

## **A G E N D A**

### **THE SECOND MEETING OF THE COMMITTEE OF ADJUSTMENT OF THE CITY OF ST. THOMAS**

**COMMITTEE ROOM #309  
CITY HALL**

**10:00 A.M.**

**THURSDAY  
JUNE 25TH, 2015**

#### **DISCLOSURE OF INTEREST**

#### **MINUTES**

Confirmation of the minutes of the meeting held on February 12th, 2015.

#### **HEARING OF APPLICATIONS**

**B02/15 LARRY CLARKE – 723 ELM STREET Pages 2-7**

#### **UNFINISHED BUSINESS**

**A09/12 2177350 ONTARIO INC. – 71 CENTENNIAL AVENUE**

The agent's attendance for the meeting has been requested.

#### **NEW BUSINESS**

#### **Next Meeting**

To be determined.

#### **ADJOURNMENT**



THE CORPORATION OF THE CITY OF  
ST. THOMAS

FORM 1  
PLANNING ACT

APPLICATION FOR CONSENT

CITY OF ST. THOMAS

Application No. \_\_\_\_\_

Received

*This application must be filed with the Secretary-Treasurer of the Committee of Adjustment and must be accompanied by 5 copies of a property sketch and any documents relating to the application along with a fee of \$450.00, payable to the City of St. Thomas; additionally, for the stamping of deeds or issuances of certificates of official, an additional fee of \$200.00, payable to the City of St. Thomas, will be required at the time of stamping or issuance.*

**\* Please note that in accordance with By-Law 30-2015, consultation with the Planning Department must take place prior to the submission of an application.\***

1. Name of approval authority. City of St. Thomas Committee of Adjustment

2. Date application deemed complete by municipality. May 20<sup>th</sup> 2015

3. Name of registered owner. Larry Clarke

Telephone Number 519-633-1673 Fax Number \_\_\_\_\_

Address 723 Elm St. St. Thomas ON

Postal Code N5R 1L2 Email \_\_\_\_\_

Name of solicitor or authorized agent (if any). Heather Maudsley

Telephone Number 519-637-3330 Fax Number NA

Address 5 Peach Tree Blvd. St. Thomas ON

Postal Code N5R 0B3 Email Heather\_T21@hotmail.com

Please specify to whom all communications should be sent:

☐ Registered owner ☐ Solicitor ☒ Agent

4. Name of person(s) [purchaser, lessee, mortgagee, etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged.

Ryan + Nicola Daniels (C) + Heather + Nathan Maudsley (B)

5. Location and description of subject land:

Street Address 723 Elm St. Assessment Roll No. 342104050505500

Registered Plan No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_ Part(s) No. \_\_\_\_\_

Concession 7 Lot(s) No. North Part of Lot 9

6. Current Size of Subject Parcel (in metres/hectares):

Frontage 30.48m Depth 209.39m Width 6'382.20m<sup>2</sup>

7. Are there any easements or restrictive covenants affecting the subject land: ☐ Yes ☒ No

If "yes" describe the easement/covenant and its effect:

8. Type and purpose of proposed transaction: (check appropriate box)

Transfer: ☐ creation of a new lot Other: ☐ mortgage/charge

☒ addition to a lot ☐ lease

☐ easement/right-of-way ☐ correction of title

☐ other (specify) \_\_\_\_\_

19/03/2015

applicant's initials

[Signature]

9. Number of new lots (including retained lot) proposed: 0**10. PROPOSED SEVERED LOT (c)**

a.) Description and use of land intended to be severed (in metres/hectares):

Frontage 13.4m Depth 30m Area 402m<sup>2</sup>Existing Use ResidentialProposed Use Residential

b.) Number and use of buildings and structures (both existing and proposed) on the land intended to be severed:

Existing NILProposed NIL

c.) Type of water supply &amp; sanitary sewage disposal to proposed Severed lot (locate on sketch):

TYPE ☐ Municipal Water & Sewer ☐ Municipal Water & Private Sewer☐ Municipal Sewer & Well ☐ Well & Private Sewer System☒ Other (specify) N/Ad.) Access to proposed severed lot: N/A☐ municipal road ☐ provincial highway ☐ county road ☐ private**11. PROPOSED RETAINED LOT(s)**

a.) Description and use of lands to be retained (in metres/hectares):

Frontage A 30m / B 13.9m Depth A 471m / B 36m Area A 2,130m<sup>2</sup> / B 417m<sup>2</sup>Existing Use A Residential / B ResidentialProposed Use A Residential / B Residential

b.) Number and use of buildings and structures (both existing and proposed) on the land intended to be retained:

Existing A House, Pool, shed / B VacantProposed A NIL / B NIL

c.) Type of water supply &amp; sanitary sewage disposal to proposed Retained lot (locate on sketch):

TYPE <sup>A</sup>☒ Municipal Water & Sewer ☐ Municipal Water & Private Sewer☐ Municipal Sewer & Well ☐ Well & Private Sewer System☒ Other (specify) B - N/A

d.) Access to proposed retained lot:

<sup>A</sup>☒ municipal road ☐ provincial highway ☐ county road ☐ private B - NA

12. When will water supply and sewage disposal services be available?

A Existing / B N/A

3/19/2015

applicant's initials



13. a.) Have there been any previous severances of land from this holding? ☒ Yes ☐ No

b.) If the answer to a.) is "yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's name Doug Tarry Ltd.

