

NOTICE OF APPLICATION FOR A MINOR VARIANCE
APPLICATION NO. A04/18
Registered Plan 3, Lot 10
Municipally known as 23 HINCKS 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 June, 2018** at **10:00 a.m.** in **Committee Room #415**, Level Four, City Hall, 545 Talbot Street, to consider this application.

TAKE NOTICE that an application has been made by the owners, **Adrian and Kathleen Hill**, for a permission pursuant to 45(2)(a)(ii) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **23 Hincks Street** in the City of St. Thomas, Ontario.

The subject lands are located within the Restricted Commercial Zone (C8) pursuant to the City of St. Thomas Zoning By-Law 50-88, as amended. The applicants are requesting the following permission:

- (i) To permit the use of the existing building located on the subject lands as a duplex dwelling.

The applicants are requesting permission from the Committee of Adjustment to permit the use of the existing building located on the subject lands as a duplex dwelling, which was originally constructed as a single detached dwelling. No new development is proposed through the subject application.

Section 45(2)(a)(ii) of the Planning Act, R.S.O., 1990. provides that the Committee of Adjustment may permit the use of such land, building or structure for a purpose that, in the opinion of the committee, is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the Zoning By-law than the purpose for which it was used on the day the Zoning By-law was passed, if the use for a purpose prohibited by the By-law or another use for a purpose previously permitted by the committee continued until the date of the application to the Committee.

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 30th day of May, 2018.

Melanie Knapp, Assistant Secretary-Treasurer
David Collins, Chair
Committee of Adjustment, City Clerk's Department
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