

A G E N D A

THE SIXTH MEETING OF THE COMMITTEE OF ADJUSTMENT OF THE CITY OF ST. THOMAS 2026

VIA ZOOM/ROOM # 304

10:00 A.M.

May 28th, 2026

DISCLOSURE OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on May 14, 2026.

HEARING OF APPLICATIONS

A07-26 – 9 Princess Avenue **Pages 2-14**

Planning Report – A07-26 **Pages 15-18**

B03-26 – 420 South Edgeware Road **Pages 19-32**

Planning Report – B03-26 **Pages 33-35**

NEW BUSINESS

Next Meeting

June 11, 2026

ADJOURNMENT

CONFIRMATION OF AN APPLICATION FOR MINOR VARIANCE

April 16, 2026

Secretary-Treasurer, Committee of Adjustment
Attention: Sherry Steadman

Pursuant to By-Law 30-2015, a consultation meeting was held on April 14, 2026, with city staff and the applicant.

An application for a minor variance, regarding 9 Princess Avenue, was filed on April 16, 2026, and the required fee under Section 69 of the Planning Act has been provided.

Please contact the Planning & Building Services Department if you have any questions.

Yours truly,



Michelle Knieriem, MCIP, RPP
Manager of Planning Services



Clear Form

CORPORATION OF THE CITY OF ST THOMAS COMMITTEE OF ADJUSTMENT

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

(Section 45 of the Planning Act, RSO, 1990, as amended)

OFFICE USE:	Date Application Received: <u>04/15/26</u>	Consultation Date: <u>04/14/26</u>
	Date Application Deemed Complete: <u>04/15/26</u>	

Application #: A07- 26

APPLICATION IS HEREBY MADE TO:

City of St. Thomas
545 Talbot Street
St. Thomas ON N5P 3V7
Tel: (519) 631-1680 ext 4138 Fax: (519) 633-9019
Email: sstheadman@stthomas.ca

Committee of Adjustment Meeting May 28

Please note that in accordance with By-Law 30-2015, consultation with the Planning and Building Services Department must take place prior to the submission of an application. After consultation, the application will be filed with the Assistant Secretary-Treasurer, together with the sketch referred to in Note 1 and \$900 made payable to the City of St. Thomas. All information and materials submitted for the application shall be made available to the public, as indicated by Section 1.0.1 of the Planning Act, R.S.O. 1990.

Personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended, and Ontario Regulation 200/96 and will be used for the purpose of processing this application.

1. Name of Owner(s) Andy Lerikos
 Address 656 Village Green
London, Ontario
 Postal Code N6K 1G8 Tel: 519-851-9925 e-mail: alerikos23@gmail.com
2. Name of Authorized Agent (if any) Kevin McIntyre
 Address 1355 Bramblewood Street
London, Ontario
 Postal Code N6K 4X2 Tel: 519-619-7436 e-mail: kevinmcintyre10@hotmail.com

Note: Please specify to whom all communications should be sent: Owner ☒ Agent ☒

3. Nature and extent of relief from the Zoning By-law applied for:
To permit the enclosure of a lawful non-conforming existing covered patio within the Railway Tourism Zone (RT),
in accordance with Section 45(2)(a)(i) of the Planning Act.
4. Reason why the proposed use cannot comply with the provisions of the Zoning By-law:
The existing covered patio is located within the Railway Tourism Zone (RT), however the existing covered patio
predates the RT zone (ZBA 2016) and is legal non-conforming.
5. Location of Land:
 Concession No. _____ Lot(s) _____ Registered Plan No. _____ Lot(s) _____
 Reference Plan No. _____ Part(s) _____

Geographic/Former Township N/A

Name of Street Princess Avenue Street No. 9

6. Dimensions of land affected:

Frontage See Attached Site Plan Depth See Attached Site Plan

Area See Attached Site Plan Width of Street See Attached Site Plan

7. Access to the subject land is by:

- ☐ a Regional Road ☐ a private road
☒ a Municipal road that is maintained all year
☐ a Municipal road that is maintained seasonally

8. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, gross floor area, number of storeys, width, length, height). Please specify use of existing structures.

Existing:

See Attached Site Plan

USE Commercial - Restaurant (Legends Tavern)

Proposed:

Enclose existing covered patio, See Attached Plans

9. Location of all buildings and structures on or proposed for the subject land (Specify distance from side, rear and front lot lines). Please specify use of proposed structure.

Existing:

See Attached Site Plan

Proposed:

Enclose existing covered patio, See Attached Plans

USE

10. Date of acquisition of subject land: 07/20/2023

11. Date of construction of all buildings and structures on subject land: +/- 1988

12. Existing uses of the subject land:

Commercial, Legends Tavern and Commercial Plaza

13. Existing uses of abutting lands:

North: Commercial East: RailwaySouth: Commercial West: Commercial

14. Length of time the existing uses of the subject land have continued:

+/- 1988

15. Services available (check appropriate space or spaces):

Water:Municipally owned and operated Other (Specify) _____
pipd water systemSewage Disposal:Municipally owned and operated Other (Specify) _____
sanitary sewer systemStorm Drainage

Storm sewers Other (Specify) _____

16. Present Official Plan designation of the subject land:

Talbot Central and Railway Tourism

17. Present Zoning of the subject land:

Downtown Talbot Central Commercial Zone (C2) and Railway Tourism Zone (RT)

18. Has the owner previously applied for relief (minor variance) under Section 45 of the Act in respect of the subject property?

yes ☐ no ☒

If the answer is yes, describe briefly (and if known, quote Application #)

N/A

19. Is the subject property the subject of a current application for a consent under Section 53 or a plan of subdivision under Section 51 of the Planning Act, 1990?

yes ☐ no ☒ If so, state Application # and status N/A

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, KEVIN ACINTYAK, the Owner or Authorized Agent, hereby agree and acknowledge
(Print name of Owner or Authorized Agent)
that the 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 Committee of Adjustment Application. Questions about this collection should be directed to the City Clerk, 545 Talbot Street, St. Thomas, Ontario, N5P 2T9 (519) 631-1680.

AFFIDAVIT OR SWORN DECLARATION

I, KEVIN ACINTYAK of LONDON in the province of ONTARIO
name of applicant City
make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 545/06 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 St. Thomas on this 16th day of April, 2026
City Day Month Year



Signature of Owner or Authorized Agent

April 16/2026

Date



Signature of Commissioner of Oaths, etc.

Apr 16/26

Date

APPENDIX A – AUTHORIZATION OF OWNER

*SEE ATTACHED
Appendix B

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, _____, am the owner of the subject lands, and I authorize
_____, 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.

Date_____
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, Heather McIntyre, 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 20, 2020
Date

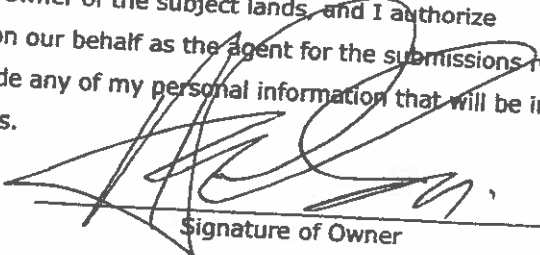
[Signature]
Signature of Owner

Appendix B – 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, ANDY LERIKOS, am the owner of the subject lands, and I authorize
KEVIN MCINTYRE, 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.

