

Jon Hindley  
Assistant Secretary - Treasurer



Committee of Adjustment  
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**NOTICE OF APPLICATION FOR A MINOR VARIANCE**  
**APPLICATION NO. A01/16**  
**REGISTERED PLAN 270, PART LOT 133**  
**Municipally known as 116 AND 118 FAIRVIEW AVENUE 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 March, 2016** at **10:00 a.m.** in **Committee Room #309**, Third Floor, City Hall, 545 Talbot Street, to consider this application.

**TAKE NOTICE** that an application has been made by the owner, **MARIJAN FILIPOVIC**, for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **116 AND 118 FAIRVIEW AVENUE** in the City of St. Thomas, Ontario:

The subject lands are located within 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 minor variance from the provisions of Zoning By-Law No. 50-88, as amended. The applicant is requesting the following minor variance:

- (i) To recognize the front yard setbacks for the two residential dwellings located on the subject lands, as shown on the survey completed by Callon Dietz Incorporated, Ontario Land Surveyors, dated November 26, 2015, whereas Subsection 4.1.4.2 of the City of St. Thomas Zoning By-Law 50-88 requires a front yard setback of 19m, measured from the centre line of Fairview Avenue to the main building wall.

The subject lands contain two lawful non-conforming residential dwellings municipally known as 116 and 118 Fairview Avenue. The applicant has filed a consent application (B01/16) concurrently for the purpose of severing one lot containing 118 Fairview Avenue, and retaining one lot containing 116 Fairview Avenue. A minor variance is required as the residential dwellings will not conform to the front yard setback requirement of the Zoning By-law, as a result of lands being conveyed to the City of St. Thomas for future road widening purposes.

**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/content/notices-residents>.

Dated at the City of St. Thomas this 9th day of March, 2016.

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