

ZOOM WEBINAR

December 14, 2022

The meeting convened at 2:00 P.M.

ATTENDANCE

Ms. S. Datars Bere, City Manager
Mr. J. McCoomb, Manager of Planning Services
Mr. J. Bray, Director of Parks, Recreation and Property Management
Mr. A. DiCicco, Chief Building Official
Mr. N. Bokma, Manager of Development and Compliance
Mr. L. Pompilii, Director, Planning & Building Services
Mr. D. Gregory, Fire Chief
Ms. C. Penney, Secretary, Site Plan Control Committee

Mr. Bokma called the eighth meeting of the 2022 Site Plan Control Committee to order.

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Mr. Peck - Ms. Datars Bere

THAT: The minutes of the meeting held on November 9, 2022 be confirmed.

Carried.

NEW BUSINESS

SPC 11-22 – 340 Highbury Avenue – Proposed commercial building

Appearances

Nick Dyjach, Strik Baldinelli Moniz
Jonah Lester, Strik Baldinelli Moniz
Jamie Robertson, Strik Baldinelli Moniz
Robert Johnson, Strik Baldinelli Moniz

Representation

Mr. Dyjach advised the committee that the proposal is for a small commercial development with approximately 5 units with restaurant uses being anticipated. He added that the development will provide for 20 parking spaces and a significant stacking lane for the proposed drive thru use.

Mr. McCoomb advised the committee that the proposal meets the regulations under the zoning by-law. He noted the C7 zone does not permit retail use but does permit convenience store, restaurant and drive thru uses.

Mr. Gregory asked for clarification on the fire hydrant location and Mr. Bokma confirmed there is an existing hydrant at the front of the property.

Mr. Pompilii asked if there are any potential clients for the space and Mr. Dyjach confirmed there are potential clients that are restaurant type uses but they have not been disclosed yet.

Mr. Bokma noted that previous comments have been circulated to the applicant but did want to note that the traffic study prepared referenced a required left hand turn lane for north bound traffic from Highbury Avenue. He advised that the City is currently completing a Class EA for Highbury Avenue, but the timing might not necessarily work for the development so there might be a need to construct this turning lane ahead of time. He reminded the applicant that all traffic needs to be contained on the site.

Mr. Dyjach had specific questions about stormwater management and the existing woodlot, and Mr. Bokma advised he would follow up with the applicant separately on this.

Ms. Penney advised that comments were received from the Municipal Accessibility Advisory Committee and the committee requested that the three accessible spaces being proposed be relocated to a more centralized location on the site.

Mr. Bokma opened the meeting up for questions from the public and there were none.

There being no further questions or comments, Mr. Bokma asked that a resolution be brought forward.

THAT: the Site Plan Control Committee recommends that the Director of Planning and Building Services provide final approval to the application and plans submitted with respect to the proposed commercial building on lands known municipally as 340 Highbury Avenue, City of St. Thomas, subject to the following conditions:

1. Compliance with all other applicable regulations and municipal by-laws;

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2. The plans be amended as directed by the Committee and the revised plans submitted to the Secretary of the Committee for circulation for final review and approval;
3. Enter into an agreement with the City, pursuant to the Planning Act, R.S.O. 1990, c. P. 13, as amended. The final approved plans shall be attached to the agreement as schedules and the agreement shall be registered on the title of the property.

Carried.

ADJOURNMENT

Motion by Ms. Datars Bere – Mr. Bray

THAT: The meeting be adjourned (2:15 p.m.)

Carried.