MARCH -12 - 2026
 Date


 Signature of Owner

NOTES:

1. Each copy of this application must be accompanied by a Sketch. The Sketch need not necessarily be to scale, but dimensions must be accurate, and showing the following:
 - (a) The boundaries and dimensions of the subject land;
 - (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
 - (c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, driveways, swimming pools, roads, railways, drainage ditches, wells, septic tank and tile bed, and trees;
 - (d) The current uses on land that is adjacent to the subject land;
 - (e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
 - (f) If access to the subject land is by water only, the location of the parking and docking facilities to be used;
 - (g) The location and nature of any restrictive covenant or easement affecting the subject land;
2. The Committee of Adjustment may require that a preliminary drawing be prepared, signed and dated by an Ontario Land Surveyor.
3. If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

LEGENDS TAVERN PROPOSED OVERHANG ENCLOSURE

PROJECT: EXTERIOR WALL ENCLOSURE – COVERED DINING PATIO
ADDRESS: 600 TALBOT STREET, ST. THOMAS, ON N5R 3V2
DATE: 03-26-2026

DESCRIPTION OF WORK:

ENCLOSURE OF AN EXISTING COVERED PATIO STRUCTURE TO CREATE A YEAR-ROUND ENCLOSED DINING AREA. WORK CONSISTS OF NON-STRUCTURAL 2x4 WOOD STUD WALL INFILL BETWEEN EXISTING STEEL HSS POSTS, WITH INSULATION, VAPOUR BARRIER, WRB, PINE T&G FINISH BOTH SIDES, AND INSTALLATION OF NEW EXTERIOR DOORS AND WINDOWS. NO STRUCTURAL MODIFICATIONS ARE PROPOSED. THE EXISTING STEEL POST AND BEAM ROOF STRUCTURE REMAINS UNCHANGED.

SHEET	TITLE
A-000	COVER PAGE
A-001	SITE PLAN
A-100	EXISTING & PROPOSED FLOOR PLAN
A-200	EXTERIOR ELEVATIONS
A-300	SECTIONS AND SCHEDULES

CODE SUMMARY

APPLICABLE CODE: ONTARIO BUILDING CODE 2024
OCCUPANCY CLASSIFICATION: GROUP A
CONSTRUCTION TYPE: WOOD FRAME – NON-STRUCTURAL INFILL
BUILDING AREA (PROPOSED): 42.0 M² (452.5 SF)
OCCUPANT LOAD: 38 PERSONS
SPRINKLER SYSTEM: EXISTING – NO CHANGE
FIRE ALARM: EXISTING – NO CHANGE
ACCESSIBILITY: EXISTING ACCESSIBLE ENTRANCE – NO CHANGE
NUMBER OF STOREYS: 1
BUILDING HEIGHT: 5M

SITE INFORMATION

ADDRESS: 600 TALBOT STREET, ST. THOMAS, ON N5R 3V2
ROLL#: 342103028005700
LEGAL TEXT: PLAN 3 PT LONDON AND PORT STANLEY RAILWAY PLAN 43 PT
ZONING: C2 - DOWNTOWN TALBOT CENTRAL COMMERCIAL ZONE
LOT AREA: 1.19 AC (4,816 M²) – FULL PARCEL
EXISTING USE: RESTAURANT / BAR
PROPOSED USE: No Change – Enclosure of Existing Patio
NOTE: PROPOSED WORK LIMITED TO LEGENDS TAVERN PORTION AT NORTH END OF PARCEL. ADJACENT BUILDINGS ON SAME LOT – NO WORK PROPOSED.



THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. (DO NOT SCALE DRAWINGS) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES OR OMISSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE ENCLOSURE. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ENCLOSURE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ENCLOSURE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ENCLOSURE.

Organization
Description



PROJECT DESCRIPTION
ENCLOSURE OF
EXISTING COVERED
PATIO

PROJECT

LEGENDS TAVERN

TITLE

A-000 COVER PAGE

CURRY

LEGENDS TAVERN

DRAWN BY: DATE: 3/26/2026
K.C. PROJECT NUMBER: 1



THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER BUILDING OR STRUCTURE. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF PERFORMANCE. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF DURABILITY. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF SAFETY. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF COMFORT. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF CONVENIENCE. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF BEAUTY. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF ANY OTHER FACTOR. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF ANY OTHER FACTOR.

Organization
Description



PROJECT DESCRIPTION
ENCLOSURE OF
EXISTING COVERED
PATIO

LEGENDS TAVERN

TITLE

A-100 Floor Plan

CLIENT

LEGENDS TAVERN

DRAWN BY

CHECKED BY

DATE

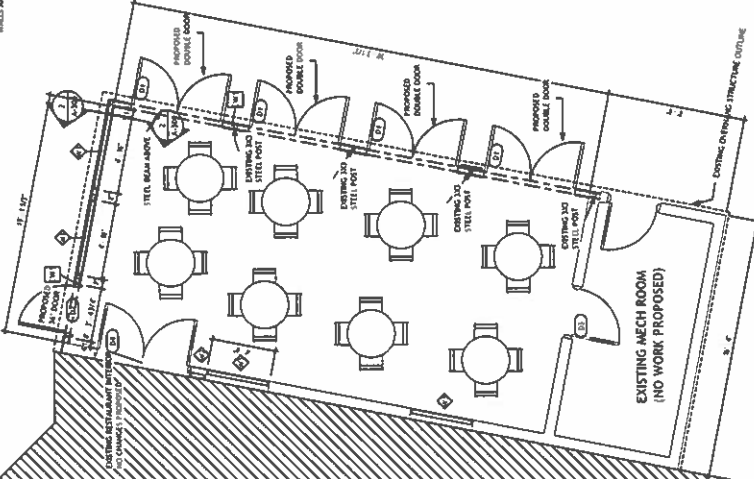
PROJECT NUMBER

SCALE (1/8" = 1')

1/4"

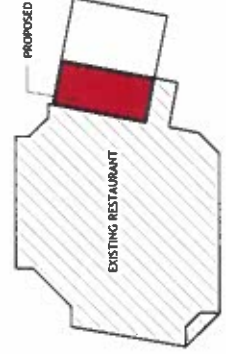
PROPOSED COVERED DINING AREA

NOTE: PROPOSED 1/4" WOOD STUD WALLS SPILLED BETWEEN EXISTING STEEL POSTS AND STEEL WALLS ARE NON-STRUCTURAL.



PROPOSED FLOOR PLAN

KEY PLAN



GENERAL NOTES:
1. ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE 2024 (OBC 2024).
2. THIS PERMIT APPLICATION COVERS THE ENCLOSURE OF AN EXISTING COVERED PATIO STRUCTURE. THE EXISTING STEEL ROOF STRUCTURE AND POSTS REMAIN - NO STRUCTURAL MODIFICATIONS ARE PROPOSED.
3. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTE OTHERWISE.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
6. ALL LUMBER: NO. 2 SPF OR BETTER, PRESSURE-TREATED WHERE IN CONTACT WITH CONCRETE OR MASONRY.
7. INSULATION: R-14 BATT (R51-2.46) IN 2x4 STUD WALL CAVITY.
8. VAPOUR BARRIER: 6 MIL POLYETHYLENE, SEALED AT ALL JOINTS AND PENETRATIONS (WARM SIDE OF INSULATION).
9. AIR BARRIER / WRB: TYVEK HOMEWRAP OR APPROVED EQUIVALENT, INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
10. EXTERIOR FINISH: PAINTED PINE TONGUE-AND-GROOVE, INTERIOR FINISH: PINE TONGUE-AND-GROOVE.

