

THE TENTH MEETING OF THE COMMITTEE OF ADJUSTMENT

VIA ZOOM

SEPTEMBER 28, 2023

10:06 a.m. The meeting convened.

ATTENDANCE

Members

Ms. I. Bowman, Chair

Mr. M. Herbert

Officials

A. Basit, Assistant Secretary-Treasurer

S. Craig, Senior Planning Technician

Absent

Mr. R. Lenz

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Bowman - Herbert:

THAT: The minutes of the meeting held on September 28, 2023 be confirmed.

Carried.

HEARING OF APPLICATIONS

A10-23 - Mathew J. Steinmann & Kia R. Ohora - 123 Curtis Street

Mathew Steinmann, applicant provided an overview of the minor variance application.

Motion by Bowman - Herbert:

THAT: Application A10-23 by Mathew J Steinmann and Kia R Ohora on lands that may be legally described as PLAN 37 PT J MIDFORTH BLK PLAN 37 PT LOT 15 a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as 123 Curtis Street in the City of St. Thomas, Ontario be approved as follows:

i) the enlargement of an existing garage and the construction of a storage shed on the subject lands, accessory to the existing lawful non-conforming single detached residential dwelling, as shown on the site plan accompanying the application.

Carried.

B07-23 - Anna Vera and Javier Vera - 238 Alma Street

Anna and Javier Vera, applicants provided an overview of their severance application.

Tammy Lawrence, 1 Hammond Street expressed concerns about street congestion and parking issue on the street.

The Chair advised that the Committee was responsible to deal with concerns specifically regarding the severance application.

Motion by Bowman-Herbert:

THAT: In the matter of an application by **Anna Vera and Javier Vera** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands municipally known as **238 Alma Street** legally described as **CON NTRE PT LOT 45 RP 11R1985 PART 1** in the City of St. Thomas. Application B06/23 is hereby approved provided that the following conditions are met:

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- 1) The applicants shall remove the existing garage and shed on the severed lot, identified on the SKETCH (PROJECT: 23-012), prepared by South Western Surveying LTD., to the satisfaction of the City of St. Thomas Building Services Department;
- 2) The applicant shall demonstrate that the severed lot and retained lot have separate municipal services, which do not cross lot lines, to the satisfaction of the City of St. Thomas Environmental Services Department;
- 3) The payment of cash-in-lieu of the dedication of 5% of the land for parkland purposes; and,
- 4) The City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

B08-23 - Dane Rice - 10 Drake Street

Lindsay Rice, applicant provided an overview of the severance application.

Motion by Bowman-Herbert:

THAT: In the matter of an application by **Dane Rice** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, to sever lands municipally known as **5 Isabel Street** legally described as **PLAN 11M-264, LOTS 21, 22, 26, 27, 28, 29, 35, 36, 39, 40** in the City of St. Thomas. Application B08/23 is hereby approved provided that the following conditions are met:

- 1) The severed portion of the subject lands be merged with 10 Drake Street;
- 2) 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;
- 3) 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 or mortgagee's interest;
- 4) 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,
- 5) The City of St. Thomas be provided with a copy of the Reference Plan.

Carried.

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

October 13, 2023.

ADJOURNMENT

10:33 a.m. The meeting adjourned.