



MOTICE OF APPLICATION FOR A MINOR VARIANCE

APPLICATION NO. A01/17

Part Lot 21, Registered Plan 287, Parts 14 & 15 on Plan 11R-8339 and Parts 2 & 6 on Plan 11R-9374

Municipally known as 131 SOUTH EDGEWARE ROAD in the CITY OF ST. THOMAS

The Committee of Adjustment of the City of St. Thomas will hold a Public Hearing on the **26th day of January, 2017** at **10:00 a.m**. in **Committee Room #309**, Third Floor, City $\label{eq:Hall, 545} \textit{Talbot Street, to consider this application.}$

TAKE NOTICE that an application has been made by the owner, CENTAL INVESTMENTS LIMITED, for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as 131 SOUTH EDGEWARE ROAD in the City of St. Thomas, Ontario:

The subject lands are located within M2-2 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 permit a minimum of 20 parking spaces for a proposed retail/wholesale automobile parts building with a gross floor area of $1,021.92m^2$, whereas Subsection 21.5.2(d), of the City of St. Thomas Zoning By-Law 50-88, requires a minimum of $5.3\ parking\ spaces/100m^2$ of gross floor area ($54\ parking\ spaces/100m^2$) of gross floo spaces).

The applicant is proposing to develop the subject lands with a new building in order to accommodate an automobile parts business, which will include $232.25 m^2\, of \, retail$ space, and $789.67 m^2$ of warehouse space. The M2-2 zone is a site specific zone that dates back to 1988 which anticipated the development of a shopping mall that was never constructed. The M2-2 permits an automotive service business, however the parking requirement was based on a shopping mall, and as such the applicant is requesting a minor variance to reduce the parking requirement of 54 parking spaces to 20 parking spaces for a proposed automobile parts business.

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 11th day of January, 2017.

Breanna Pawlak, Assistant Secretary-Treasurer Committee of Adjustment, City Clerk's Department

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