STRUCTURAL NOTES:
1. NEW WOOD WALL ASSEMBLY IS NON-STRUCTURAL COSMETIC INFILL ONLY.
2. ALL VERTICAL AND LATERAL LOADS CARRIED BY EXISTING STEEL POST AND BEAM STRUCTURE (HSS APPROX. 3X3" OR 4X4" POSTS WITH CONTINUOUS STEEL BEAM AT TOP - EXISTING).
3. WOOD FRAMING IS INFILL BETWEEN EXISTING STEEL POSTS ONLY.
4. NO NEW STRUCTURAL ELEMENTS INTRODUCED BY THIS PERMIT.
5. EXISTING STEEL STRUCTURE TO BE FIELD-VERIFIED BY CONTRACTOR PRIOR TO FRAMING.
6. EXISTING ROOF STRUCTURE TO REMAIN - NO CHANGE.

OCCUPANT LOAD CALCULATION (OBC TABLE 3.1.17.1)
SPACE: ENCLOSED DINING AREA (FORMERLY LICENSED PATIO)
FLOOR AREA: 30'-2" x 15'-0" = 452.5 SQ FT = 42.0 M²
USE: DINING ROOM - 1.1 M² PER PERSON
OCCUPANT LOAD: 42.0 ÷ 1.1 = 38 PERSONS

MECH ROOM: NOT OCCUPIED - EXCLUDED FROM CALCULATION
EXITS PROVIDED:
- (A) DOUBLE DOORS @ 5'-10" ON LONG SIDE = 236' TOTAL EXIT WIDTH
- (1) SINGLE DOOR @ 3'-0" ON SHORT SIDE
REQUIRED EXIT WIDTH: 38 PERSONS x 6.14M = 232M
PROVIDED: EXCEEDS MINIMUM
NUMBER OF EXITS: 2 DIRECTIONS AVAILABLE

DOOR HARDWARE NOTES:

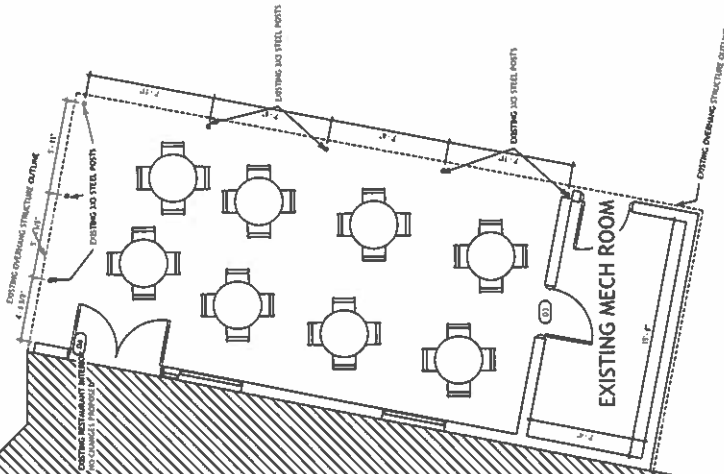
EXTERIOR EGRESS DOORS (D1, D2):
- PUSH BAR / PANIC HARDWARE ON ALL EXTERIOR EXIT DOORS
- LEVER HANDLE ON EXTERIOR (ACCESSIBLE)
- DOOR CLOSER - ALL EXTERIOR DOORS
- FULL PERIMETER WEATHERSTRIPPING
- MAX. 1.3M BEVELLED THRESHOLD

INTERIOR (D3):
- LEVER HANDLE, KEYED

ALL HARDWARE:
- ANSI/BHMA GRADE 1 (COMMERCIAL)
- ACCESSIBLE LEVER HANDLES THROUGHOUT
- MAX. 38N OPENING FORCE (OBC 3.8.3.3)

EXISTING PATIO DINING AREA

NOTE: EXISTING COVERED PATIO - OPEN ON ALL SIDES.
EXISTING STEEL POSTS AND STEEL WALLS TO REMAIN - NO STRUCTURAL WORK PROPOSED.



EXISTING FLOOR PLAN

PHASE LEGEND

[HALFTONE / GREY] EXISTING CONSTRUCTION - TO REMAIN



[SOLID BLACK] NEW CONSTRUCTION - PROPOSED THIS PERMIT



ENERGY NOTE:

WALL INSULATION: R-14 BATT (R51-2.46) IN 2x4 STUD CAVITY.
VAPOUR BARRIER: 6 MIL POLYETHYLENE (WARM SIDE).
WRB: TYVEK HOMEWRAP - CONTINUOUS.
HEATING: SERVED BY EXISTING RESTAURANT HVAC.
NO NEW MECHANICAL SYSTEMS PROPOSED.

1. PINE T&G - INTERIOR FINISH

2. 2x4 SPF STUD @ 16" O.C.

3. R-14 BATT INSULATION (R51-2.46)

4. 6 MIL POLYETHYLENE VAPOUR BARRIER

5. TYVEK HOMEWRAP (WRB / AIR BARRIER)

6. PINE T&G - EXTERIOR FINISH

EXISTING WALL - TO REMAIN (NO MODIFICATIONS PROPOSED)

W1

W2

SPACE SCHEDULE

SPACE AREA

PROPOSED COVERED DINING 42.0 M² (452.5 SF)

MECHANICAL ROOM EXISTING - NO WORK PROPOSED

EXISTING RESTAURANT EXISTING - NO WORK PROPOSED



**CHAHBAR
DESIGN**

[illegible]

