

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

Sinclair Avenue Subdivision

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 13th day of July, 2021, at 5:00 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 conducted by Zoom Webinar and detailed information for this meeting can be found at <https://www.stthomas.ca/cms/one.aspx?portalId=12189805&pageId=13100662>, under ‘**Planning Notices.**’ Please note that there are multiple applications being considered at this meeting and you may be required to listen to more than one application.

The subject lands can be described as Part of Lot 8 and 9, Concession 9 in the Township of Yarmouth, Original Road Allowance between Concessions 8 and 9, Lots 90 and 91 and Lot Canadian National Railway Registered Plan No. 209 in the City of St Thomas and are shown outlined in a heavy solid line on the Key Map below.

The applicant, TBR Developments Inc., has submitted an associated Draft Plan of Subdivision (34T-21504) to the City of St. Thomas. As part of this application, they are proposing to change the existing site-specific zoning on the subject lands to permit 19 single-detached residential lots.

Zoning By-law 50-88 zones the lands a site-specific Second Residential Zone (R2-1), and while the current zoning does support single-detached residential use, reductions have been requested on the rear yard setback in the R2-1 zone and the general provisions for minimum lot area and lot frontage.

The purpose and effect of the proposed amendment is to amend the City of St. Thomas Zoning By-Law 50-88 to allow for the development of 19 single-detached residential lots with reductions to the rear yard setback, minimum lot area and lot frontage.

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.

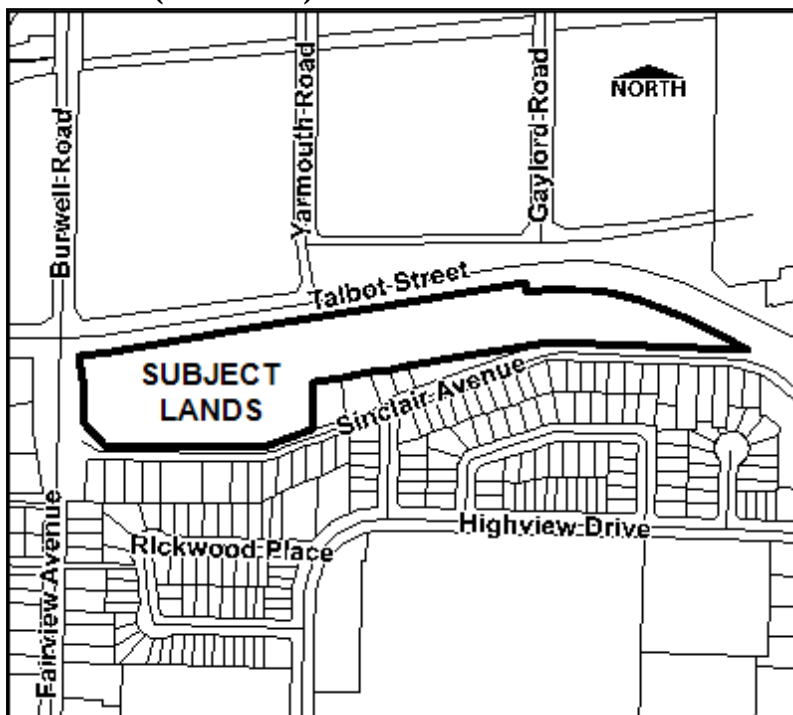
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of St. Thomas before the proposed Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of St. Thomas to the Local Planning Appeal Tribunal.

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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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 <https://www.facebook.com/pages/City-of-St-Thomas-Ontario/120624024692752>.

DATED at the City of St. Thomas, this 18th day of June, 2021.

KEY MAP (not to scale)



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