan with all legal, surveying, land registration and registration and administrative costs related to the road widening to be borne by the applicant.
- 3) 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 8, 2022 at 10:00 a.m.

CONFIRMED _____ CHAIR

ADJOURNMENT

10:08 a.m. The meeting adjourned.