

Richard Hodgkinson
Chair

Melanie Knapp
Assistant Secretary - Treasurer



Committee of Adjustment
545 Talbot Street
P.O. Box 520, City Hall
St. Thomas, ON N5P 3V7
Phone: (519) 631-1680 Ext. 4125
Fax: (519) 633-9019
Email: mknapp@stthomas.ca

NOTICE OF APPLICATION FOR A MINOR VARIANCE
APPLICATION NO. A04/16
REGISTERED PLAN 15, PART LOT 12, PARTS 12, RP11B-1482, PART 3 & 4
Municipally known as 353 TALBOT STREET 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, **GEORGE QUBTY AND ASHRAF EL KHODEIR**, for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **353 TALBOT STREET** in the City of St. Thomas, Ontario:

The subject lands are located within the Downtown Talbot Central Commercial Zone (C2) 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:

- (i) To permit one residential dwelling unit on the ground floor of the existing building, which is within 25m of Talbot Street, whereas Subsection 13.3.3 of the City of St. Thomas Zoning By-Law 50-88 provides that no part of the ground floor of any building which part is within 25m of Talbot Street shall be used for residential purposes.

The applicants are requesting the Committee of Adjustment consider a minor variance application to permit one residential bachelor dwelling unit on the ground floor of the existing building, which is within 25m of Talbot Street. The proposed dwelling unit will have a maximum floor area of 28m², and access to the dwelling unit will be through the back of the existing building. The balance of the ground floor area will continue to be used for commercial purposes and access to the existing residential dwelling units on the second and third floor.

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
Committee of Adjustment, City Clerk's Department
P.O. Box 520, City Hall
St. Thomas, ON N5P 3V7
Ph: (519) 631-1680 ext. 4125