Use of parcel Residential

Date parcel created 2014 306/2014

14. What is the current Zoning land use designation of the subject property?

R1 + hR2-12

15. What is the current Official Plan land designation of the subject property?

Residential

16. Has the parcel ever been the subject of an application for approval of a plan of subdivision under Section 51 or a consent under Section 53 of the Act, as amended, or its predecessors?

☐ Yes ☒ No If yes, please indicate the file number and the status: \_\_\_\_\_

17. Please indicate whether the property is the subject of an application for one of the following:

☐ Official plan or official plan amendment approval ☒ Zoning by-law amendment

☐ Minister's zoning order amendment ☐ Plan of subdivision approval

If known, indicate the file number and status of the foregoing application(s):

Removal of Holding Zone

18. Is the owner, solicitor or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?

☐ Yes ☒ No

19. Is the owner, solicitor or agent applying for any minor variance or permission under Section 45 of the Planning Act, R.S.O. 1990, as amended, in relation to any land that is the subject of this application?

☐ Yes ☒ No

20. Is the application consistent with policy statements issued under subsection 3(1) of the Ontario Planning Act?

☒ Yes ☐ No

21. Is the subject land within an area designated under any provincial plan or plans?

☒ Yes ☒ No

If yes, does the application conform to or does not conflict with the applicable provincial plan or Plans. \_\_\_\_\_

Other Comments:

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3/19/2015

applicant's initials



22. a.) The applicant/owner/agent hereby consents to disclosure of the information contained in this application pursuant to Section 32(b) of Bill 49, Chapter 63, S.O. 1989, being an act to provide for Freedom of Information and Protection of Individual Privacy in municipalities and local boards.

b.) The applicant/owner/agent acknowledges that he/she is aware that any cost incurred over and above the application fee submitted, as a result of the application being subject to:

- the submission of additional information
- the entering into of an agreement with the Corporation of the City of St. Thomas
- an Ontario Municipal Board hearing

is the responsibility of the applicant/owner, and the Applicant/owner agrees to pay any such additional fee.

c.) The applicant/owner hereby authorizes the committee of adjustment members and city staff to enter onto the subject property for the purpose of site inspections with respect to this application.

Dated at the City of St. Thomas this  
(City/Town) (Name of City or Town)

14 day of May, 20 15

Heather Maudsky  
(signature of applicant, solicitor or authorized agent)

I/we, Heather Maudsky of the city of St. Thomas in  
the County/District/Regional Municipality of Elgin solemnly  
declare that all the statements contained in this application are true, and I make this solemn  
declaration conscientiously believing it to be true, and knowing that it is of the same force and  
effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Declared before me at the

City of St. Thomas

in the county of Elgin

this 14 day of May, 20 15

signature

A Commissioner, etc.,  
Crystal Marie Penney, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of St. Thomas.  
Expires September 18, 2016.

**NOTE:** If the applicant is a corporation, the application shall be signed by an officer of the corporation and the corporation's seal shall be affixed.

3/19/2015

applicant's initials

HM

## AUTHORIZATION

(Please see note below)

To: Assistant-Secretary Treasurer  
Committee of Adjustment  
City of St. Thomas

## Description and Location of Subject Lands:

Municipal Address 723 Elm St.Legal Description North Part Lot 9

I/We, The undersigned, being the registered owner(s) of the above lands hereby authorize

Heather Maudsley of City of St. Thomas to:  
(Agents Name/Names) (Agents City/Town of Residence)

- (1) make an application on my behalf to the City of St. Thomas Committee of Adjustment;
- (2) appear on my behalf at any hearing(s) of the application; and
- (3) provide any information or material required by the Committee of Adjustment relevant to the application.

Please Print Names in Block Letters Below Signatures

Dated at the CITY of St Thomas in the County of Elgin  
(City/Town) (Name of City/Town) (County/District) (Name of County/District)

this 14th day of May, 20 15.

R. DANIELS  
Signature of Witness  
Print Name KEVIN DANIELS

Larry D. Clarke  
Signature of Owner  
Print Name Larry D. Clarke

\_\_\_\_\_  
Signature of Witness  
Print Name \_\_\_\_\_

\_\_\_\_\_  
Signature of Joint Owner  
Print Name \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness  
Print Name \_\_\_\_\_

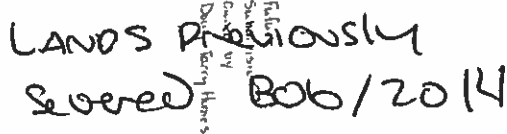
\_\_\_\_\_  
Signature of Joint Owner  
Print Name \_\_\_\_\_

Note: This form is only to be used for applications, which are to be signed by someone other than the owner.

3/19/2015

applicant's initials





724 Lim St

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417 m<sup>2</sup> Varian L&L  
Land to be sold

N

PEACH TREE BLVD.

SEVEN END (TO BE ADDED TO 3 PEACH TREE BLVD) (C)

RETAINED (A)

RETAINED (B) TO BE ADDED TO S PEAKE STREET BLVD)