

**The Corporation Of The Municipality Of Chatham-Kent**

**Committee of Adjustment – Citizen Panel  
Council Chambers, Civic Centre  
March 22, 2018 - 9:00 a.m.**

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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, Anthony Jas, Planner II, 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 February 22, 2018 be approved.”**

**Carried**

**Business Arising From the Minutes:**

None

**Hearing Of Applications:**

- (a) Application for Consent (File B-75/17)  
CityView #PL201700162  
Robert Thibeault  
4391 Tecumseh Line  
Part of Lot 10, Concessions 1 & 2  
Community of Tilbury East

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.

Moved by Curtis Carter, Seconded by Ken Stevenson

**“That the Committee of Adjustment approve Consent application File B-75/17 to sever and convey a portion of land, approximately 0.06 ha (0.14 ac.) in area, shown as Part 2 on the applicant’s sketch, Part of Lot 10, Concessions 1 & 2, and Part of the Road Allowance Between Concessions 1 & 2 (Closed by Inst. No. 232935), in the Community of Tilbury-East, as a lot addition, be approved, subject to the following conditions:**

- a) that the lands to be severed, shown as Part 2 on the applicant’s sketch, be conveyed to the owner of the abutting parcel to the west (4373 Tecumseh Line / PIN 00789-0152) and Section 50(3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent;**
- b) that a drain be extended and connected to the existing catch basin, which is part of the Peck Drain, in order to maintain direct access to the Peck Drain, at the applicant’s expense, and 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; and**
- 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

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5

No Votes: 0

**Carried**

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- (b) Application for Consent (File B-76/17)  
CityView # PL201700164  
Aaron & Anna Unger  
4373 Tecumseh Line  
Part of Lot 10, Concession 1 &  
Part of the Road Allowance Between  
Concessions 1 & 2 (Closed by Inst. No. 232935)  
Community of Tilbury East

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.

Moved by Ken Stevenson, Seconded by Richard Dunlop

**“That the Committee of Adjustment approve Consent application File B-76/17 to sever and convey a portion of land, approximately 0.02 ha (0.04 ac.) in area, shown as Part 1 on the applicants’ sketch, Part of Lot 10, Concessions 1 and Part of the Road Allowance Between Concessions 1 & 2 (Closed by Inst. No. 232935), in the Community of Tilbury-East, as a lot addition, be approved, subject to the following conditions:**

- a) that the lands to be severed, shown as Part 1 on the applicants’ sketch, be conveyed to the owner of the abutting parcel to the east (4391 Tecumseh Line / PIN 00789-0096) and Section 50(3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent;
- b) 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
- c) 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

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5  
No Votes: 0

**Carried**

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- (c) Applications for Consent (File B-07/18)  
& Minor Variance (File A-04/18)  
CityView #PL201800011  
Brian & Debra Jackson  
10423 Bush Line  
Part of Lots 15, Concession 13  
Community of Chatham Township

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 B-07/18**

Ryan Jacques noted that the Committee receive one (1) letter from the applicants prior to the meeting as well as a response addressing the applications' letter from Infrastructure and Engineering Services (IES).

Brian Jackson addressed the Committee noting they were in objection to condition 1(b) of the Planning Report. The Jacksons' requested that the condition of consent listed in the planning report, "*that the applicants convey a 15 m x 10 m (49.2 ft. x 32.8 ft.) daylight triangle to the Municipality, free of charge and clear of all encumbrances*" be removed from this application for consent as it was irrelevant to the proposed 0.42 ha (1.04 ac) property to be severed. Mr. Jackson noted the trees currently provided some security for the existing solar panel.

Curtis Carter asked Mr. Jackson if he felt that the Municipality should have to pay for the property. Mr. Jackson indicated yes, the Municipality should have to pay for the piece of property they were asking for.

Ryan Jacques noted there was no discussion with IES regarding compensation for the land but it was indicated that they would cost share on the surveying costs for the reference plan.

Jim Kovacs asked what additional costs would the applicants would have to incur. Ryan Jacques noted additional costs would be the survey cost for the reference plan and the legal cost to have the property transferred into the Municipality's name. Mr. Jacques noted that the condition read, "that the daylight triangle would be conveyed to the Municipality, free of charge and clear of all encumbrances."

