

The Corporation Of The Municipality Of Chatham-Kent

**Committee of Adjustment – Citizen Panel
Council Chambers, Civic Centre
December 20, 2018 - 9:00 a.m.**

The Committee of Adjustment met on the above date with the following members present:
Members Jim Kovacs, Chair, Curtis Carter, Richard Dunlop, Mark Spencer and Ken Stevenson

Regrets: Nathaniel Sutor

Also in attendance were Ryan Jacques, Planner I and Wendy McFadden-Becket, Administrative Assistant, Planning Services.

Provision For Disclosure Of Conflict Of Interest And The General Nature Thereof:

The Chair asked if any member had a conflict of interest with any of the applications on the agenda, in accordance with *The Municipal Conflict of Interest Act*.

Approval Of Minutes From Previous Meeting:

Moved by Richard Dunlop, Seconded by Mark Spencer

“That the Minutes of the Committee of Adjustment Citizen Panel held on November 22, 2018 be approved.”

Carried

Business Arising From the Minutes:

None

Hearing Of Applications:

- (a) Application for Consent (File B-84/18)
CityView #PL201800168
Jon-Ern Farms Ltd.
19212 Erieau Road
Part of Lot 7, Concession 4 WCR
Community of Harwich

The Chair asked if any person from the public had an interest in the application. There were no members from the public noted as being present with an interest in the matter. The applicant was noted as not being present at the meeting.

File B-84/18

Richard Dunlop noted it appeared that a severance fronting Old Street Line had previously been granted and asked if there would be any more severances allowed. Ryan Jacques noted there would be no further severances allowed as the retained farm parcel would become sterile.

Moved by Curtis Carter, Seconded by Mark Spencer

“That the Committee of Adjustment approve Consent application File B-84/18 to sever a surplus dwelling (19212 Erieau Road) on a new 0.30 ha (0.75 ac.) lot, shown as Part 1 on the applicant’s sketch, in Part of Lot 7, Concession 4 WCR, in the Community of Harwich, be approved, subject to the following conditions:

- a) that the applicant pay \$100 for the cost associated with the apportionment of assessment under the Drainage Act related to the subject lands;**
- b) that the applicant install a new septic system on the severed parcel, to the satisfaction of the Municipality;**
- c) that a hard copy and AutoCAD.dwg version of the final reference plan projected to the NAD 83/UTM Zone 17N coordinate system be submitted to the Municipality;**
- d) that the necessary deed(s), transfer or charges be submitted in triplicate; signed and fully executed (no photo copies), prior to certification.”**

The Chair put the Motion

Committee Member	Vote
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5

No Votes: 0

Carried

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- (b) Applications for Minor Variance (File A-54/18)
CityView # PL201800169
Ron Drummond & Janet Blackburn
2 Odette Court
Lot 91 & 92, Plan 356 & Part of Lot 14, Plan 601
Community of Tilbury

The Chair asked if any person from the public had an interest in the application. There were no members from the public noted as being present with an interest in the matter. The applicants were noted as being present at the meeting.

File A-54/18

Moved by Ken Stevenson, Seconded by Richard Dunlop

“That the Committee of Adjustment approve Minor Variance application File A-54/18, concerning Lot 91 and 92, Plan 356; Part of Lot 14, Plan 601 (2 Odette Court), in the Community of Tilbury, to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 5.1.2(b), Front Yard Depth Minimum, to reduce the required Front Yard Depth Minimum on Crawford Avenue from 7.62 m (25.0 ft.) to 1.2 m (4.0 ft.), be approved, without conditions.”

The Chair put the Motion

Committee Member	Vote
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5

No Votes: 0

Carried

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- (c) Application for Consent (File B-83/18)
CityView #PL201800171
2316239 Ontario Inc.
105 & 139 Arnold Street
Part of Lots 35, 36, 37, 38 & 39, Plan 366
Community of Wallaceburg

The Chair asked if any person from the public had an interest in the application. There were no members from the public noted as being present with an interest in the matter. The applicant was noted as being present at the meeting.

File B-83/18

Moved by Curtis Carter, Seconded by Mark Spencer

“That the Committee of Adjustment approve Consent application File B-83/18 to sever and convey a new industrial lot, approximately 1.02 ha (2.53 ac.) in area, known as 139 Arnold Street, in Part of Lots 35, 36, 37, 38 & 39, Plan 366, described as Parts 1, 2 & 3 on

the applicant's sketch, in the Community of Wallaceburg, be approved, subject to the following conditions:

- a) that a hard copy and AutoCAD.dwg version of the final reference plan projected to the NAD 83/UTM Zone 17N coordinate system be submitted to the Municipality; and,
- b) that the necessary deed(s), transfer or charges be submitted in triplicate; signed and fully executed (no photo copies), prior to certification.”

The Chair put the Motion

Committee Member	Vote
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5
No Votes: 0

Carried

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- (d) Application for Minor Variance (File A-55/18)
CityView #PL201800178
1815513 Ontario Inc.
65 Ellen Street
Part of Lot 10, Plan 88 & Part of Lots 54 & 57, Plan 91
Community of Blenheim

The Chair asked if any person from the public had an interest in the application. There were no members from the public noted as being present with an interest in the matter. The applicant was noted as being present at the meeting.

Jim Kovacs questioned if there were any time limits on the proposed on-street parking and on the parking lots. The applicant noted there were no signs posted regarding the on-street parking or for the municipal parking lot.

File A-55/18

Moved by Mark Spencer, Seconded by Ken Stevenson

“That the Committee of Adjustment approve Minor Variance application File A-55/18, in Part of Lot 10, Plan 88, and Part of Lots 54 & 57, Plan 91, in the Community of Blenheim, to:

- a) provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 3, Definition of Apartment Dwelling, to permit a five (5) unit Apartment Dwelling with individual exterior entrances to each unit; and
- b) provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 4.20 (s), Loading and Parking, to reduce the number of parking spaces required for a five (5) unit Apartment Dwelling from eight (8) to six (6);

be approved, without conditions.”

The Chair put the Motion

Committee Member	Vote
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5

No Votes: 0

Carried

Hearing Of Changes To Conditions Of Provisional Consents:

None to Report.

Other Business:

None to Report.

Time, Date And Place For Next Meeting Of The Committee:

9:00 a.m., January 24, 2019 - Council Chambers

Adjournment:

Moved by Ken Stevenson, Seconded by Mark Spencer

“That the Committee of Adjustment Citizen Panel adjourn at 9:18 a.m.”