

**NOTICE OF APPLICATION FOR A MINOR VARIANCE**  
**APPLICATION NO. A11/19**  
**Registered Plan 11M-114, Lot 22**  
**Municipally known as 25 BEECHWOOD CIRCLE 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 October, 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, **RICHARD STEVENS**, for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **25 BEECHWOOD CIRCLE** in the City of St. Thomas, Ontario:

The subject lands are within the Third Residential Zone (R3-82) pursuant to the City of St. Thomas Zoning By-Law 50-88, as amended. The applicant is requesting the following variance:

- (i) To permit a new deck 5.14m from the rear lot line, whereas the R3-82 zone requires a deck to be setback 6.5m from a rear lot line. (Table 1 to Subsection 7.4, Column Number 2, Item Number 10, requires a minimum rear yard depth of 9m. Subsection 4.2.2 of the General Provisions Applicable to Residential zones permits a deck, stoop, steps or porch which is covered or uncovered, and not wholly or partially enclosed to project into a required rear yard up to a maximum of 2.5m.)

The applicant is proposing to replace the existing deck on the back of the house, a minor variance is required to permit the new deck 5.14m from a rear lot line, whereas the Zoning By-Law requires a deck to be setback 6.5m from a rear lot line.

**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](http://www.stthomas.ca/living_here/notices_to_residents).

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

Melanie Knapp, Assistant Secretary-Treasurer, Committee of Adjustment, City Clerk's Department  
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