Jim Kovacs asked if the severance was granted today, would there be any more opportunity for discussion on the cost sharing. Ryan Jacques noted appeals must be filed not later than twenty (20) days of the date of the Notice of Decision after which the severance was then final and the applicants would then be obligated to meet all conditions within the one (1) year.

Richard Dunlop inquired whether normally the applicants would be responsible for the survey costs. Ryan Jacques noted that was correct, that would be the normal process.

Curtis Carter noted that the Municipality could just acquire the property at a later time. Ryan Jacques indicated that there would be methods to do this.

Mr. Jackson indicated they were not aware of the extra costs that would need to be incurred to give away property.

Moved by Curtis Carter, Seconded by Mark Spencer

**"That the Committee of Adjustment approve Consent application File B-07/18 to sever a surplus dwelling (10423 Bush Line) on a new 0.42 ha (1.04 ac.) lot, shown as Part 1 on the applicants' sketch, in Part of Lot 15, Concession 13, in the Community of Chatham (Township), be approved, subject to the following conditions:**

- a) that the severed parcel comply with the regulations of the Chatham-Kent Zoning By-law;
- b) that the applicants convey a 15 m x 10 m (49.2 ft. x 32.8 ft.) daylight triangle to the Municipality, free of charge and clear of all encumbrances;
- c) that the applicants pay \$100 for the cost associated with the apportionment of assessment under the Drainage Act related to the subject lands;
- d) that the applicants demonstrate the septic system on the retained parcel is functioning in accordance with Municipal Protocol;
- e) 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;
- f) that the necessary deed(s), transfer or charges be submitted in triplicate; signed and fully executed (no photo copies), prior to certification.”

Moved by Curtis Carter, Seconded by Mark Spencer

**“That the motion to approve Consent application File B-07/18 be withdrawn.”**

The Chair put the Motion

**Carried**

Moved by Richard Dunlop, Seconded by Ken Stevenson

**“That condition 1(b) that the applicants convey a 15 m x 10 m (49.2 ft. x 32.8 ft.) daylight triangle to the Municipality, free of charge and clear of all encumbrances be removed.”**

The Chair put the Motion

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5  
No Votes: 0

**Carried**

Moved by Curtis Carter, Seconded by Richard Dunlop

**“That the Committee of Adjustment approve Consent application File B-07/18 as amended to sever a surplus dwelling (10423 Bush Line) on a new 0.42 ha (1.04 ac.) lot, shown as Part 1 on the applicants’ sketch, in Part of Lot 15, Concession 13, in the Community of Chatham (Township), be approved, subject to the following conditions:**

- a) that the severed parcel comply with the regulations of the Chatham-Kent Zoning By-law;**
- b) that the applicants pay \$100 for the cost associated with the apportionment of assessment under the Drainage Act related to the subject lands;**
- c) that the applicants demonstrate the septic system on the retained parcel is functioning in accordance with Municipal Protocol;**
- d) 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;**
- e) 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

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5

No Votes: 0

**Carried**

**File A-04/18**

Moved by Mark Spencer, Seconded by Ken Stevenson

**“That the Committee of Adjustment approve Minor Variance application File A-04/18, in Part of Lot 15, Concession 13, in the Community of Chatham (Township), to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, to:**

- a) Grant relief from Section 5.21.2 (b), Interior Side Yard Width Minimum, to recognize the reduced interior side yard setback of the northerly outbuilding on the severed parcel from 4 m (13.1 ft.) to 3.07 m (10.1 ft.);**

- b) Grant relief from Section 5.21.2 (b), Rear Yard Depth Minimum, to recognize the reduced rear yard setback of the northerly outbuilding on the severed parcel from 4 m (13.1 ft.) to 3.65 m (12 ft.);
- c) Grant relief from Section 5.21.2 (b), Lot Area Minimum, to recognize the further reduction in lot area of the retained parcel from 20 ha (49.4 ac.) to 17.5 ha (43.16 ac.),

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**

- (d) Applications for Consent (File B-08/18) & Minor Variance (File A-06/18)  
CityView #PL201800012  
Marshall & Joan Kent  
5193 McDougall Line  
Part of Lot 3, Concession 5  
Community of Tilbury East

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’ Solicitor was noted as being present at the meeting.

