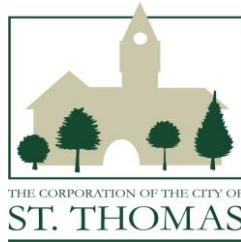


Richard Hodgkinson  
Chair

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  
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**NOTICE OF APPLICATION FOR A MINOR VARIANCE**  
**APPLICATION NO. A06/16**  
**PLAN 136, LOTS 1 & 2, PART LOT 5**  
**Municipally known as 245 ROSS STREET in the CITY OF ST. THOMAS**

The Committee of Adjustment of the City of St. Thomas will hold a Public Hearing on the **14th day of July, 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, **GILLIAN AND ROBERT SOUCIE**, for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **245 ROSS STREET** 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 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 variances:

- (i) To recognize the location of the existing residential dwelling 4.9m from the front lot line, whereas Table 1 to Subsection 7.4, Column Number 2, Item Number 9 of the City of St. Thomas Zoning By-Law No. 50-88, as amended requires a minimum front yard depth of 6m.
- (ii) To recognize the location of the existing residential dwelling 3.1m from the exterior side lot line, whereas Table 1 to Subsection 7.4, Column Number 2, Item Number 11(b) of the City of St. Thomas Zoning By-Law No. 50-88, as amended requires a minimum exterior side yard depth of 4m.

The applicants are requesting the Committee of Adjustment consider a minor variance application to recognize the deficient front and exterior side yard depth for the existing residential dwelling located on the subject lands. The location of the residential dwelling is currently lawful non-conforming, however the applicants have filed a consent application (Consent Application - B06/16) concurrently for a lot addition, which will alter what existed on the subject lands, on the day of the passing of the Zoning By-Law. No new development is proposed through the subject application.

**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 29th day of June, 2016.

Melanie Knapp, Assistant Secretary-Treasurer  
Committee of Adjustment, City Clerk's Department  
P.O. Box 520, City Hall  
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