

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

417 Wellington Street and 275 Highview Drive

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 14th day of September, 2026 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.**’

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

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 already permitted on the subject lands.

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.

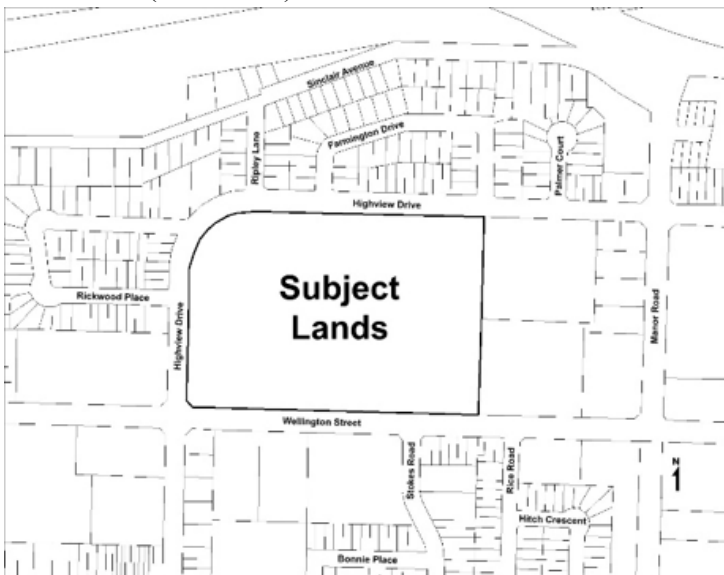
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of St. Thomas to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of St. Thomas 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 14th day of August, 2026.

KEY MAP (not to scale)



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