

**NOTICE OF APPLICATION FOR A MINOR VARIANCE
APPLICATION NO. A05/19**

**Block 9, 11, Registered Plan 67, Part 1 on Reference Plans 11R-6891, 11R-7185, 11R-7822
Municipally known as 300 MANOR ROAD in the CITY OF ST. THOMAS**

The Committee of Adjustment of the City of St. Thomas will hold a Public Hearing on the **23rd day of May, 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 owner, Doug. Tarry Limited, for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **300 Manor Road** in the City of St. Thomas, Ontario:

The subject lands are within the Fifth Residential Zone (R5-40) pursuant to the City of St. Thomas Zoning By-Law 50-88. The applicant is requesting the following minor variances:

- (i) To permit balconies a minimum of 5.76m from a front lot line, whereas a minimum front yard depth of 7.5m is required. (Table 1 to Subsection 9.4, Column Number 4, Item Number 9).
- (ii) To permit balconies a minimum of 4.17m from an exterior side lot line, whereas a minimum exterior side yard depth of 6m is required. (Table 1 to Subsection 9.4, Column Number 4, Item Number 11b).
- (iii) To permit a minimum of 1.21 parking spaces (65 parking spaces) per dwelling unit, whereas a minimum of 1.25 parking spaces (67 parking spaces) per dwelling unit is required. (Table 1 to Subsection 9.4, Column Number 4, Item Number 14).

The applicant is proposing to develop the subject lands with the construction of one three storey apartment building and two four storey apartment buildings, containing a total of 54 residential dwelling units.

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 Assistant 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 8th day of May, 2019.

Melanie Knapp, Assistant Secretary-Treasurer
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