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 ZONING BY-LAW AMENDMENT

Pursuant to Section 34 of the Planning Act, as amended

OFFICE USE: Date Application Received: April 27/26 Consultation Date: May 13, 2025
Date Application Deemed Complete: Sept 18/26 File Number: 2-09-26

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. If known, the date the subject land was acquired by the current owner: May, 2024
4. If known, the names and addresses of the holders of any mortgages, charges or other encumbrances:

SERVICES AND ACCESS

1. Access to the subject lands will be provided by:
   - ■ Municipal Road
   - ☐ Provincial Highway
   - ☐ Public Road
   - ☐ Right of Way
   - ☐ Water
   - ☐ Other (Specify) _____

2. If access to the subject land will be by water only please answer the following:
   Parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road: Not applicable.

3. 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) _____

4. 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) _____

   Is there a septic system on the property?
   ■ Yes ☐ No

   If Yes, is it in good working order?
   ■ Yes ☐ No

5. 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

6. Indicate whether storm drainage will be provided by:
   - ☐ Ditches
   - ■ Sewers
   - ☐ Swales
   - ☐ Other (Specify) _____

PRESENT AND PROPOSED LAND USE

1. Current designation in the Official Plan: Highway Commercial as per Schedule 'A' Land use Designations

2. Current Zoning of the Subject Lands: Highway Commercial C7-17 Zone.

3. What is the present use(s) of the subject land? If known, what is the length of time that the existing uses of the subject land have continued? two-storey single detached residential dwelling, detached garage and barn .
   Existing Uses on subject land - approx 50 + years.

4. What is the proposed use(s) of the subject land? Commercial

5. Reason(s) for requesting the rezoning: To permit a commercial development. Please refer to the Planning Justification Report.

6. If the subject land is within an area where the municipality has predetermined the minimum and maximum density requirements or the minimum and maximum height requirements, provide a statement of these requirements: No maximum height.

7. 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:

8. Is the purpose of the application to remove land from an area of employment?
   ☐ Yes ■ No
   If yes, please provide details of the official plan or official plan amendment that deals with this matter:

9. Is the subject land within an area where zoning with conditions may apply?
   ☐ Yes ■ No
   If yes, please provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions:

PRESENT & PROPOSED BUILDINGS/STRUCTURES ON THE SUBJECT LAND

1. Are there any buildings or structures on the subject land?
   ■ Yes ☐ No (If yes, complete the following information):
   Type of building(s) or structure(s):

2. Are there any buildings or structures proposed to be built on the subject land?
   ☐ Yes ☐ No (If yes, complete the following information):
   Type of building(s) or structure(s): Two-storey single detached residential dwelling, detached garage and barn .

3. If known, the date any existing buildings or structures on the subject land were constructed:
Approx 1960's.

4. If known, the length of time that the existing uses of the subject land has continued:
Approx 50+ years.

SITE PLAN

1. Please provide a drawing which illustrates the following:
   - ☐ Municipal address and applicant information
   - ☐ Must be to scale, feature a Date, and North Arrow
   - ☐ The property boundaries (uses of adjacent properties should be noted)
   - ☐ Measurements must be in metric
   - ☐ Height of the building (existing and/or proposed)(m)
   - ☐ Ground Floor Area (m^2)
   - ☐ Setbacks, Rear lot line (m)
   - ☐ Setbacks, Front lot line (m)
   - ☐ Setbacks, Side lot lines (m)
   - ☐ Dimensions of subject land: Depth (m), Area (m^2), Frontage 121.11 on Sunset Street/Road

PREVIOUS PLANNING ACT APPROVALS

1. Have the subject lands ever 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
- A Minister's Zoning Order ☐ Yes ■ No O.Reg 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 zoning by-law 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 Official Plan 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 543/06 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 — Date: Apil 21,2026

[redacted]

Signature of Commissioner of Oaths, etc. — Date: Apil 21,2026

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