

**NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT  
BY THE CORPORATION OF THE CITY OF ST. THOMAS**

**Urban Settlement Area Expansion, City of St. Thomas**

**TAKE NOTICE** that the Council of the Corporation of the City of St. Thomas passed By-Law No. 30-2021 on the 16<sup>th</sup> day of February, 2021, pursuant to Subsection 34(18) of the Planning Act, R.S.O., 1990, as amended.

The subject lands are shown outlined in a heavy solid line on the Key Map below. The lands can be described as Concession ENBTR, Part of Lots A, B, C, D, Concession NTRE, Part of Lot 45, Concession NTRE GORE, Part of Lots A, B, Plan 34, Part of Lots 7, 8, City of St. Thomas.

The subject lands are currently located within an Employment Lands (EL) Zone and site-specific First Residential (R1) and Residential Development (R7) Zones to the City of St. Thomas Zoning By-law 50-88. To implement the recommendations of the Positioned for Growth Study for future residential development and amendment to By-law 50-88 is required.

The purpose and effect of the proposed amendment is to amend the City of St. Thomas Zoning By-Law 50-88 to implement the recommendations of the Positioned for Growth Study to allow for future residential uses on the subject lands.

A public meeting was held on June 24<sup>th</sup>, 2020. Two individuals submitted comments prior to the meeting and three people raised questions about selling land to developers, noise, and density and population and housing forecasts.

In coming to its decision, Council took into consideration, the planning reports prepared by staff, the submissions made by the consultants and the comments received at the public meeting.

**AND TAKE NOTICE** that any person or public body who makes appeal to the Local Planning Appeal Tribunal with respect to By-Law No. 30-2021 must file with the Clerk of the Corporation of the City of St. Thomas, not later than the 16<sup>th</sup> day of March, 2021, a notice of appeal setting out the reasons for the appeal. Further, the notice of appeal must be accompanied by the fee required by the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submission to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, contact the City of St. Thomas Planning & Building Services Department.

**PUBLIC ACCESS TO INFORMATION** relating to the proposed Zoning By-law Amendment is available for inspection daily, from Monday to Friday, between 8:30 A.M. and 4:30 P.M. at the Planning Office, 9 Mondamin Street, St. Thomas, or may be accessed on the City's website [https://www.stthomas.ca/living\\_here/notices\\_to\\_residents](https://www.stthomas.ca/living_here/notices_to_residents) or the City's Facebook page <https://www.facebook.com/pages/City-of-St-Thomas-Ontario/120624024692752>.

**DATED** at the City of St. Thomas, this 24<sup>th</sup> day of February, 2021.

Maria Konefal, City Clerk  
City of St. Thomas  
545 Talbot Street  
St. Thomas, Ontario  
N5P 3V7

KEY MAP (Not to Scale)

