

ZOOM WEBINAR

June 15, 2023

The meeting convened at 11:00 A.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, Senior Project Manager – Industrial Development
Mr. S. Reitsma, Manager of Development and Compliance
Mr. L. Pompili, Director, Planning & Building Services
Ms. C. Penney, Secretary, Site Plan Control Committee
Ms. K. Destun, Chief Fire Prevention Officer

Mr. Bokma called the fourth meeting of the 2023 Site Plan Control Committee to order.

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Mr. McCoomb – Mr. Bray

THAT: The minutes of the meeting held on March 2, 2023, be confirmed.

Carried.

UNFINISHED BUSINESS

SPC 11-22 – 340 Highbury Avenue – Revisions to previously approved commercial building

Appearances

Nick Dyjach, Strik Baldinelli Moniz
Pritesh Shah, Shree Homes Inc.

Representation

Mr. Dyjach advised the committee that revisions were made to the drawings based on comments from members at the previous committee meeting. He noted that the drive-thru was removed, a row of parking added and wider access to Highbury. He added that this gives a better flow of circulation and parking on the site.

Mr. Bokma noted that widening on Highbury is scheduled for construction in 2024.

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 revised 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;
2. 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.

UNFINISHED BUSINESS

SPC 02-23 – 21 Kains Street – Revisions to previously approved drawings (move location of Unit 23)

Appearances

Deren Lyle, CJDL
Nicole Ooms, Doug Tarry Limited
Tracy Tucker, Doug Tarry Limited

Representation

Mr. Lyle advised the committee after further consideration of the site plan by the YWCA and Doug Tarry Limited, they are proposing to move the location of Unit 23 from directly adjacent to the program house, to opposite the 3.0m asphalt pathway on the east side of the site. He added that Unit 23 has been renumbered to Unit 27 to remain in a logical numbering sequence moving forward. He noted that in addition to this change, street lighting has also been revised and drawings have been updated to reflect the new layout.

Mr. McCoomb advised the committee that the changes are in conformity with the zoning by-law and there were no concerns.

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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 revised plans submitted with respect to the proposed affordable housing development on lands known as 21 Kain Street, City of St. Thomas, and the revised plans be placed on file.

APPOINTMENT OF CHAIRMAN

Mr. Bokma moved to formally resign from the site plan control committee and appoint Mr. Shayne Reitsma. He asked that a resolution be brought forward.

Motion by Mr. Bokma – Mr. Bray

THAT: Shayne Reitsma be appointed as Chairman of the Site Plan Control Committee.

Carried.

ADJOURNMENT

Motion by Mr. DiCicco - Ms. Datars Bere

THAT: The meeting be adjourned (11:20a.m.)

Carried.