

**THE TWENTIETH MEETING OF THE ONE HUNDRED AND TWENTY-
FIFTH COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS**

COUNCIL CHAMBERS
CITY HALL

MAY 2ND, 2005

6:00 p.m. The meeting convened with His Worship, Mayor J. Kohler, presiding.

ATTENDANCE

Members

Mayor J. Kohler
Alderman B. Aarts
C. Barwick
H. Chapman
T. Johnston
T. Shackelton
M. Turvey
D. Warden

Officials

R. Beachey, Deputy City Clerk
J. McCoomb, Planner
P. Keenan, Director of Planning
J. Dewancker, Director, Environmental Services

DISCLOSURES OF INTEREST

Nil.

Draft Plan of Subdivision #34T-05502 - Lake Margaret Estates Development Area, Phase 7 - 45
Lots for Single Detached Dwellings - Doug Tarry Ltd.

6:00 p.m. Mayor Kohler called the meeting to order and stated that this is a public meeting as required by the Planning Act to afford any person an opportunity to make representation with respect to a proposed draft plan of subdivision (File No. 34T-05502), which will permit the development of 45 residential lots on a proposed extension of Hummingbird Lane within the Lake Margaret Development Area.

The Mayor asked what method of notice and when was notice given to the public for this meeting.

The Deputy Clerk stated that notice was given in the St. Thomas Times Journal on Saturday, April 9th, 2004.

The Planner explained the draft plan of subdivision.

The Mayor asked if there were any written submissions on the proposed plan of subdivision.

The Deputy Clerk stated that there were submissions regarding the draft plan of subdivision, received from the following agencies with no concerns or objections, subject to the compliance with standard conditions and policies: Canada Post, County of Elgin, Kettle Creek Conservation Authority, Thames Valley District School Board, St. Thomas Energy Inc., Municipality of Central Elgin, St. Thomas Police Department, St. Thomas Fire Department, Director, St. Thomas Environmental Services Department.

The Mayor advised that before opening the meeting to questions, members of the public are advised that any person wishing to be notified of the decision of the approval authority in respect of this proposed plan of subdivision, must make a written request to the Planner.

The Mayor then asked if Council members or any member of the public had any questions.

Alderman Johnston asked if the street name, Hummingbird, goes all the way to the end. The Planner indicated that for now the street is known as street "A".

After fair opportunity, the Mayor stated that if there were no further questions, anyone wishing further information on the decision of the approval authority concerning this proposed plan of subdivision, must make a written request by leaving their name, address and postal code, with the Planner prior to leaving the meeting.

The Mayor declared that this public meeting was now concluded.

Zoning By-Law Amendment - Top of Bank and Geotechnical Setback Limits - Part Block 6, Plan 11M-105, Part Lot 5, Conc. 7, former Yarmouth Township - Doug Tarry Ltd.

6:05 p.m. Mayor Kohler called the meeting to order and stated that this is a public meeting as required by the Planning Act to afford any person an opportunity to make representation with respect to a proposed zoning by-law amendment which will establish top of bank and geotechnical setback requirements from ravines adjacent to Phase 7 and future development lands of the Lake Margaret Estates Development Area.

The Mayor asked the Deputy Clerk what method of notice and when was notice given to the public for this meeting.

The Deputy Clerk stated that notice was given in the St. Thomas Times Journal on Saturday, April 9th, 2005.

The Planner explained the proposed zoning by-law amendment, the reason for the amendment, and how the amendment proposed to accomplish the purpose.

The Mayor asked if there were any written submissions on the proposed zoning amendment.

The Deputy Clerk stated that a letter had been received from the Kettle Creek Conservation Authority stating that it had no objection to the proposed amendment noting that a permit to Fill, Construct or Alter would be required on the ravines and adjacent tablelands on the subject property.

The Mayor advised that before opening the meeting to questions, members of the public are advised that any member of the public wishing to receive further information on the actions of Council regarding the passing of a by-law on the proposed zoning amendment, should ensure that their name, address and postal code are left with the Deputy Clerk prior to leaving the meeting.

The Mayor then asked if Council members or any member of the public had any questions.

Alderman Turvey asked if there could be construction to the blue line on the map. The Planner indicated that construction could only be made to the red line.

The Mayor stated if there are no further questions, any person wishing further information on the actions of Council regarding the passing of a by-law on the proposed amendment, should leave their name, address and postal code with the Deputy Clerk prior to leaving the meeting.

The Mayor declared that this public meeting was now concluded and that Council would defer consideration of the proposed amendment until a subsequent meeting of Council.

