

CORPORATION OF THE CITY OF ST. THOMAS
NOTICE OF APPLICATION CONCERNING A PROPOSED DRAFT PLAN OF SUBDIVISION AND A
PROPOSED DRAFT PLAN OF CONDOMINIUM

96, 98, 100 Moore Street
File Nos. 34T-26503 (Subdivision) and 34CDM-26501 (Condominium)

TAKE NOTICE that pursuant to Section 51 (16) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, Baker Planning Group, on behalf of Patriot Properties Inc. has filed an applications for Draft Plan of Subdivision (File No. 34T-26503) and Draft Plan of Condominium (File No. 34CDM-26501).

TAKE NOTICE that pursuant to Section 51 (19.4) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the application was deemed complete by the City of St. Thomas on July 2, 2026, and the information and material provided under Subsections (17) and (18) is available to the public.

AND TAKE NOTICE that pursuant to Section 51 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, there are no provisions to hold a public meeting for Draft Plan of Subdivision or Draft Plans of Condominium applications.

The applicant has submitted Draft Plan of Subdivision and Draft Plan of Condominium applications for a residential development consisting of 3 apartment buildings that is currently under construction (Alma College Square). The proponent has identified that the three apartment buildings would continue to be rental buildings, however these approvals are being sought to facilitate the project financing and eligibility for Canadian Mortgage and Housing (CMHC) funding programs. The purpose of the Draft Plan of Subdivision is to create legally describable blocks of land for conveyance. These blocks would then form part of the proposed common elements condominium.

The subject lands are approximately 4.39 hectares and are located south of Wellington Street and west of Ross Street, with frontage on Moore Street. The location of the subject lands is shown on the Key Map. The lands can be described as LOTS 69, 70, 71 & 72, PLAN 19; PART OF LOTS 68 & 73, PLAN 19; PART OF LOT 99, S OF MOORE ST PLAN 43; PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 & 10, BLOCK A PLAN 122; PART OF LONDON AND PORT STANLEY RAILWAY PLAN 3; PART OF FOREST AVE PLAN 122 CLOSED BY E391809; PART OF MOORE ST PLAN 19 CLOSED BY STH30182 DESIGNATED AS PARTS 1, 2 & 3, 11R-5757 SAVE & EXCEPT PT 4 11R3622; SUBJECT TO AN EASEMENT IN GROSS AS IN CT178226; TOGETHER WITH AN EASEMENT OVER PART FOREST AVE PLAN 122, PARTS 3, 4 & 5 11R10584 AS IN CT179643; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2 PLAN 11R10584 AS IN CT179644; CITY OF ST. THOMAS.

The subject lands are zoned Fifth Residential Special Provision Zone (R5-41) and the Natural Heritage Special Provision Zone (NH-6). The development on the subject lands complies with the Zoning By-law, and the future use of the site would continue to be regulated by the Zoning By-Law.

For more information about this matter, including information about appeal rights, please contact Lou Pompili, Director of Planning & Building Services, by telephone at 519-633-2560 or by mail, sent to 545 Talbot Street, St. Thomas, ON, N5P 3V7.

PUBLIC ACCESS TO INFORMATION relating to the proposed Draft Plan of Subdivision and Draft Plan of Condominium may be accessed on the City's website https://www.stthomas.ca/living_here/notices_to_residents or the City's Facebook page www.facebook.com/st.thomastherailwaycity.

DATED at the City of St. Thomas, this 14th day of August, 2026.

KEY MAP: (not to scale)