Organization	Description
1. U.S. Environmental Protection Agency (EPA)	U.S. Environmental Protection Agency (EPA) is a federal agency responsible for protecting human health and the environment. It is the lead agency for implementing the Clean Air Act, the Clean Water Act, and the Superfund program. EPA also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
2. U.S. Department of Health and Human Services (HHS)	U.S. Department of Health and Human Services (HHS) is a federal agency responsible for protecting the health of the nation. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). HHS also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
3. U.S. Department of Justice (DOJ)	U.S. Department of Justice (DOJ) is a federal agency responsible for enforcing the law. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). DOJ also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
4. U.S. Department of Education (DOE)	U.S. Department of Education (DOE) is a federal agency responsible for overseeing the education system. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). DOE also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
5. U.S. Department of Agriculture (USDA)	U.S. Department of Agriculture (USDA) is a federal agency responsible for overseeing the agriculture industry. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). USDA also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
6. U.S. Department of the Interior (DOI)	U.S. Department of the Interior (DOI) is a federal agency responsible for overseeing the land and natural resources. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). DOI also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
7. U.S. Department of Energy (DOE)	U.S. Department of Energy (DOE) is a federal agency responsible for overseeing the energy industry. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). DOE also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
8. U.S. Department of Transportation (DOT)	U.S. Department of Transportation (DOT) is a federal agency responsible for overseeing the transportation system. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). DOT also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
9. U.S. Department of Housing and Urban Development (HUD)	U.S. Department of Housing and Urban Development (HUD) is a federal agency responsible for overseeing the housing and urban development. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). HUD also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
10. U.S. Department of Labor (DOL)	U.S. Department of Labor (DOL) is a federal agency responsible for overseeing the labor industry. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). DOL also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
11. U.S. Department of State (DOS)	U.S. Department of State (DOS) is a federal agency responsible for overseeing the foreign relations. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). DOS also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
12. U.S. Department of Veterans Affairs (VA)	U.S. Department of Veterans Affairs (VA) is a federal agency responsible for overseeing the veterans. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). VA also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
13. U.S. Department of Social Security (SSA)	U.S. Department of Social Security (SSA) is a federal agency responsible for overseeing the social security. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). SSA also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
14. U.S. Department of Treasury (DOE)	U.S. Department of Treasury (DOE) is a federal agency responsible for overseeing the treasury. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). DOE also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).
15. U.S. Department of Justice (DOJ)	U.S. Department of Justice (DOJ) is a federal agency responsible for enforcing the law. It is the lead agency for implementing the National Environmental Policy Act (NEPA) and the National Response Act (NRA). DOJ also oversees the National Environmental Policy Act (NEPA) and the National Response Act (NRA).



PROJECT DESCRIPTION
ENCLOSURE OF
EXISTING COVERED
PATIO

PROJECT

LEGENDS TAVERN

TYPE

A-300 Sections and Schedules

CLIENT

LEGENDS TAVERN

1

5

SCALE (1)

6

DOOR SCHEDULE			
TYPE	SIZE	DESCRIPTION	QTY
D1	5'10" X 6' 8"	EXTERIOR DOUBLE FRENCH DOOR	4
D2	3'6" X 6' 8"	EXTERIOR DOUBLE LITE DOOR	1
D3	3'2" X 6'	MECH ROOM DOOR	1
D4	6' X 6' 8"	DOUBLE DOOR TO RESTAURANT	1

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	DESCRIPTION	QTY
W1	4' 10"	4' 10"	FIXED THERMOPAKE	2
W2	1' - 0"	11' - 0"	FIXED TRANSOM	1
W3	4' - 0"	11' - 0"	FIXED TRANSOM	2

NOTES

1. GENERAL NOTES

- ALL WOOD INFILL WALLS ARE NON-STRUCTURAL. WALLS ARE COSMETIC ENCLOSURE ONLY.
- EXISTING ROOF STRUCTURE TO REMAIN - NO WORK PROPOSED
- ALL FRAMING LUMBER TO BE SP#2 OR BETTER UNLESS NOTED OTHERWISE
- ALL WORK TO COMPLY WITH ONTARIO BUILDING CODE (OBC).

2. FRAMING

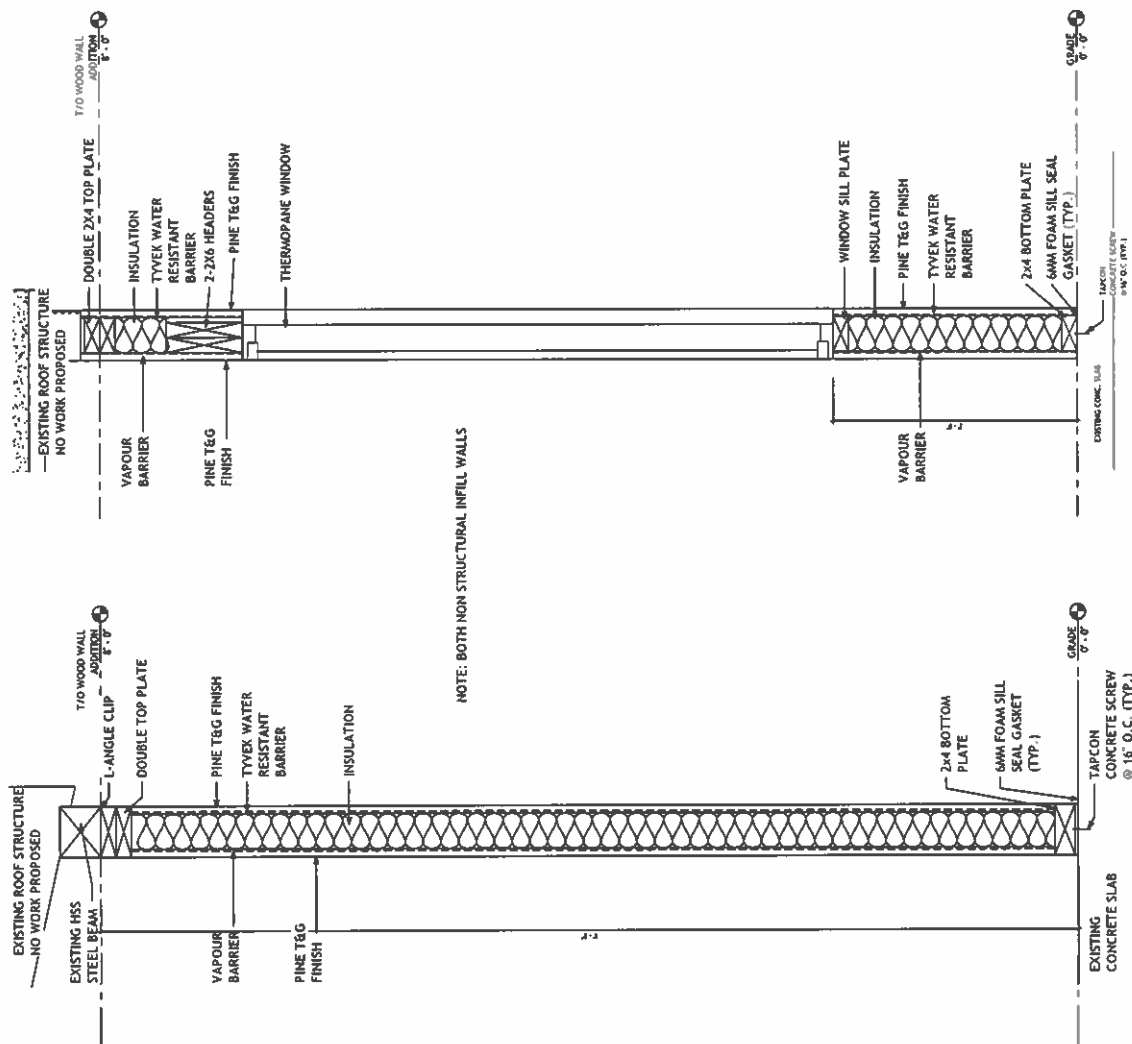
- STUDS 2X4 @16" O. C.
DOUBLE TOP PLATE 2-2X4, CONTINUOUS
BOTTOM PLATE 2X4 - CONTINUOUS
HEADERS 2-2X8, CONTINUOUS
CRIPPLE STUDS ABOVE HEADERS AND BELOW WINDOW SILLS AND DOORS

