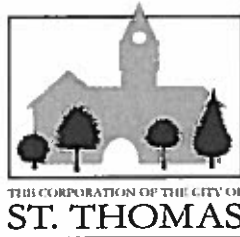


Richard Hodgkinson
Chair

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
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**NOTICE OF APPLICATION FOR CONSENT
APPLICATION NO. B05/16
PLAN 136, LOTS 1 & 2, PART LOT 5
245 ROSS STREET, CITY OF ST. THOMAS**

TAKE NOTICE that the Committee of Adjustment will hold a Public Meeting 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 an application that has been made by **GILLIAN AND ROBERT SOUCIE** for a consent pursuant to Section 53 of the Planning Act, 1990 as amended, for lands legally described as **PLAN 136, LOTS 1 & 2, PART LOT 5**, municipally known as **245 ROSS STREET** in the **CITY OF ST. THOMAS**, as shown on the Key Map below.

The subject lands are located within the Third Residential Zone (R3) pursuant to the City of St. Thomas Zoning By-Law No. 50-88, as amended. The applicants have applied for the following consent.

Consent application B05/16 has been filed for the purpose of a lot addition, which will not result in the creation of a new lot. The applicants are proposing to sever a vacant parcel of land 3.65m x 16.76m, and a lot area of 61.30m². It is proposed that the severed lands will be merged with the abutting lot to the east municipally known as 7 Locust Street, and continue to be used for residential purposes. The applicants are proposing to retain a lot with 16.76m of frontage on Ross Street, 30.63m of frontage on Locust Street, and a lot area of 513.4m², containing one residential dwelling. It is proposed that the retained lands will continue to be used for residential purposes.

The applicants have filed a minor variance application (Minor Variance Application - COA06/16) concurrently to recognize the deficient front and exterior side yard depth for the existing residential dwelling located on the subject lands. The location of the existing residential dwelling is lawful non-conforming, however the proposed lot addition will alter what existed on the subject lands on the day of the passing of the Zoning By-Law.

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.

Any person or public body may attend the Public Hearing and make representation either in support of, or in opposition to the proposed consent.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the Committee of Adjustment, at the address below.

If a person or public body that files an appeal of the decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

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, St. Thomas, ON N5P 3V7 Ph: 519-631-1680 ext. 4125

KEY MAP: (Not to Scale)

