

**NOTICE OF AN APPLICATION AND PUBLIC MEETING CONCERNING
PROPOSED ZONING BY-LAW AMENDMENT**

**Warehouse Street
Plan 80, Block 2, Lots 1 to 8, Plan 93, Part of Lots 32 to 34, City of St. Thomas**

TAKE NOTICE that pursuant to Subsection 34(12) of the Planning Act, R.S.O. 1990, as amended, the Council of the Corporation of the City of St. Thomas will hold a Public Meeting on the 9th day of March, 2025 at 6:00 P.M. to consider an amendment to Zoning By-Law 50-88. The purpose of the Public Meeting is to afford any person that attends, an opportunity to make representation with respect to the proposed amendment to the Zoning By-law. The meeting will be held at City Hall and will also be accessible by Zoom. Detailed information for this meeting can be found at https://www.stthomas.ca/living_here/notices_to_residents, under ‘**Planning Notices.**’

The subject lands are located on the north side of Warehouse Street between Fairview Avenue and Park Avenue. They have a total area of approximately 1.12 hectares and a frontage of 219 metres. The location and the limits of the Plan and its relationship to the surrounding area is shown on the Key Map below. The lands can be described as Plan 80, Block 2, Lots 1 to 8, Plan 93, Part of Lots 32 to 34, City of St. Thomas.

An application has been submitted by Dillon Consulting Limited on behalf of Walter Ostojsic & Sons Ltd. for approval of a zoning by-law amendment in association with a Draft Plan of Subdivision (File No. 34T-26501) to permit the creation of twelve (12) new lots fronting on to Warehouse Street for residential development, with an associated stormwater management block behind.

The purpose of the requested amendment is to change the existing Residential Development Zone (R7) on the property to site-specific residential zones to support the development of the proposed Draft Plan of Subdivision. The effect of the proposed amendment is to amend the City of St. Thomas Zoning By-Law 50-88 to three (3) separate site-specific Fourth Residential Zones (R4) support the proposed residential development consisting of five (5) lots for semi-detached dwellings (10-units), seven (7) lots for fourplex dwellings (28-units), and a stormwater management block on the subject lands. The specific modifications that were requested were in relation to the minimum lot frontage and minimum lot area, for the proposed uses and a holding zone to address access for the proposed stormwater management block.

ANY PERSON OR PUBLIC BODY may attend the Public Meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Zoning By-law amendment.

If you wish to be notified of the decision of the City of St. Thomas on the proposed Zoning By-law amendment, you must make a written request to the address below.

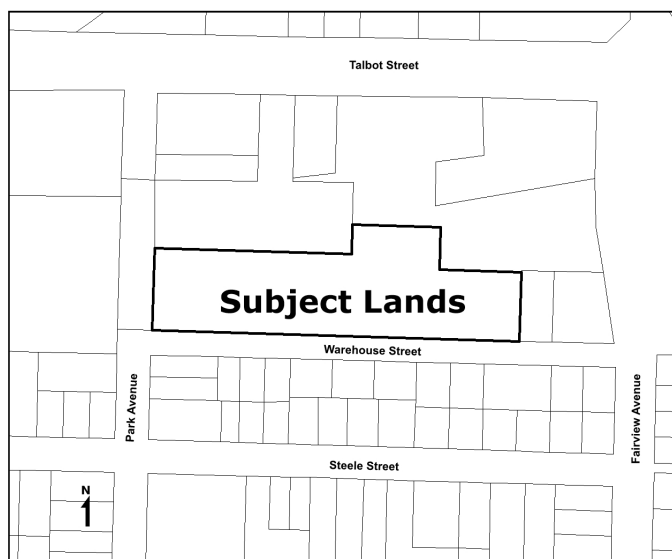
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of St. Thomas to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of St. Thomas before the proposed Zoning By-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of St. Thomas before the proposed Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

PUBLIC ACCESS TO INFORMATION relating to the proposed Zoning By-law Amendment 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 6th day of February, 2026.

KEY MAP (not to scale)



Maria Konefal, City Clerk
City of St. Thomas
545 Talbot Street
St. Thomas, Ontario
N5P 3V7