3. CONNECTIONS

- TOP PLATE TO EXISTING STEEL L ANGLE CLIP WITH LAG SCREWS TO WOOD,
BOLTS TO STEEL
BOTTOM PLATE TO CONCRETE SLAB. TAPCON CONCRETE SCREWS @ 32" O.C
MAX.
44MM FOAM SILL SEAL, FASKEET BETWEEN BOTTOM PLATE AND CONCRETE
SLAB
4. BUILDING ENVELOPE
- EXTERIOR & INTERIOR CLADDING : PINE T&G FINISH
WATER RESISTANT BARRIER: TYVEK HOUSEWRAP
VAPOUR BARRIER: 6MM POLYETHYLENE
INSULATION : R-20

5. EXISTING CONDITIONS

- EXISTING STEEL ROOF STRUCTURE NO WORK PROPOSED - HSS BEAM, BURLINS AND CORRUGATED STEEL DECK



NOTE: BOTH NON STRUCTURAL INFILL WALLS

TYP. WALL SECTION THROUGH WINDOW

TYP. WALL SECTION

Report No.: COA7-2026

Directed to: Members of the Committee of Adjustment

Meeting Date: 05/28/2026

Department: Planning & Building Services Department

Prepared by: Steve Craig, Senior Planning Technician

Attachment: Location Plan,
Google Street View
Photograph (2015)

Location: 9 Princess Avenue, City of St. Thomas

Applicant: Andy Lerikos (Legends)

Subject: Request for a permission pursuant to Section 45(2)(a)(i) of the Planning Act, R.S.O.

Recommendation:

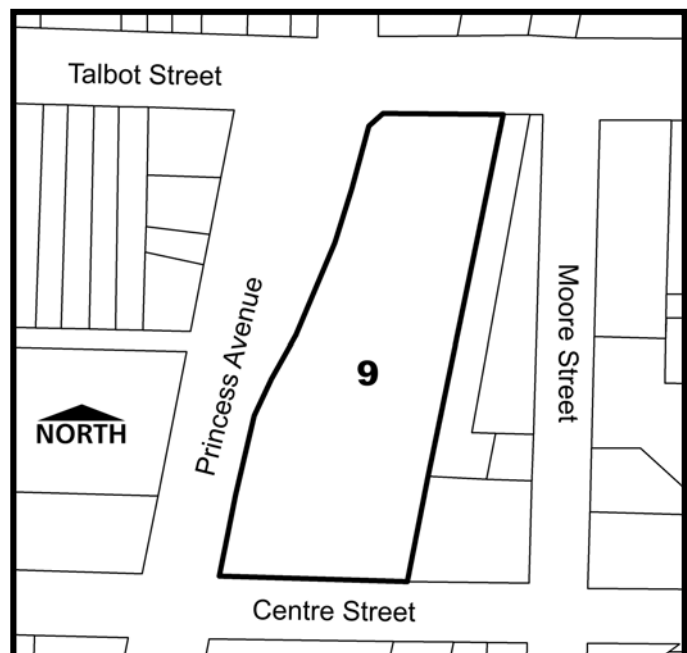
That: Report COA7-2026 relating to an application for a permission at 9 Princess Avenue be received for information.

Background:

Application No. COA7-2026 has been filed for the purpose of enclosing the existing legal non-conforming covered patio, which is located within the Railway Tourism Zone (RT), as shown on the plans accompanying the application.

Permission:

To permit the enlargement or extension of the existing legal non-conforming building (enclose covered patio) on the subject lands, in accordance with Section 45(2)(a)(i) of the Planning Act.



Planning Act:

- Section 34(9) of the Planning Act, R.S.O. provides that a zoning by-law cannot prohibit the use of land, a building, or a structure that was lawfully commenced on the date the by-law was passed.
- Where an existing use of land, building or structure is not permitted within the applicable zone in the Zoning By-law, but the lot, buildings or structures predate the zoning by-law are considered legal non-conforming.
- Section 45(2)(a)(i) of the Planning Act , R.S.O permit the Committee of Adjustment upon any such application, where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law, may permit the enlargement or extension of the building or structure, if the use that was made of the building or structure on the day the by-law was passed, or a use permitted under subclause (ii) continued until the date of the application to the committee, but no permission may be given to enlarge or extend the building or structure beyond the limits of the land owned and used in connection therewith on the day the by-law was passed.

Provincial Planning Statement, 2024 (PPS):

- The Provincial Planning Statement (PPS 2024) provides directions on matters of Provincial interest related to land use planning and development.
- Decisions by planning authorities (i.e., Committee of Adjustment) that require approval under the Planning Act must be consistent with the PPS. The proposed development is consistent with policies of the PPS in respect to:
 - ✓ Settlement areas shall be the focus of growth and development (Policy 2.3.1.1).
 - ✓ Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources (Policy 2.3.2).

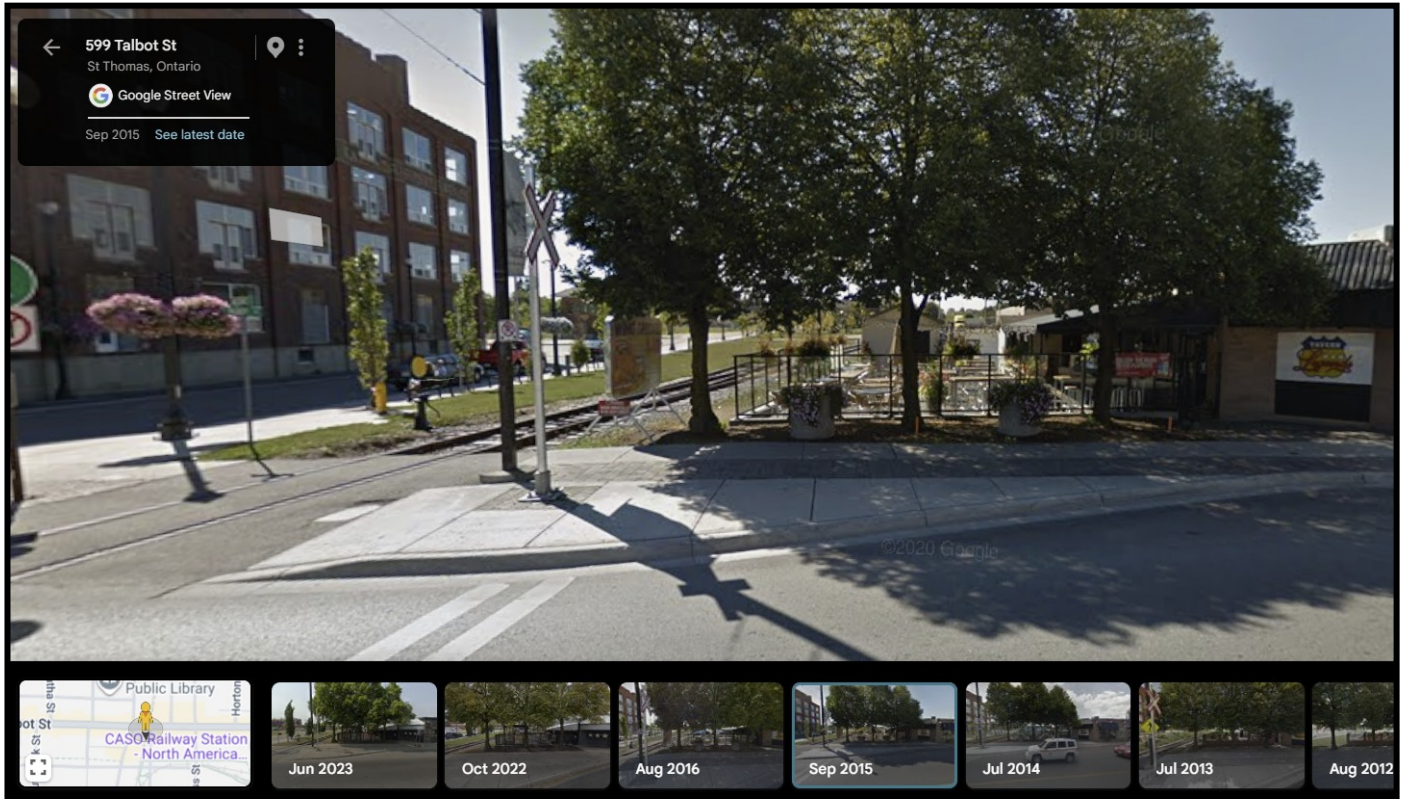
St. Thomas Official Plan:

