

NOTICE OF DECISION
On Application for Approval of a Draft Plan of Subdivision/Condominium
Subsection 51(37) of the Planning Act

On February 6, 2026, the City of St. Thomas approved, subject to conditions, Draft Plan of Condominium File No. 34CDM-25501, in respect of lands described as Part of Lot 21, Registered Plan 287, City of St. Thomas, County of Elgin. The Plan encompasses a total area of approximately 0.46 hectares (1.13 acres) and is located south of South Edgeware Road, mid-block between Burwell Road and Flex O Lite Road. The purpose of the application is to change the ownership (tenure) of the subject lands to a Standard Condominium Corporation, which would allow the commercial units to be sold individually, with certain portions remaining in common element.

When and How to File a Notice of Appeal

Notice to appeal the decision of the Ontario Land Tribunal must be filed with the City of St. Thomas on or before the last date of appeal as noted below.

The notice of appeal must be made to the attention of the Director of Planning and Building Services, at the address shown below, and it must:

- 1) set out the reasons for the appeal, and,
- 2) be accompanied by the fee required by the Tribunal.

Who Can File a Notice of Appeal

Any of the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Tribunal by filing a Notice of Appeal with the approval authority:

1. The applicant.
2. A public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
3. A specified person who, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
4. The Minister.
5. The municipality in which the land is located or the planning board in whose planning area the land is located.
6. If the land is not located in a municipality or in the planning area of a planning board, any person or public body.

Notice of Changed Conditions

The City of St. Thomas, as the approval authority, may in its discretion, change the conditions of the approval of the proposed plan of subdivision at any time before the approval of the final plan.

Mailing Address for Notice of Appeal

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at the public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions.

Right to Appeal Conditions

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Ontario Land Tribunal. 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 an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Other Related Applications

The subject land is not the subject of an application for an Official Plan Amendment, Zoning By-law Amendment, an application for Minor Variance or a Minister's zoning order.

Getting Additional Information

Additional information relating to the proposed subdivision development can be accessed on the City's website <https://www.stthomas.ca/cms/one.aspx?portalId=12189805&pageId=13100636> and is available for inspection daily, from Monday to Friday, between 8:30 A.M. and 4:30 P.M. at the following address:

City of St. Thomas
Planning and Building Services Department
Attention: Lou Pompilii, Director of Planning and Building Services
545 Talbot Street
St. Thomas, Ontario
N5P 3V7