

**NOTICE OF APPLICATION FOR A PERMISSION
APPLICATION NO. A02/19
Part of Lots 3, 4, 5, Block A, Plan 122
Municipally known as 212 ROSS STREET in the CITY OF ST. THOMAS**

The Committee of Adjustment of the City of St. Thomas will hold a Public Hearing on the **24th day of January, 2019** at **10:00 a.m.** in **Committee Room #415**, Level Four, City Hall, 545 Talbot Street, to consider this application.

TAKE NOTICE that an application has been made by the owners, **GL Group Holdings Limited**, for a permission pursuant to Section 45(2)(a)(ii) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **212 Ross Street** in the City of St. Thomas, Ontario:

The subject lands are located within the Third Residential Zone (R3) pursuant to the City of St. Thomas Zoning By-Law 50-88, as amended. The applicant, being the owner of the subject lands, has applied for a permission from the provisions of Zoning By-Law No. 50-88, as amended.

- 1) To permit the ground floor area of the existing building to be used for an appliance business.

The applicant is proposing to use the ground floor area of the existing building for an appliance business, which primarily involves the repair of household appliances, but would also include the retail sale of appliances and parts, storage area and office space for administration functions. The use of the ground floor of the existing building for commercial purposes dates back to 1955, and is considered lawful non-conforming. Section 45(2)(a)(ii) of the Planning Act, R.S.O., 1990, provides that the Committee of Adjustment may permit the use of such land, building or structure for a purpose that, in the opinion of the committee, is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the Zoning By-law than the purpose for which it was used on the day the Zoning By-law was passed, if the use for a purpose prohibited by the By-law or another use for a purpose previously permitted by the committee continued until the date of the application to the Committee.

Additional Information regarding the application is available for inspection daily, from Monday to Friday, between 9:00 a.m. and 4:00 p.m. at the City Clerk's Office, City Hall, 545 Talbot Street.

A copy of the decision of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who filed with the Secretary-Treasurer a written request for Notice of Decision.

This notice can also be viewed on the City's website http://www.stthomas.ca/living_here/notices_to_residents.

Dated at the City of St. Thomas this 9th day of January, 2019.

Melanie Knapp, Assistant Secretary-Treasurer
Committee of Adjustment, City Clerk's Department
P.O. Box 520, City Hall
St. Thomas, ON N5P 3V7
Ph: (519) 631-1680 ext. 4125