- The subject lands are within the Talbot Central and Railway Tourism designation, as shown on Schedule A, Land Use Plan to the Official Plan for the City of St. Thomas.
- The restaurant (Legends) is within the Talbot Central designation, and the covered patio is within the Railway Tourism designation.
- Talbot Central shall be reinforced as the historic downtown of the City of St. Thomas and shall contain the most intensive concentration of pedestrian-oriented retail businesses in the City in conjunction with dining, cultural, tourism, recreation, entertainment, office and public administration facilities (5.3.3.3.1).
- Within the Talbot Central designation, the permitted uses are pedestrian oriented retail commercial, eating establishments, cultural, tourism, recreation and entertainment uses, hotel, motel, office, personal service shops and residential uses. Public utilities, institutional uses, public administration buildings and uses, public recreation facilities, parkettes and walkways are also permitted (5.3.3.3.2).

- The Railway Tourism designation means the predominant use of land is for railway uses, including railway operations, railway museum, the repair and maintenance of railway equipment, engines and rolling stock. Tourism uses related to the railway use are also permitted including the operation of tourist trains, public gatherings, events and festivals. Transportation and active transportation uses are also permitted (5.16.3.1). Businesses supportive of the railway tourism function may be permitted for selected areas within the Railway Tourism designation provided these businesses do not conflict with the long-term use of the surrounding land for railway purposes or the commercial facilities in the Downtown. Examples include, but are not limited to, retail sale of railway themed gifts and souvenirs, or restaurants accessory to the museum or other railway uses (5.16.3.2). Other permitted uses include trails, park and open space areas, public and institutional uses, facilities for public gatherings and events, municipal works and parking areas, provided the function of these uses are not in conflict with the development and operation of the area for railway uses (5.16.3.3).
- The applicant is requesting permission from the Committee of Adjustment to enclose the existing legal non-conforming covered patio located within the Railway Tourism designation.
- The 2015 Google Street View photograph accompanying the planning report confirms the covered patio predates the Railway Tourism designation, that was approved by Council in 2016.
- The Committee of Adjustment on application shall consider granting permission to extend or enlarge a non-conforming use to prevent unnecessary hardship on the non-conforming use (10.1.4).

St. Thomas Zoning By-Law 50-88:

- The subject lands are within the Downtown Talbot Central Commercial Zone (C2) and Railway Tourism Zone (RT), Zoning Map 15, City of St. Thomas Zoning By-Law 50-88.
- The restaurant (Legends) is within the C2 zone, and the covered patio is within the RT zone.
- Permitted uses of the C2 zone include a restaurant and uses accessory to the foregoing (13.1(d)(p)).
- Permitted use of the RT zone includes railway uses and operations, transportation and active transportation uses, park, trails, public gatherings, events and festivals, municipal works, railway museum, parking lot and accessory uses (26.1). Within the RT zone, no building or structure shall be erected except for the uses permitted in Subsection 26.1.
- The applicant is requesting permission from the Committee of Adjustment to enclose the existing legal non-conforming covered patio located within the Railway Tourism designation.
- The 2015 Google Street View photograph accompanying the planning report confirms the covered patio predates the Railway Tourism Zone (RT), that was approved by Council in 2016.
- The Zoning By-law does not contain specific regulations regarding the enlargement or extension of legal non-conforming use; the applicant is requesting permission to enclose the existing legal non-conforming patio in accordance with 45(2)(a)(ii) of the Planning Act.



Comments:

- The use of the existing legal non-conforming patio has remained continuous and uninterrupted through to the present application date and the patio is entirely within the limits of the subject lands.
- Unlike minor variance applications which must pass the "Four Tests" in the Planning Act, an enlargement or expansion under Section 45(2)(a)(i) is typically evaluated based on desirability and adverse impacts.
- In accordance with the site plan control by-law, the enclosure of the patio is subject to the site plan control approval process.
- In staff's opinion the requested permission to enclose the existing legal non-complying patio is desirable for the appropriate development of the subject lands and will not result in undue adverse impacts on the subject lands, neighbouring properties and the Talbot Street and Princess Avenue road allowances.
- Staff recommend that application COA7-2026 be approved, should the Committee of Adjustment approve the application the decision should reflect that approval includes the enclosure of the existing covered patio, conditional on site plan control approval.

Respectfully submitted,

Steve Craig,

Sr. Planning Technician

**CONFIRMATION OF A COMPLETE APPLICATION
APPLICATION FOR CONSENT**

April 27, 2026

Secretary-Treasurer, Committee of Adjustment
Attention: Sherry Steadman

Pursuant to By-Law 30-2015, a consultation meeting was held on April 27, 2026, with city staff and the applicant.

An application for Consent, regarding 420 South Edgeware Road, was filed on April 14, 2026.

This letter is notice that the information and material required under Subsections 53(2) and 53(3) and the required fee under Section 69 of the Planning Act has been provided and the application for consent is thereby considered complete.

Please contact the Planning & Building Services Department if you have any questions.

Yours truly,



Michelle Knieriem, MCIP, RPP
Manager of Planning Services



Clear Form

THE CORPORATION OF THE CITY OF ST THOMAS
COMMITTEE OF ADJUSTMENT
APPLICATION FOR CONSENT

OFFICE USE:	Date Application Received: April 14 2026	Consultation Date: April 27 2026
	Date Application Deemed Complete: April 27 2026	

Application #: B03-26

APPLICATION IS HEREBY MADE TO: City of St. Thomas
545 Talbot Street Committee of Adjustment meeting May 28 2026
St. Thomas ON N5P 3V7
Tel: (519) 631-1680 ext 4138 Fax: (519) 633-9019
Email: ssteadman@stthomas.ca

Please note that in accordance with By-Law 30-2015, consultation with the Planning and Building Services Department must take place prior to the submission of an application. After consultation, the application will be filed with the Assistant Secretary-Treasurer, together with the sketch referred to in Note 1 and \$2,000, plus \$200 for any additional lots created made payable to the City of St. Thomas. All information and materials submitted for the application shall be made available to the public, as indicated by Section 1.0.1 of the Planning Act, R.S.O. 1990.

Personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended, and Ontario Regulation 200/96 and will be used for the purpose of processing this application.

1. (a) Registered Owner(s): MSSF Acquisitions Inc.

Mailing Address: 201-26 Fourth Street, New Westminster, British Columbia

Postal Code: V3L 5M4 Telephone: 604-618-1330 Fax:

email: taylor.johnston@makespace.ca

(b) Owner's Solicitor or Authorized Agent (if any): Zelinka Priamo Ltd c/o Katelyn Crowley

Mailing Address: 318 Wellington Road, London, Ontario

Postal Code: N6C 4P4 Telephone: 519-319-6092 Fax:

email: katelyn.c@zpplan.com

(c) Please specify to whom all communications should be sent:

Owner ☐ Solicitor ☐ Agent ☒

2. (a) Type and purpose of proposed transaction: (Check appropriate space/s)

- ☐ Creation of New Lot
- ☐ Disposal of Surplus Farm Dwelling
- ☐ Addition to Lot
- ☐ Correction of Title
- ☐ Mortgage or Charge
- ☐ Partial Discharge of Mortgage
- ☐ Lease
- ☐ Right-of-way

Easement Yes.

(b) If a lot addition, identify the lands to which the parcel will be added:

N/A

Name of person(s), if known, to whom land or interest in land is intended to be transferred, charged or leased:

N/A

3. Are there any existing easements or restrictive covenants affecting the land?

Yes ☒ No ☐

If "Yes" describe the easement or covenant and its effect: ² Easements:

Part 1 along the southern portion of the lot and one along Parts 2–6 on the northern portion.

4. Location of land:

Municipality (City/Town/Township) City of St. Thomas

Concession No RANGE 1 SOUTH OF EDGWARE Lot(s) LOT 8 Registered Plan No 11R2043 Lot(s) ⁸

Reference Plan No 11R-2043 Part(s) Part 1-6

Name of Street South Edgware Road Street No 420

5. Description of land to be severed: **(in metric units)** Part No. on sketch _____

(a) Frontage _____ Depth _____ Area _____

(b) Existing Use _____ Proposed Use _____

(c) Existing and proposed buildings and structures on the subject land:

Existing: _____

Proposed: _____

6. Description of land to be retained: **(in metric units)** Part No. on sketch _____

(a) Frontage _____ Depth _____ Area _____

(b) Existing Use _____ Proposed Use _____

(c) Existing and proposed buildings and structures on the land to be retained:

Existing: _____

Proposed: _____

7. (a) Type of access to severed land:

☐ Provincial Highway

☐ Regional Road

☐ Municipal Road maintained all year

☐ Other Public Road

☐ Municipal Road maintained seasonally

☐ Right-of-Way

☐ Water Access

☐ Private Road

(b) Type of access to retained land:

☐ Provincial Highway

☐ Regional Road

☐ Municipal Road maintained all year

☐ Other Public Road

☐ Municipal Road maintained seasonally

☐ Right-of-Way

☐ Water Access

☐ Private Road

8. What type of water supply is proposed? (Check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Publicly owned and operated piped water system	☐	☐
Other (specify) _____	_____	_____

9. What type of sewage disposal is proposed? (Check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Publicly owned and operated sanitary sewage system	☐	☐
Other (specify) _____	_____	_____

10. What is the current designation of the subject land in any applicable official plan?

(a) Local Municipal Official Plan Employment Lands

(b) Regional Policy Plan _____

11. (a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of The Planning Act or a consent under Section 53 of The Act?

Yes ☐ No ☒

- (b) If the answer to (a) is "Yes", please provide the following information:

File Number: _____

Status: _____

12. (a) Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

- (b) If the answer to (a) is "Yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's (Purchaser's) name _____

Land Use on severed parcel _____

Date parcel transferred _____

Consent file number (if known) B _____

13. (a) Is the subject land the subject of any other application under the Planning Act e.g. approval of a plan of subdivision; a consent application; an application for an amendment to an official plan amendment; a zoning by-law or a Minister's zoning order, or a minor variance?

Yes ☒ No ☐

- (b) If the answer of (a) is "Yes", please provide the following information:

File Number: SPC 03-25

Status: Approved.

14. (a) Is the proposed consent application consistent with the Policy Statements issued under subsection 3(1) of the Planning Act?

☒ Yes ☐ No

- (b) Are the subject lands within an area of land designated under a Provincial Plan or Plans?
- Yes ☐ No ☒

- (c) If the answer to (b) is “yes” does the proposed consent application conform to or does it not conflict with the Provincial Plan or Plans?

Yes

☐

No

☐

15. As provided for in Ontario Regulation 197/96, and as required by this Committee of Adjustment, an application must be accompanied by a preliminary drawing prepared, signed and dated by an Ontario Land Surveyor, showing the information set out below. In the case of multiple applications, one drawing plus one extra copy for each additional application will suffice.
- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - (b) the distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - (c) the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
 - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - (e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - (f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
 - (h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - (i) the location and nature of any easement affecting the subject land.
16. One copy of this application form is to be filed for each subject parcel, together with the preliminary drawing and the applicable application fee in cash, money order or by cheque made payable to the City of St. Thomas.

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, Katelyn Crowley, the Owner or Authorized Agent, hereby agree
(Print name of Owner or Authorized Agent)
and acknowledge that the 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 Committee of Adjustment Application. Questions about this collection should be directed to the City Clerk, 545 Talbot Street, St. Thomas, Ontario, N5P 2T9, (519) 631-1680.

AFFIDAVIT OR SWORN DECLARATION

I, Katelyn Crowley of City of London in the province of Ontario,
name of applicant City

make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 545/06 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 on this 14th day of April, 2026.
City Day Month Year


Signature of Owner or Authorized Agent

April 14, 2026
Date


Signature of Commissioner of Oaths, etc.

April 14, 2026
Date

DAVID JOHN HANNAM, a Commissioner, etc.,
Province of Ontario, for Zelinka Priamo Ltd.
Expires October 4, 2027.

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, Daniel Freedman, am the owner of the subject lands, and I authorize Zelinka Priamo 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 13, 2026
Date


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, Daniel Freedman, 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 13, 2026
Date


Signature of Owner

26
PROCEDURES FOR PROCESSING APPLICATIONS FOR CONSENT

Under the provisions of Sections 50 and 53 of The Planning Act, as amended, the approval of the Committee of Adjustment is required for land transactions covering the separation of a parcel of land from existing holdings. This approval is called a "consent". Consent is also required for leases, rights-of-way or easements if such extend beyond a period of 21 years and to mortgage or discharge a mortgage over part of a parcel of land.

As provided for by The Planning Act and Regulation 197/96 under The Act, every application for consent must be brought to the attention of certain authorities and to property owners within 60 metres of the subject land, either by personal service or by advertising in a newspaper which has general circulation in the area. In addition, other agencies will be consulted if the location of the subject lands falls within their respective field of responsibility.

It is this Committee's policy to conduct a public hearing on each application for consent. Notice of this hearing is circulated to the applicant/agent/solicitor and all other persons or agencies as required at least 14 days prior to the date of hearing.

Prior to the hearing, members of the Committee may examine the lands which are the subject of the application.

