



*Together for a Better Tomorrow*



**NOTICE OF APPLICATION FOR A MINOR VARIANCE**

**APPLICATION NO. A02/17**  
**CONCESSION NTRE, LOT No. 5 PT. LOT 44**  
**Municipally known as 40076 FINGAL LINE in the CITY OF ST. THOMAS**

The Committee of Adjustment of the City of St. Thomas will hold a Public Hearing on the **9th day of February, 2017 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 owner, **CAROLYN CHESTERFIELD**, for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **40076 FINGAL LINE** in the City of St. Thomas, Ontario: The subject lands are located within the Residential Development Zone (R7-4) 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 the Zoning By-Law. The applicant is requesting the following minor variances:

(i)

To permit the erection of a 4,800ft<sup>2</sup> accessory building on the subject lands, whereas Subsection 11.2 of the City of St. Thomas Zoning By-Law No. 50-88, provides that no building or structure shall be erected within the R7-4 zone.

(ii)

To permit a building or structure to be erected and used on a lot that does not have frontage on a street, whereas Subsection 4.1.5 of the City of St. Thomas Zoning By-Law No. 50-88, provides that no building or structure shall be erected on a lot or used for any purpose unless the lot has the minimum lot frontage required by the Zoning By-Law.

The applicant is requesting the Committee of Adjustment consider a minor variance application to erect a 4,800ft<sup>2</sup> accessory building on the subject lands for storage purposes. A minor variance is required as the R7-4 zone does not permit a building or structure to be erected. According to the applicant the storage building is required on the site for security and aesthetic purposes.

**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 25th day of January, 2017.

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