The public meeting was then concluded.

Draft Plan of Subdivision File #34T-05504 - Dalewood Landing Development Area, Phase V - 56 lots for Single Detached Dwellings - Inn Services Inc.

6:15 p.m. Mayor Kohler called the meeting to order and stated that this is a public meeting as required by the Planning Act to afford any person an opportunity to make representation with respect to a proposed draft plan of subdivision (File No. 34T-05504), which will permit the development of 56 residential lots on an extension of Greenway Boulevard within the Dalewood Landing Development Area.

The Mayor asked what method of notice and when was notice given to the public for this meeting.

The Deputy Clerk stated that notice was given in the St. Thomas Times Journal on Saturday, April 9th, 2005.

The Planner explained the draft plan of subdivision.

The Mayor asked if there were any written submissions on the proposed plan of subdivision.

The Deputy Clerk stated that there were submissions regarding the draft plan of subdivision, received from the following agencies with no concerns or objections, subject to the compliance with standard conditions and policies: Canada Post, County of Elgin, Kettle Creek Conservation Authority, Thames Valley District School Board, St. Thomas Energy Inc., Municipality of Central Elgin, St. Thomas Police Department, St. Thomas Fire Department.

The Mayor advised that before opening the meeting to questions, members of the public are advised that any person who wishes to be notified of the decision of the approval authority in respect of this proposed plan of subdivision, must make a written request to the Planner.

The Mayor then asked if Council members or any member of the public had any questions.

Alderman Aarts asked if the southwest corner block is a walkway. The Planner indicated that the block in question is an access for services.

Alderman Turvey asked if the minimum lot size of 11 or 12 metres is met. The Planner indicated that the lots meet or exceed the minimum. Dick Greenway, Inn Services Inc., Box 113, Talbotville, Ontario, N0L 2K0 informed those present that the smallest lot is 12 metres and the largest is 15 metres.

After fair opportunity, the Mayor stated that if there were no further questions, anyone wishing further information on the decision of the approval authority concerning this proposed plan of subdivision, must make a written request by leaving their name, address and postal code, with the Planner prior to leaving the meeting.

The Mayor declared that this public meeting was now concluded.

Zoning By-Law Amendment - 8 Single Detached Dwelling Units in Condominium Ownership
- Lots 34 and 35, Plan 11M-129 - Inn Services Inc.

6:25 p.m. Mayor Kohler called the meeting to order and stated that this is a public meeting as required by the Planning Act to afford any person an opportunity to make representation with respect to a proposed zoning by-law amendment which will permit single detached dwellings in condominium ownership on the property on the west side of Burwell Road described as Lots 34 & 35, Plan 11M-129, City of St. Thomas.

The Mayor asked the Deputy Clerk what method of notice and when was notice given to the public for this meeting.

The Deputy Clerk stated that notice was given in the St. Thomas Times Journal on Saturday, April 9th, 2005.

The Planner explained the proposed zoning by-law amendment, the reason for the amendment, and how the amendment proposed to accomplish the purpose.

The Mayor asked if there were any written submissions on the proposed zoning amendment.

The Deputy Clerk stated that a letter had been received from the Kettle Creek Conservation Authority stating that it had no objection to the proposed amendment noting that a permit to Fill, Construct or Alter would be required on the north and west portions of the subject property.

The Mayor advised that before opening the meeting to questions, members of the public are advised that any member of the public wishing to receive further information on the actions of Council regarding the passing of a by-law on the proposed zoning amendment, should ensure that their name, address and postal code are left with the Deputy Clerk prior to leaving the meeting.

The Mayor then asked if Council members or any member of the public had any questions.

Ken Mattis, 1 Riverbank Drive, St. Thomas, Ontario, N5P 4M5, asked what the value of the proposed units will be and what would be the type of construction. Dick Greenway, Inn Services Inc., Box 113, Talbotville, Ontario, N0L 2K0, indicated that the units would have a starting selling price of the mid \$150's with an average selling price in the mid \$170's. Mr. Greenway stated that the units would be similar to others off Burwell Road.

The Mayor stated if there are no further questions, any person wishing further information on the actions of Council regarding the passing of a by-law on the proposed amendment, should leave their name, address and postal code with the Deputy Clerk prior to leaving the meeting.

The Mayor declared that this public meeting was now concluded and that Council would defer consideration of the proposed amendment until a subsequent meeting of Council.

The public meeting was then concluded.