**File B-08/18**

Moved by Curtis Carter, Seconded by Mark Spencer

**“That the Committee of Adjustment approve Consent application File B-08/18 to sever a surplus dwelling (5193 McDougall Line) on a new 0.32 ha (0.8 ac.) lot, shown as Part 1 on the applicants’ sketch, in Part of Lot 3, Concession 5, in the Community of Tilbury East, be approved, subject to the following conditions:**

- a) that the severed parcel comply with the regulations of the Chatham-Kent Zoning By-law;

- b) that the applicants pay \$100 for the cost associated with the apportionment of assessment under the Drainage Act related to the subject lands;
- c) that the applicants demonstrate the septic system on the retained parcel is functioning in accordance with Municipal Protocol;
- d) 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;
- e) 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**

**File A-06/18**

Moved by Richard Dunlop, Seconded by Ken Stevenson

**“That the Committee of Adjustment approve Minor Variance application File A-06/18, in Part of Lot 3, Concession 5, in the Community of Tilbury East, to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, to grant relief from Section 5.21.2 (b), Lot Area Minimum, to recognize the reduction in lot area of the retained parcel from 20 ha (49.4 ac.) to 19.9 ha (49.2 ac.), 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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- (e) Application for Consent (File A-09/18)  
CityView #PL201800014  
Tony & Heather Ceccacci  
73 Oriole Parkway  
Part of Lot 19, Concession 5,  
Western Boundary (Raleigh)  
Community of Chatham

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 not being present at the meeting.

Moved by Ken Stevenson, Seconded by Richard Dunlop

**“That the Committee of Adjustment approve Consent application File B-09/18 to sever and convey a semi-detached dwelling unit on a new lot, approximately 365.0 sq. m (3,928.5 sq. ft.) in area, shown as Part 2 on the applicants’ sketch, in Part of Lot 19, Concession 5, Western Boundary (Raleigh), in the Community of Chatham (City), be approved, subject to the following conditions:**

- a) that the separation between the semi-detached dwelling units be constructed to the satisfaction of the Chief Building Official;**
- b) that the locations of existing municipal water, sanitary and storm sewer connections be confirmed, and if absent, that new service connections to the severed and/or retained parcels be installed at the applicants’ expense and 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; and**
- 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

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5  
No Votes: 0

**Carried**

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- (f) Application for Minor Variance (File A-05/18)  
CityView #PL201800017  
John Cronin  
242 Detroit Line  
Lot 85 & Part of Lots 80 – 82, Plan 389  
Community of Wheatley

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.

Moved by Curtis Carter, Seconded by Mark Spencer

**“That the Committee of Adjustment approve Minor Variance application File A-05/18, in Lot 85 and Part of Lots 80-82, Plan 389, in the Community of Wheatley, to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 4.40.1, Established Front Yards, to recognize the reduction in the front yard setback from 16.3 m (53.6 ft.) to 9.9 m (32.5 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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- (g) Application for Consent (File B-11/18)  
CityView #PL201800021  
Ewan Ross  
St. Clair Road  
Part of Lot 1, Concession 5  
Community of Chatham Township

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-02/18**

Jim Kovacs asked if the provisional consent lapsed due to the conditions not being fulfilled within one year would the minor variance lapse as well. Ryan Jacques noted that as long as the Chatham-Kent Zoning By-law remained in effect, then the minor variance remain in force.

Moved by Ken Stevenson, Seconded by Richard Dunlop

**“That the Committee of Adjustment approve Consent Application File B-11/18 to sever and convey a portion of land, approximately 0.22 ha (0.54 ac.) in area, shown as Part 1 on Plan 24R-9689, to the owner of the abutting parcel, in Part of Lot 1, Concession 5, in the Community of Chatham (Township), be approved, subject to the following conditions:**

- a) that the lot addition to be severed, shown as Part 1 on Plan 24R-9689, be conveyed to the owner of the abutting parcel (24377 St. Clair Road/PIN: 00741-0060) and Section 50(3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent;**
- 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

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5

No Votes: 0

**Carried**

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- (h) Application for Minor Variance (File A-07/18)  
CityView #PL201800024  
Matt Depuydt  
59 Princess Street (Shrewbury)  
Part of Lot 15, Plan 109  
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 being present at the meeting.

