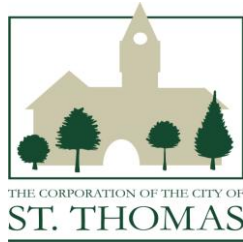


Inge Bowman
Chair

Breanna Pawlak
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. A03/17
CONCESSION 7, PART LOT 8
Municipally known as 601 Elm Street in the CITY OF ST. THOMAS

The Committee of Adjustment of the City of St. Thomas will hold a Public Hearing on the **13th day of April, 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, **John Evely**, for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **601 Elm Street** in the City of St. Thomas, Ontario:

The subject lands are located within the Residential Zone (R1) 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 a detached garage to encroach into the front yard, whereas Subsection 4.2.4.3 of the City of St. Thomas Zoning By-Law 50-88 provides that no accessory building shall be erected or used between a main building wall and any required front yard except that a garage attached to a dwelling may be erected and used between any main building wall opposite the front lot line and its extensions and any required front yard.
- (ii) To permit a maximum floor area of 75.8m² for a detached garage, whereas Table 1 to Subsection 5.4, Item Number 6, Column 2 of the City of St. Thomas Zoning By-Law 50-88 provides that the maximum floor of an enclosed accessory building shall be the lesser of 15% (181.7m²) of the lot area (1'211.45m²) or 67m².

The applicant is proposing to construct a 7.31m x 10.36m detached garage on the westerly side of the existing residential dwelling, as shown on the plans accompanying 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 22nd day of March, 2017.

Breanna Pawlak, Assistant Secretary-Treasurer
Committee of Adjustment, City Clerk's Department
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St. Thomas, ON N5P 3V7
Ph: (519) 631-1680 ext. 4125