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Committee of Adjustment
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NOTICE OF APPLICATION FOR A MINOR VARIANCE
APPLICATION NO. A03/16
REGISTERED PLAN 11M-157, LOT 10
Municipally known as 25 BAILEY AVENUE 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 June, 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 owners, **ROBERT AND REBECCA SCOTT**, 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 BAILEY AVENUE** in the City of St. Thomas, Ontario:

The subject lands are located within Third Residential Zone (R3-44) pursuant to the City of St. Thomas Zoning By-Law 50-88, as amended. The applicants, being the owners of the subject lands, have applied for a minor variance from the provisions of Zoning By-Law No. 50-88, as amended. The applicants are requesting the following minor variance(s):

- (i) To permit an addition 7.47m from the rear lot line, whereas Table 1 to Subsection 7.4, Item Number 10, and Column 2 of the City of St. Thomas Zoning By-Law 50-88 requires a minimum rear yard depth of 9m.
- (ii) To permit a lot coverage of 39%, whereas Table 1 to Subsection 7.4, Item Number 5, and Column 2 of the City of St. Thomas Zoning By-Law 50-88 permits a maximum lot coverage of 35%.

The applicants are requesting the Committee of Adjustment consider a minor variance application to permit the construction of a new 3.65m x 4.57m sunroom addition on the back of the existing residential dwelling. The first variance is required to permit the addition 7.47m from the rear lot line, whereas the Zoning By-Law requires a minimum rear yard depth of 9m. The second variance is required to permit a lot coverage of 39%, whereas the Zoning By-Law permits a maximum lot coverage of 35%.

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 8th day of June, 2016.

Melanie Knapp, Assistant Secretary-Treasurer
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