

NOTICE OF APPLICATION FOR CONSENT
APPLICATION NO. B12/20
Plan 80, Blk 10, Lot 1-4

Municipally known as **354 WELLINGTON STREET** in the **CITY OF ST. THOMAS**

TAKE NOTICE that the Committee of Adjustment will hold a Public Meeting on the **14th day of January, 2021** at 10:00 a.m. by teleconference to consider an application that has been made by **WALTER OSTOJIC & SONS AND NOVI CONSTRUCTION LIMITED** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, for lands municipally known as **354 WELLINGTON STREET** legally described as **Plan 80, Blk 10, Lot 1-4** in the **CITY OF ST. THOMAS**, as shown on the Key Map below.

The subject lands are within the Third Residential Zone (R3) pursuant to the City of St. Thomas Zoning By-Law No. 50-88, as amended.

The applicant is proposing to sever a vacant lot (Part 4) with frontage of 14.02m on Park Avenue and an area of 659.2sqm. It is proposed that the lot will be developed with one single detached residential dwelling. The applicant is proposing to retain two vacant lots (Part 3 and Part 5) with frontage of 14.02m (Part 3) and 13.13m (Part 5) on Park Avenue and an area of 572.0sqm (Part 3) and 448.9sqm (Part 5). It is proposed that the lots will be developed with two single detached residential dwellings.

Three consent applications have been filed concurrently (B10/20, B11/20 and B12/20) for the purpose of creating five lots, including one lot containing the existing single detached residential dwelling and detached garage and four vacant building lots proposed to be developed with four single detached residential dwellings.

Additional Information regarding the application is available by phone at 519-631-1680, ext. 4125 or e-mail at jhindley@stthomas.ca from Monday to Friday, between 9:00 a.m. and 4:00 p.m.

Any person or public body may attend the Public Hearing by teleconference and make representation either in support of, or in opposition to the proposed consent. For instructions on how to attend the teleconference, please contact the Assistant Secretary-Treasurer.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment, at the address below.

If a person or public body that files an appeal of the decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

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 30th day of December, 2020.

Jon Hindley, 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

Key Map (Not to Scale):