Draft Plan of Subdivision File #34T-05503 - West Side of Aldborough Avenue - 14 lots for Single Detached Dwellings - Prespa Sales and Rentals Limited

6:35 p.m. Mayor Kohler called the meeting to order and stated that this is a public meeting as required by the Planning Act to afford any person an opportunity to make representation with respect to a proposed Draft Plan of Subdivision (File No. 34T-05503), which will permit the development of 14 residential lots on a proposed new cul-de-sac on the west side of Aldborough Avenue opposite to the intersection with Airey Avenue.

The Mayor asked if any members of Council had a Disclosure of Interest concerning the draft plan of subdivision.

The Mayor asked what method of notice and when was notice given to the public for this meeting.

The Deputy Clerk stated that notice was given in the St. Thomas Times Journal on Saturday, April 9th, 2005.

The Planner explained the draft plan of subdivision.

The Mayor asked if there were any written submissions on the proposed plan of subdivision.

The Deputy Clerk stated that there were submissions regarding the draft plan of subdivision, received from the following agencies with no concerns or objections, subject to the compliance with standard conditions and policies: Canada Post, County of Elgin, Kettle Creek Conservation Authority, Thames Valley District School Board, St. Thomas Energy Inc., Municipality of Central Elgin, St. Thomas Police Department, St. Thomas Fire Department, Director, St. Thomas Environmental Services Department.

The Mayor advised that before opening the meeting to questions, members of the public are advised that any person who wishes to be notified of the decision of the approval authority in respect of this proposed plan of subdivision, must make a written request to the Planner.

The Mayor then asked if Council members or any member of the public had any questions.

Alderman Shackelton asked about the status of the green space in the back where the children play. The Planner stated that a green space has been reserved.

After fair opportunity, the Mayor stated that if there were no further questions, anyone wishing further information on the decision of the approval authority concerning this proposed Plan of Subdivision, must make a written request by leaving their name, address and postal code, with the Planner prior to leaving the meeting.

The Mayor declared that this public meeting was now concluded.

Zoning By-Law Amendment - Rear Yard Setback of 7 Metres - Lots 8-11 within Draft Plan of Subdivision File #34T-05503 - Prespa Sales and Rentals Limited

6:45 p.m. Mayor Kohler called the meeting to order and stated that this is a public meeting as required by the Planning Act to afford any person an opportunity to make representation with respect to a proposed zoning by-law amendment which will permit a minimum rear yard setback of 7 metres on four lots within a proposed draft plan of subdivision located on the west side of Aldborough Avenue on part of Block "C" registered plan 284, in the City of St. Thomas.

The Mayor then asked if any members of Council had a Disclosure of Interest concerning the proposed zoning amendment.

The Mayor asked the Deputy Clerk what method of notice and when was notice given to the public for this meeting.

The Deputy Clerk stated that notice was given in the St. Thomas Times Journal on Saturday, April 9th, 2005.

The Planner explained the proposed zoning by-law amendment, the reason for the amendment, and how the amendment proposed to accomplish the purpose.

The Mayor asked if there were any written submissions on the proposed zoning amendment.

The Deputy Clerk stated that a letter had been received from the Kettle Creek Conservation Authority stating that it had no objection to the proposed amendment noting that a permit to Fill, Construct or Alter would be required on the north west portion of the subject property.

The Mayor advised that before opening the meeting to questions, members of the public are advised that any member of the public wishing to receive further information on the actions of Council regarding the passing of a by-law on the proposed zoning amendment, should ensure that their name, address and postal code are left with the Deputy Clerk prior to leaving the meeting.

The Mayor then asked if Council members or any member of the public had any questions.

Ward Houghton, 17 Hincks Street, St. Thomas, Ontario, N5R 3N5 explained that a claim for adverse possession of land would be forthcoming, however this is not a subject for the zoning amendment.

Harold Talbot, 11 Massey Drive, St Thomas, Ontario N5R 5M6, enquired about the drainage and expressed a concern that the natural drainage present should be properly addressed. The Director, Environmental Services explained that all drainage in the subdivision would be self-contained. Mr. Talbot also expressed a concern about the parkland and asked if there would be parkland dedication or cash in lieu. The planner indicated that cash-in-lieu would likely be requested. Mr. Talbot expressed his desire for parkland and is concerned with the lack of parkland.

The Mayor stated if there are no further questions, any person wishing further information on the actions of Council regarding the passing of a by-law on the proposed amendment, should leave their name, address and postal code with the Deputy Clerk prior to leaving the meeting.

The Mayor declared that this public meeting was now concluded and that Council would defer consideration of the proposed amendment until a subsequent meeting of Council.

The public meeting was then concluded.

ADJOURNMENT

6:56 p.m. The meeting adjourned.