Moved by Curtis Carter, Seconded by Mark Spencer

**“That the Committee of Adjustment approve Minor Variance application File A-07/18, concerning Part of Lot 15, Plan 109 in the Community of Harwich (Shrewsbury), to**

provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 5.6.2, Front Yard Depth Minimum, to grant relief from the front yard setback from 8 m (26.2 ft.) to 5.79 m (19 ft.), be approved, subject to the following condition:

- a) that the applicant obtain all necessary approvals and permits from the Lower Thames Valley Conservation Authority (LTVCA), to the satisfaction of the Municipality.”

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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- (i) Application for Minor Variance (File A-08/18)  
CityView #PL201800028  
Moccia Concrete & Concrete Products Ltd.  
90 Park Lane  
Part of Lot 2, Concession 2 (Harwich)  
Community of Chatham

The Chair asked if any person from the public had an interest in the application. There was a member from the public noted as being present with an interest in the matter. The applicant was noted as not being present at the meeting.

Jim Kovacs noted that the Planning Report read that a carport over the driveway was proposed to be attached to the south side of the dwelling however the carport was actually being proposed on the north side of the dwelling. Ryan Jacques noted the Decision will reflect the correct description.

Wendy Brown addressed the Committee and noted that construction of the proposed dwelling on the subject property would provide for direct sight lines from the second storey balcony on to her neighbouring property.

Moved by Ken Stevenson, Seconded by Richard Dunlop

**“That the Committee of Adjustment Minor Variance application File A-08/18, in Part of Lot 2, Concession 2 (Harwich), in the Community of Chatham City, to provide relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 5.1.2, Interior Side Yard Width Minimum, to reduce the southerly interior side yard setback from 1.22 m (4 ft.) to 0.6 m (1.97 ft.), be approved, without conditions.”**

The Chair put the Motion

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5

No Votes: 0

**Carried**

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- (j) Applications for Consents (File B-15/18, File B-16/18, File B-17/18 & File B-18/18) & Minor Variance (File A-09/18 & File A-10/18)  
CityView #PL201800029  
Brad-Lea Meadows Limited & Dean Bradley  
171 Keil Drive South and 575 & 615 Richmond Street  
Part of Lot 21, Concession 1 (Raleigh)  
Community of Chatham

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-15/18**

Moved by Curtis Carter, Seconded by Mark Spencer

**“That the Committee of Adjustment approve Consent Application File B-15/18 to sever and convey a portion of land, approximately 0.13 ha (0.31 ac.) in area, shown as Part 1 on the applicants’ sketch, to the owner of the abutting parcel, in Part of Lot 21, Concession 1 (Raleigh), in the Community of Chatham (City), be approved, subject to the following conditions:**

- a) that the lot addition to be severed, shown as Part 1 on the applicants’ sketch, be conveyed to the owner of the abutting parcel (171 Keil Drive South / PIN: 00524-0625) and Section 50(3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent;**
- 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

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5

No Votes: 0

**Carried**

**File B-16/18**

Moved by Curtis Carter, Seconded by Mark Spencer

**“That the Committee of Adjustment approve Consent Application File B-16/18 to sever and convey a portion of land, approximately 0.13 ha (0.31 ac.) in area, shown as Part 2 on the applicants’ sketch, to the owner of the abutting parcel, in Part of Lot 21, Concession 1 (Raleigh), in the Community of Chatham (City), be approved, subject to the following conditions:**

- a) that the retained parcel comply with the regulations of the Chatham-Kent Zoning By-law;**
- b) that Consent Application File B-15/18 be approved and finalized;**
- c) that the lot addition to be severed, shown as Part 2 on the applicants’ sketch, be conveyed to the owner of the abutting parcel (615 Richmond Street / PIN: 00524-0626) and Section 50(3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent; and**
- 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

