

Application for Consent to Sever B07-2017 affecting Part of Lot 19, Thames Concession as Part 1 on 44R-2419 for 619203 Ontario Limited, 449 Queen Street West

Chris West, agent for the application was present for the public hearing.

Mark Stone provided an overview of the application.

The subject property is located at the west end of the municipality, fronting on the north side of Queen Street West. The irregularly shaped subject property is the site of the Downtown Pontiac Buick dealership, with vacant undeveloped land on the rear (northern) portion of the property. The applicant also owns the abutting property to the east (425 Queen Street West), where the AllRoads Dodge Chrysler Jeep Limited dealership is located.

The applicant has applied to sever the undeveloped rear portion of the subject property measuring approximately 1.16 hectares in size, having dimensions of approximately 102.8 metres (average width) by 107.9 metres (average depth) for the purpose of conveying those lands as a lot addition to the rear of the AllRoads Dodge Chrysler Jeep Limited property.

Both properties are designated Highway Commercial in the Town's Official Plan and are zoned Highway Commercial in the Town's Zoning By-law.

Mark Stone summarized comments received in response to circulation of the Notice of Public Hearing:

Festival Hydro:

- Underground primary duct bank crosses the lands proposed to be severed.
- Festival Hydro will require an easement for the duct bank and the transformer installation.

Town Finance Department: No issues.

Bell Canada: No concerns or objections.

Town Building and Development Department:

- Both properties (449 and 425 Queen Street West) are subject to site plan agreements.
- The Town will require amendments to each site plan agreement to reflect the new landholdings.

Town Engineering and Public Works Department:

- The applicant complete a reference plan conveying a 5.0 metre wide road widening to the Town at this time and further that an encroachment agreement be entered into with the Town for the vehicle display platforms that are currently installed on what may be the road allowance.

This concluded correspondence received.

Chairman Bill Galloway asked Chris West for any further comments.

Chris West spoke to the road widening requirements, stating that due to requirements of the business plan and agreements on the property, he cannot meet the conditions to convey a 5.0 metre wide road widening as it presents an administrative and a legal issue. If a general road widening were taken for all properties along Queen Street West he could support that.

However at this time he cannot satisfy the requirements of these conditions which require a road widening only from his property.

In response to Steve Ische, Mark Stone spoke to the requirement the road widening and referenced Section 5.3.7 of the Official Plan which provides the policy for road widenings.

Following further discussion by the committee, it was agreed to defer a decision on the application.

DECISION B07-2017

Application for Consent to Sever B07-2017 affecting Part of Lot 19, Thames Concession as Part 1 on 44R-2419 for 619203 Ontario Limited, 449 Queen Street West

Motion by: Member Clive Slade

Seconded by: Member Steve Ische

That the Committee of Adjustment for the Corporation of the Town of St. Marys grant a deferral to Consent to Sever Application No. B07-2017 from 619203 Ontario Limited for a period of up to 3 (three) months from today's date, August 2, 2017 for further clarification from the applicant and the Town solicitor.

MOTION CARRIED

7.0 Next Meeting

August 16, 2017 at 6:30 pm.

8.0 Adjournment

Motion by: Member Clive Slade

Seconded by: Member Steve Ische

That the meeting adjourn at 7:07 p.m.

MOTION CARRIED

W. J. (Bill) Galloway,
Acting Chairman COA

Susan Luckhardt,
Secretary-Treasurer COA