NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT
BY THE CORPORATION OF THE CITY OF ST. THOMAS

417 Wellington Street and 275 Highview Drive

TAKE NOTICE that the Council of the Corporation of the City of St. Thomas passed By-Law No. 142-2026 on the 19th day of October, 2026, pursuant to Subsection 34(18) of the Planning Act, R.S.O., 1990, as amended.

An application has been submitted by Zelinka Priamo Ltd., on behalf of Elgin Mall Inc. and Railway City Hospitality Inc., for approval of a zoning by-law amendment to permit and increase in maximum building height and a reduction in minimum lot area to facilitate the development of two ten-storey mixed use buildings and two one-storey commercial buildings on the subject lands.

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 YARMOUTH CON 8 PT LOT 9 PLAN 209 PT LOT 115 and PLAN 209 PT LOT 115 PLAN 270 LOT 197 TO 199.

The portion of the subject lands at 275 Highview Avenue is zoned Major Commercial Special Provision Zone (C4-5, C4-6) in the City of St. Thomas Zoning By-law 50-88 which permits a range of retail and service commercial uses, and apartment uses, subject to various zoning standards. The portion of the subject lands at 417 Wellington Street is zoned Major Commercial Special Provision Zone (C4-5, C4-7). The C4-7 Zone allows kennels and pet grooming in addition to what is permitted in the C-6 Zone. The applicant is seeking to rezone to replace the existing C4-6 Zone (which also applies to the C4-7 Zone) with revisions to the existing C4-6 Zone provisions to reduce the minimum lot area from 79,700 square metres to 79,630 square metres and increase the maximum permitted building height to 37.16 metres or the maximum permitted by the City of St. Thomas Airport Zoning By-law 36-2019, whichever is lesser. Revisions were made to the amendment to replace the existing C4-5, C4-6, and C4-7 Zones with a simplified, consolidated C4-6 Zone that would permit the proposed development in addition to the existing permissions on the subject lands. Revisions were also made to include zoning standards for requiring underground parking, outdoor amenity space, maintaining an enclosed shopping centre, and regulating the quantity and size of apartment dwellings.

A public meeting was held on September 14, 2026, where Council members and approximately four members of the public spoke at the public meeting. No written submissions were received. Members of Council provided comment and inquired about height transition, underground parking, amenity space, EV charging and the impact on airport operation Members of the public shared concerns about height and loss of privacy and inquired about roundabouts, bike lanes, and studies completed. Staff and the applicant answered questions at the public meeting and a follow up report was considered by Council at its October 19, 2026 meeting.

The purpose and effect of the proposed amendment is to amend the City of St. Thomas Zoning By-Law 50-88 to allow for an increased height limit for apartment buildings and a reduction in minimum lot area, in addition to the range of uses and zoning standards that are already permitted on the subject lands.

In coming to its decision, Council took into consideration the planning reports prepared by staff and the submissions made by the applicant and the public.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Zoning By-law may be made by filing a notice of appeal with the City Clerk either via the OLT e-file portal (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service by selecting St. Thomas (City) - Clerk as the Approval Authority, or in person or by mail to 545 Talbot Street, St. Thomas, ON N5P 3V7, no later than 4:30 p.m. on November 12, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of $1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to customerservice@stthomas.ca.

Only specific stakeholders, including the applicant, the Minister, public bodies or a "specified person" as defined by the *Planning Act*, and /or registered owner of any land to which the Zoning By-law would apply may appeal a zoning by-law to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of a specified person or registered owner who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, contact the City of St. Thomas Planning & Building Services Department.

PUBLIC ACCESS TO INFORMATION relating to the proposed Zoning By-law Amendment is available for inspection daily, from Monday to Friday, between 8:30 A.M. and 4:30 P.M. at the Planning Office, 545 Talbot Street, St. Thomas, or may be accessed on the City's website https://www.stthomas.ca/business-development/planning-and-development/current-planning-applications/ or the City's Facebook page www.facebook.com/st.thomastherailwaycity.

DATED at the City of St. Thomas, this 23th day of October, 2026.

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

KEY MAP (not to scale)