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5

No Votes: 0

**Carried**

**File B-17/18**

Moved by Curtis Carter, Seconded by Mark Spencer

**“That the Committee of Adjustment approve Consent Application File B-17/18 to sever and convey a portion of land, approximately 0.17 ha (0.41 ac.) in area, shown as Part 3 on the applicants’ sketch, to the owner of the abutting parcel, in Part of Lot 21, Concession 1 (Raleigh), in the Community of Chatham (City), be approved, subject to the following conditions:**

- a) that Consent Application File B-15/18 be approved and finalized;**
- b) that the lot addition to be severed, shown as Part 3 on the applicants’ sketch, be conveyed to the owner of the abutting parcel (615 Richmond Street / PIN: 00524-0626) and Section 50(3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent; and**
- c) 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

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5

No Votes: 0

**Carried**

**File B-18/18**

Moved by Curtis Carter, Seconded by Mark Spencer

**“That the Committee of Adjustment approve Consent Application File B-18/18 to sever and convey a portion of land, approximately 0.17 ha (0.41 ac.) in area, shown as Part 4 on the applicants’ sketch, to the owner of the abutting parcel, in Part of Lot 21, Concession 1 (Raleigh), in the Community of Chatham (City), be approved, subject to the following conditions:**

- a) that Consent Application File B-15/18 be approved and finalized;**
- b) that the lot addition to be severed, shown as Part 4 on the applicants’ sketch, be conveyed to the owner of the abutting parcel (575 Richmond Street / PIN: 00524-0624) and Section 50(3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent; and**

c) 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**

**File A-09/18**

Moved by Ken Stevenson, Seconded by Richard Dunlop

“That the Committee of Adjustment approve Minor Variance Application File A-09/18, to grant relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 5.10.2 (b), Rear Yard Depth Minimum, to recognize the reduced rear yard setback of the existing commercial building at 171 Keil Drive South, from 7.62 m (25 ft.) to 5.33 m (17.5 ft.), concerning Part of Lot 21, Concession 1 (Raleigh), in the Community of Chatham (City), 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**

**File A-10/18**

Moved by Ken Stevenson, Seconded by Richard Dunlop

“That the Committee of Adjustment approve Minor Variance Application File A-10/18, to grant relief from the Chatham-Kent Zoning By-law No. 216-2009, as amended, Section 5.10.2 (b), Rear Yard Depth Minimum, to reduce the rear yard setback for the future development of the lands at 615 Richmond Street, from 7.62 m (25 ft.) to 0 m (0 ft.),



**concerning Part of Lot 21, Concession 1 (Raleigh), in the Community of Chatham (City), be approved, without conditions.”**

The Chair put the Motion

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes
Suitor	Absent

Yes Votes: 5

No Votes: 0

**Carried**

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- (k) Application for Consent (File B-19/18)  
CityView #PL201800030  
2136615 Ontario Ltd.  
143 Wellington Street West  
Part of Lot 91, Survey Old  
Community of Chatham

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.

Moved by Richard Dunlop, Seconded by Ken Stevenson

**“That the Committee of Adjustment approve Consent application File B-19/18 to create one new lot for an electricity transformer station, described as Part 2 on Reference Plan 24R-10053, on Part of Lot 91, Survey Old, in the Community of Chatham (City), be approved, subject to the following conditions:**

- a) that the severed parcel be transferred to Entegrus Inc., or subsidiary; 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

<b>Committee Member</b>	<b>Vote</b>
Kovacs	Yes
Carter	Yes
Dunlop	Yes
Spencer	Yes
Stevenson	Yes

<b>Committee Member</b>	<b>Vote</b>
Suitor	Absent

Yes Votes: 5

No Votes: 0

**Carried**

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**Hearing Of Changes To Conditions Of Provisional Consents:**

None to Report.

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**Other Business:**

None to Report.

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

9:00 a.m., April 26, 2018 - Council Chambers

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**Adjournment:**

Moved by Ken Stevenson, Seconded by Curtis Carter

**“That the Committee of Adjustment Citizen Panel adjourn at 10:07 a.m.”**