

NOTICE OF APPLICATION FOR A MINOR VARIANCE
APPLICATION NO. A01/21
Plan 23, Pt. Lot 58, Registered Plan 11R-2603, Part 2
Municipally known as 37 Queen Street in the CITY OF ST. THOMAS

The Committee of Adjustment of the City of St. Thomas will hold a Public Hearing on the **11th day of February, 2021 at 10:00 a.m.** by teleconference to consider this application.

TAKE NOTICE that an application has been made by the owner, **MICHELE WUNDER**, for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **37 QUEEN STREET** in the City of St. Thomas, Ontario:

The subject lands are within the Fourth Residential Zone (R4) pursuant to the City of St. Thomas Zoning By-Law No. 50-88, as amended. The applicant is requesting the following variance:

- (i) To permit an accessory building with a height of 5.8m, whereas Subsection 4.2.4.8 of the Zoning By-law permits a maximum height of 4m for an accessory building.

The applicant is proposing to construct a detached garage (5.49m x 12.19m = 66.9sqm) in the rear yard of the subject lands. The proposed variance is for the purpose of facilitating a second storey, which will be used for storage and a hobby room, as shown on the plans accompanying the application.

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. For instructions on how to attend the teleconference, please contact the Assistant Secretary-Treasurer.

A copy of the decision of the Committee will be sent to the applicant and to each person who appeared by teleconference 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 27th day of January, 2021.

Jon Hindley, Assistant Secretary-Treasurer, Committee of Adjustment, City Clerk's Department
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