

**THE TWELFTH MEETING OF THE ONE HUNDRED AND TWENTY-SIXTH
COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS**

**COUNCIL CHAMBERS
CITY HALL**

APRIL 3RD, 2006

6:45 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
W. Graves, City Clerk

DISCLOSURES OF INTEREST

Nil.

Official Plan and Zoning By-Law Amendment - Part Lots 14, 16 &17, Plan 192 - 48 Stanley Street - Elgin Financial Corporation and The Eclectic Company

In Attendance

Ian Seddon, Ian Seddon Planning Services, 138 Chalet Crescent, London, Ontario, N6K 3C6
Mary Louise White, 52 Stanley Street, St. Thomas, Ontario, N5R 3E9
Philip Cassis, 361 Wellington Street, St. Thomas, Ontario, N5R 2T4
Laverne Kirkness, Kirkness Consulting Inc., 427 Regent Street, London, Ontario, N5Y 4H1
Steve Gibson, Hennesey, Gibson, Hogan, 99 Edward Street, 2nd Floor, St. Thomas, Ontario, N5P 1Y8
Dr. Dan Nolan, 168 Baseline Road East, London, Ontario, N6C 2N9

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 official plan amendment and zoning by-law amendment which will add “business office for interior design consulting” and “retail home furnishings and giftware boutique” as additional permitted uses at 48 Stanley Street in the City of St. Thomas.

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, March 11th, 2006.

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

The Mayor asked if there were any written submissions on the proposed official plan amendment and zoning by-law amendment.

The Deputy Clerk stated that letters had been received from:

1. The Kettle Creek Conservation Authority stating that it had no objection to the proposed amendments.
2. Steven D. S. Ross of Patton Cormier & Associates representing Patricia Miller and George Donaldson objecting to the proposed amendments.

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

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Council regarding the passing of a by-law on the proposed official plan amendment and zoning amendment and 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.

Mr. Seddon stated that he, along with Steven Ross, were representing the objectors Patricia Miller and George Donaldson of 45 Stanley Street. Mr. Seddon indicated that he recommends the denial of the proposed official plan and zoning amendment and that the planning report of Jim McCoomb be fully supported. Mr. Seddon noted that the uses are going on right now and offend the official plan and zoning by-law. Mr. Seddon indicated that the proposed amendments go against conformance to the general intent of the official plan, land use compatibility, and violates good planning.

Ms. White stated that she lives adjacent to Eclectic and is delighted that it is located there. Ms. White noted that there is no change in the traffic pattern and that this is good news for the area.

Mr. Cassis stated that traffic considerations are not much of a concern as the amount of courier activity is very light. Mr. Cassis noted that the operation of the law office previously in operation had involved the use of the entire first floor and that at least five people worked there.

Mr. Kirkness stated that he was the planning consultant acting on behalf of the proponents. Mr. Kirkness noted that within the immediate area of the proponent there is a rich neighborhood of architecture and there are varied residential uses such as apartment conversions, group homes and retirement homes within the existing zone. Mr. Kirkness noted that a law office, consulting business and a health food outlet were going on at the same time at the subject property. Mr. Kirkness indicated that the property is assessed for two fifths commercial. Mr. Kirkness indicated that in his opinion the proposed amendments conform to the official plan, has land use compatibility, and represents sound land use planning.

Mr. Gibson stated that he is the solicitor representing the proponent corporation. Mr. Gibson noted that a previous proceeding regarding the property is still ongoing. Mr. Gibson stated that the proponents are not in violation as there is a long standing non residential use in existence. Mr. Gibson noted that a very limited use would be allowed under the proposed zoning and official plan amendment.

Mr. Nolan stated that he had practiced in the City as a dentist on Centre Street for over 40 years. Mr. Nolan indicated that he was a patron of Eclectic and noted that traffic has not been over abundant as a result of the Eclectic operation.

The Mayor stated if there were no questions, any person wishing further information on the actions of Council regarding the passing of a by-law on the proposed amendments, 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 amendments until a subsequent meeting of Council.

ADJOURNMENT

7:24 p.m. The meeting adjourned.

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