

**THE ELEVENTH MEETING OF THE ONE HUNDRED AND TWENTY-SEVENTH  
COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS**

**COUNCIL CHAMBERS**  
**CITY HALL**

**FEBRUARY 5TH, 2007**

6:31 p.m. The meeting convened with His Worship, Mayor C. Barwick, presiding.

**ATTENDANCE**

Members

Mayor C. Barwick  
Alderman B. Aarts  
    L. Baldwin-Sands  
    G. Campbell  
    H. Chapman  
    T. Johnston  
    T. Shackelton  
    D. Warden

Officials

R. Beachey, Deputy City Clerk  
J. McCoomb, Planner  
S. Datars-Bere, Director, Ontario Works  
J. Dewancker, Director, Environmental Services  
R. Tucker, Parks Supervisor

**DISCLOSURES OF INTEREST**

Nil.

Draft Plan of Subdivision File #34T-06502 - Lake Margaret Estates Development Area - Doug Tarry Limited

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6:31 p.m. Mayor Barwick 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-06502), which will permit the development of 25 residential lots on an extension of Osprey 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 January 13, 2007.

The Planner explained the proposed 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 proposed draft plan of subdivision, received from the following agencies or persons: St. Thomas Fire Department; Canada Post; St. Thomas Police Department; County of Elgin; Hydro One; Bell Canada; Kettle Creek Conservation Authority; St. Thomas Environmental Services Department; St. Thomas Energy Inc.; and Thames Valley District School Board. No concerns or objections have been raised, subject to compliance with standard conditions and policies.

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.

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.

CITY CLERK \_\_\_\_\_CONFIRMED \_\_\_\_\_MAYOR

The 11th meeting of the 127<sup>th</sup> Council - 2

Official Plan & Zoning By-Law Amendment - Institutional Uses & Retirement Apartments as  
Additional Permitted Use - 21 Kains Street - Elgin Association for Community Living

In Attendance

Jack Davis, Planning Consultant, 127 Base Line East, London, Ontario, N6C 2N6  
Tom McCallum, 400 Talbot Street, St. Thomas, Ontario, N5P 1B8

6:40 p.m. Mayor Barwick called the meeting to order and stated this is a public meeting as required by the Planning Act to afford any person to make representation with respect to a proposed zoning by-law and a proposed official plan amendment which will permit a “institutional uses and apartments” as a permitted use at the property located at 21 Kains Street.

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 January 13, 2007.

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

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

The Deputy Clerk stated that there were submissions regarding the proposed zoning by-law and official plan amendments from the following agencies or persons: Kettle Creek Conservation Authority. No concerns or objections have been raised, subject to compliance with standard conditions and policies.

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 amendments 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.

Jack Davis indicated that the planning controls, which are being recommended, are to onerous for the site. Mr. Davis stated that the institutional-residential use proposed for the property is appropriate, however, if the institutional use does not proceed would like a purely residential use as a default position. Mr. Davis explained that this default would involve a two storey residential use for the balance of the site. Mr. Davis made clear that removing the industrial classification and replacing it with a residential use would be very beneficial for the core area. Mr. Davis stated that there is no objection to the proposed setback requirements

Alderman Campbell asked if the 4 meter setback from the railway lands are proposed for the westerly side yards. Mr. Davis replied that the 4 meter setback will be in place for the westerly side yard.

Alderman Campbell asked for details of the building on the eastern part of the property. Mr. Davis stated that the building has a larger setback.

Alderman Campbell asked if the portion of the existing building still left will be used in some way. Mr. Davis indicated that the building would likely not be used and that it would come down for future residential use.

Tom McCallum spoke in support of the proposed amendments.

The Planner stated that since the applicant has introduced new information at the meeting, it would be appropriate to discuss this information with the applicant and bring the application back to Council at a future date. Council agreed.

Alderman Campbell stated that the proposal to move this property from industrial to residential is to be commended.

CITY CLERK\_\_\_\_\_CONFIRMED\_\_\_\_\_MAYOR

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**

7:01 p.m. The meeting adjourned.