

CORPORATION OF THE CITY OF ST. THOMAS
NOTICE OF APPLICATION CONCERNING A PROPOSED DRAFT PLAN OF SUBDIVISION

Warehouse Street
File No. 34T-26501

TAKE NOTICE that pursuant to Section 51 (16) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, Dillon Consulting Limited on behalf of Walter Ostojic & Sons Ltd. has filed an application for a Draft Plan of Subdivision (File No. 34T-26501).

TAKE NOTICE that pursuant to Section 51 (19.4) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the application was deemed complete by the City of St. Thomas on March 24, 2025, and the information and material provided under Subsections (17) and (18) is available to the public.

AND TAKE NOTICE that pursuant to Section 51 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, there are no provisions to hold a public meeting for Draft Plans of Subdivision.

The subject lands are located on the north side of Warehouse Street between Fairview Avenue and Park Avenue. They have a total area of approximately 1.12 hectares and a frontage of 219 metres. 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 Plan 80, Block 2, Lots 1 to 8, Plan 93, Part of Lots 32 to 34, City of St. Thomas.

The Draft Plan of Subdivision proposes the development of twelve (12) lots for residential development. Specifically, five (5) lots are proposed for semi-detached dwellings (10-units), seven (7) lots for fourplex dwellings (28-units), and a stormwater management block behind the newly created lots that front on Warehouse Street.

The subject property is designated for residential use in the City of St. Thomas Official Plan. Zoning By-law 50-88 zones the lands Residential Development Zone (R7), which does not permit the proposed use. A concurrent Zoning By-law Amendment Application (File No. 2-04-26) has been submitted to support the development. The amendment would change the existing Residential Development Zone (R7) on the property to site-specific Fourth Residential Zones (R4) to support the development of the proposed Draft Plan of Subdivision.

For more information about this matter, including information about appeal rights, please contact Lou Pompilii, Director of Planning & Building Services, by telephone at 519-633-2560 or by mail, sent to 9 Mondamin Street, St. Thomas, ON, N5P 2T9.

PUBLIC ACCESS TO INFORMATION relating to the proposed Draft Plan of Subdivision 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 6th day of February, 2026.

KEY MAP: (not to scale)

