PLANNING & BUILDING SERVICES DEPARTMENT
t. (519) 633.2560 f. (519) 633.6581
9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

Corporation of the City of St. Thomas

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT

Pursuant to Section 22 of the Planning Act, as amended

OFFICE USE: Date Application Received: April 27, 2026 Consultation Date: May 13, 2025
Date Application Deemed Complete: ~~Sept 18/26~~ File Number: 3-03-26

OWNER/APPLICANT

1. Property Owner
   Name: VKS Sunset Plaza Inc. c/o Venkat Perugu
   Address: 206-1670 North Service Road East Oakville
   Postal Code: L6H 7G3 Phone: 647-961-7111 Fax:
   Email: venkat@perugudevelopment.ca

2. Agent/Applicant
   Name: SBM Ltd. c/o Olya Alchits
   Company: SBM Ltd.
   Address: 132 Queen St S #4, Kitchener, ON
   Postal Code: N2G 1V9 Phone: 519-725-8093 x 424 Fax:
   Email: oalchits@sbmltd.ca

   Who is the primary contact?
   ☐ Registered Owner ■ Applicant/Agent
   *Note: Unless otherwise requested all communications will be sent to the Applicant.

   *Please indicate the method of communication you would like to be contacted by.
   ☐ Phone ■Email ☐Fax ☐Mail

DESCRIPTION OF SUBJECT LAND

1. Municipal Address: 9784 Sunset Drive, St. Thomas
2. Legal Description: PART OF LOT D, EAST OF NORTH BRANCH OF THE TALBOT ROAD IN THE TOWNSHIP OF SOUTHWOLD COUNTY OF ELGIN
3. Concession and Lot Number:
4. If known, the date the subject land was acquired by the current owner: May, 2024
5. If known, the approximate area of the subject land, in metric units: 13,094.7 m²

SERVICES AND ACCESS

1. Water supply to the subject lands shall be provided by:
   - ☐ Privately owned and operated communal well
   - ☐ Privately owned and operated individual well
   - ■ Publicly owned and operated piped water system
   - ☐ Lake or other water body
   - ☐ Other (Specify) _____

2. Sewage disposal on the subject lands will be provided by:
   - ☐ Privately owned and operated individual septic system
   - ☐ Privately owned and operated communal septic system
   - ■ Publically owned and operated sanitary sewage system
   - ☐ Privy
   - ☐ Other Means (Specify) _____

3. If the sanitary sewage disposal is to be supplied through a privately owned and operated individual or communal septic system, and more than 4500 litres of effluent will be produced per day as a result, the following reports must be provided:

   ■ a servicing options report; and ☐ a hydrogeological report

PRESENT AND PROPOSED LAND USE

1. Name of the official plan requested to be amended: Highway Commercial as per Schedule 'A' Land use Designations

2. What is the purpose of the requested amendment? To permit a commercial development - a Site Specific Exception is being requested
   Please refer to the Planning Justification Report for more information,

3. Does the requested amendment change or replace a designation in the official plan? ■ Yes ☐ No

   If yes, what is the designation to be changed or replaced? Highway Commercial to Minor Commercial designation in Schedule "A" of the OP

4. Does the requested amendment change or replace a schedule in the official plan? List the requested schedule and the text that accompanies it: The requested amendment changes the designation.
   Please refer to the Planning Justification Report for the text that accompanies the amendment.

5. Does the requested amendment change, replace or delete a policy in the official plan? ■ Yes ☐ No

   If yes, what is the policy to be changed, replaced or deleted? Change policy 5.7.3.2

   What is the text of the requested amendment? Please refer to the Planning Justification Report for the text of the requested amendment.

6. Does the requested amendment add a policy to the official plan? ■ Yes ☐ No

7. What is the current designation of the subject land in the official plan and the land uses that the designation authorizes? Highway Commercial - hotel/motel, automotive service business, gas bar, car wash, convenience store, auto maintenance garge

8. What are the land uses that the requested official plan amendment would authorize?
   Minor Commercial - Office, restaurant, bank, bakery, barer, hairdresser

9. Is the purpose of the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? ☐ Yes ■ No

If yes, please provide details of the official plan or official plan amendment that deals with this matter:

_____

_____

10. Is the purpose of the application to remove land from an area of employment? ☐ Yes ■ No

If the requested amendment removes the subject land from an area of employment, what are the official plan policies, if any, dealing with the removal of land from an area of employments?

_____

_____

PREVIOUS PLANNING ACT APPROVALS

1. Have the subject lands, or land within 120 metres of the subject property, been the subject of any of the following matters under the Planning Act:

- Approval of a Plan of Subdivision ☐ Yes ☐ No File No: _____ Status: _____
- Approval of a Consent Application ☐ Yes ☐ No File No: _____ Status: _____
- Approval of a Zoning Application ☑ Yes ☐ No File No: 116-97 Status: Approved
- Approval of an Official Plan Amendment ☐ Yes ☐ No File No: _____ Status: _____
- Site Plan Approval Application ☐ Yes ☐ No File No: _____ Status: _____
- Approval of a Minor Variance Application ☐ Yes ☐ No File No: _____ Status: _____

If the lands have been subject to any of the planning approvals listed above, please identify the purpose of the application, the land it affects and its effect on the current requested amendment.

The special provision permits a single detached dwelling on the subject site. This has no impact on the requested amendment as the existing dwelling is intended to be demolished and there is no residential component as part of this application.

2. Is the application for an amendment to the official plan consistent with the policy statements issued under Subsection 3(1) of the act? ■ Yes ☐ No

3. Is the subject land within an area of land designated under any provincial plan(s)? ☐ Yes ■ No

If yes, does the application conform to the applicable provincial plan(s)? ☐ Yes ☐ No

4. **Public Consultation:**

Please provide a strategy for consulting with the public with respect to this application: As per the Planning Act.

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Planning Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application **(Appendix A)**. If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. In accordance with that Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I SBM Ltd. c/o Olya Alchits, the Owner or Authorized Agent, hereby agree and acknowledge that the

(Print name of Owner or Authorized Agent)

information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy* Act, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

Personal information on this form is collected under the authority of Section 41 of the *Planning Act,* R.S.O. 1990 and Sections 8 (1) and 10 of the *Municipal Act,* 2001, as amended, and will be used to contact the owner, applicant and/or agent regarding the Zoning By-law Amendment Application. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

AFFIDAVIT OR SWORN DECLARATION

I, Olya Alchits (name of applicant) of the City of London (City) in the province of Ontario,

make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 545/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of London (City) on this 21 (Day) day of April (Month), 20 26 (Year).

[redacted]

Signature of Owner or Authorized Agent

Apil 21,2026

Date

[redacted]

Signature of Commissioner of Oaths, etc.

Apil 21,2026

Date

Aaron Cornelis Augustus Strik, a Commissioner, etc., Province of Ontario, for Strik, Baldinelli, Moniz Ltd. and SBM Geomatics Ltd. Expires November 30, 2026.

APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, Venkat Perugu Of VKS Sunset Plaza Inc, am the owner of the subject lands, and I authorize Olya Alchits, SBM Ltd, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

April 23rd, 2026
Date

[redacted]
Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

***Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, Venkat Perugu Of VKS Sunset Plaza Inc, am the **owner** of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

April 23rd, 2026
Date

[redacted]
Signature of Owner