Following the hearing, the applicant/agent/solicitor is notified in writing of the decision of the Committee. In addition, any other person or agency who files a written request for the decision of the Committee or attends the hearing will be sent a copy of the decision.

Specified persons identified in the Planning Act objecting to the decision of the Committee or the condition(s) imposed by the Committee may appeal either the decision and/or the conditions of consent to the Ontario Land Tribunal within 20 days after the giving of the notice of decision. The notice of appeal, together with written reasons supporting the appeal and the fee by cheque or money order payable to the Minister of Finance must be filed with the Secretary-Treasurer, who in turn, will forward the appeal to the Ontario Land Tribunal. The Fees and Charges, found on the Ontario Land Tribunal's website, outlines the costs associated with filing an appeal. All parties to the appeal will receive any further notice concerning the appeal directly from the Ontario Land Tribunal.

Prior to final consent being issued, written proof must be submitted to the Secretary-Treasurer to the effect that any conditions imposed by the Committee in granting consent have been fulfilled. According to the Act, if the consent granted by the Committee is conditional, the conditions must be fulfilled within two years of the giving of the notice of decision. Failure to do so will cause the consent to lapse.

Preliminary Discussion and Pre-consultation

In accordance with By-Law 30-2015, consultation with the Planning and Building Services Department must take place prior to the submission of an application. The City and any affected agency may require additional background reports in support of the application in order for the application to be considered complete. The purpose of pre-consultation is to ensure that the applicant is aware of the required supporting information before an application is submitted in order to prevent delays in processing the application.

POLICIES

The requirements to complete one application are:

One fully completed application for consent form signed by the applicant(s) or authorized agent and properly witnessed by a Commissioner for the taking of affidavits.

A letter of authorization from the applicant(s) for applications which are signed by someone other than the owner(s).

A preliminary drawing which has been prepared, dated and signed by an Ontario Land Surveyor, showing all information referred to in item 14 of the application form.

Payment of \$2000. Cheques are to be made payable to the "City of St. Thomas"

Someone must be present at the hearing to represent the application.

Decisions of the Committee are made in public.

In granting consent to an application, the Committee may impose conditions as requested by municipal or other authorities such as the following:

That payment of 5% of the value of the subject parcel be made to the local municipality for parks purposes or dedication of 5% of the subject land to the municipality for parks purposes.

That an agreement with the local municipality be entered into for installation of such municipal services as may be required, at the expense of the applicant and to standards acceptable to the municipality.

That land be deeded gratuitously to the local or Regional municipality for road widening purposes.



April 14, 2026

St. Thomas Planning & Building Services
9 Mondamin Street
St. Thomas, ON
N5P 2T9

Attn: Planning Department

Re: Consent Application – Easement
420 South Edgeware Road
St. Thomas, Ontario
Make Space Inc.

Our File: MSI/STH/24-01

On behalf of Make Space Inc., Zelinka Priamo Ltd. is pleased to submit a Consent Application for the purpose of creating an easement on the lands known municipally as 420 South Edgeware Road (the “subject lands”).

BACKGROUND

The subject lands are located on the northwest side of the intersection of South Edgeware Road and Highbury Avenue (Figure 1, outlined in red).

Figure 1 – Aerial view of the Subject Lands (outlined in red, easements outlined in yellow and green)



The irregular-shaped parcel has an approximate area of 2.0 ha (4.94 ac), with a lot frontage of approximately 71.5 m along South Edgware Road, and a depth of 114.7 m. The subject lands are under construction for a self-storage facility.

The subject lands are designated “*Employment Lands*” according to Schedule ‘A’ – Land Use Plan in the City of St. Thomas Official Plan. The subject lands are zoned “*Employment Lands Zone*” under the City of St. Thomas Zoning By-law 50-88.

PROPOSED EASEMENT

The proposed easement, located along the northern portion of the property (outlined in yellow on Figure 1 and identified as Parts 2, 3, 4, 5 and 6 on the provided Reference Plan), extends across the site in an irregular, linear configuration. The purpose of the proposed easement is as follows:

1. Make Space (owner of 420 South Edgware Road) will be allowed to install a storm water outlet, as drawn on the provided Servicing Plan, at the south west corner of 10 Highbury Avenue (owned by Forest City Casting) into an existing drainage ditch. Make Space will return the area to a natural state upon completion of construction.
2. Make Space will allow the private water line, owned by Forest City Casting and located on 420 South Edgware, to remain in place as it feeds the fire hydrant at the south side of 10 Highbury Avenue.

The subject lands have received Site Plan Approval (SPC 03-25) for the proposed self-storage development which is under construction, and the proposed easement is required prior to building occupancy, which is targeted for June 1st, 2026.

One the submitted reference Plan, there is also a Part 1 shown. This easement is in favour of 420 South Edgware and is for access by Entegrus. This is a utility easement which is exempt from the Planning Act and not subject to this application.

PLANNING ANALYSIS

The proposed easements are consistent with the *Provincial Planning Statement, 2024* as they facilitate the provision of necessary infrastructure to support the continued use and long-term viability of lands within a designated “*Employment Area*”. The proposal supports the protection and preservation of employment areas for current and future uses by ensuring that appropriate infrastructure is available to meet projected needs (**Section 2.8.2.3**). The proposed easement further supports the efficient use and coordination of infrastructure by maintaining the integrity and capacity of existing municipal sewage and water services, while allowing for the continued integration of servicing and land use planning. In particular, the easement facilitates shared servicing arrangements, including a water line connection from the abutting property to the north in favour of 10 Highbury Avenue, and a stormwater outlet to an existing drainage ditch in favour of 420 South Edgware Road, thereby promoting efficient and coordinated infrastructure use (**Sections 3.6.1(a), (d), and (e)**).

The proposed easements also conform with the City of St. Thomas Official Plan (as detailed below):

- The proposed easements will support the continued use and development of lands designated for employment purposes by ensuring the subject lands are appropriately serviced (**Policy 5.10.3.1(i)**);
- The proposed easement permits use of essential infrastructure for supporting employment uses (**Policy 5.10.3.1(iv)**); and,
- The proposed easement supports the development of the subject lands for a self-storage facility, which is a permitted use within the applicable “*Employment Area*” designation in the City of St. Thomas Official Plan (**Section 5.10.4(i)**).

SUBMISSION MATERIALS

The following digital materials have been provided as part of this Consent Application:

- One (1) copy of the Completed Application Form;
- One (1) copy of a signed authorization form;
- One (1) copy of the Servicing Plan for 420 South Edgware; and,
- One (1) copy of the Reference Plan.

The required fee for this application is \$2,000.00, which will be paid via credit card.

We trust that the enclosed information is complete and satisfactory, and look forward to working with Staff on this project. Should you have any questions, or require further information, please do not hesitate to call.

Sincerely,

ZELINKA PRIAMO LTD.



Katelyn Crowley, BA, CPT
Associate

NOTES

BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED
REFERENCE POINTS 1 AND 2, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM
ZONE 11, NAD83 CSRS 2010.

FOR BEARING COMPARISONS, A ROTATION OF 0°32'45" COUNTER-CLOCKWISE, WAS APPLIED TO THE BEARINGS FROM P1, P2, P3, P4, P5 & P6.

ALL DIMENSIONS SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.

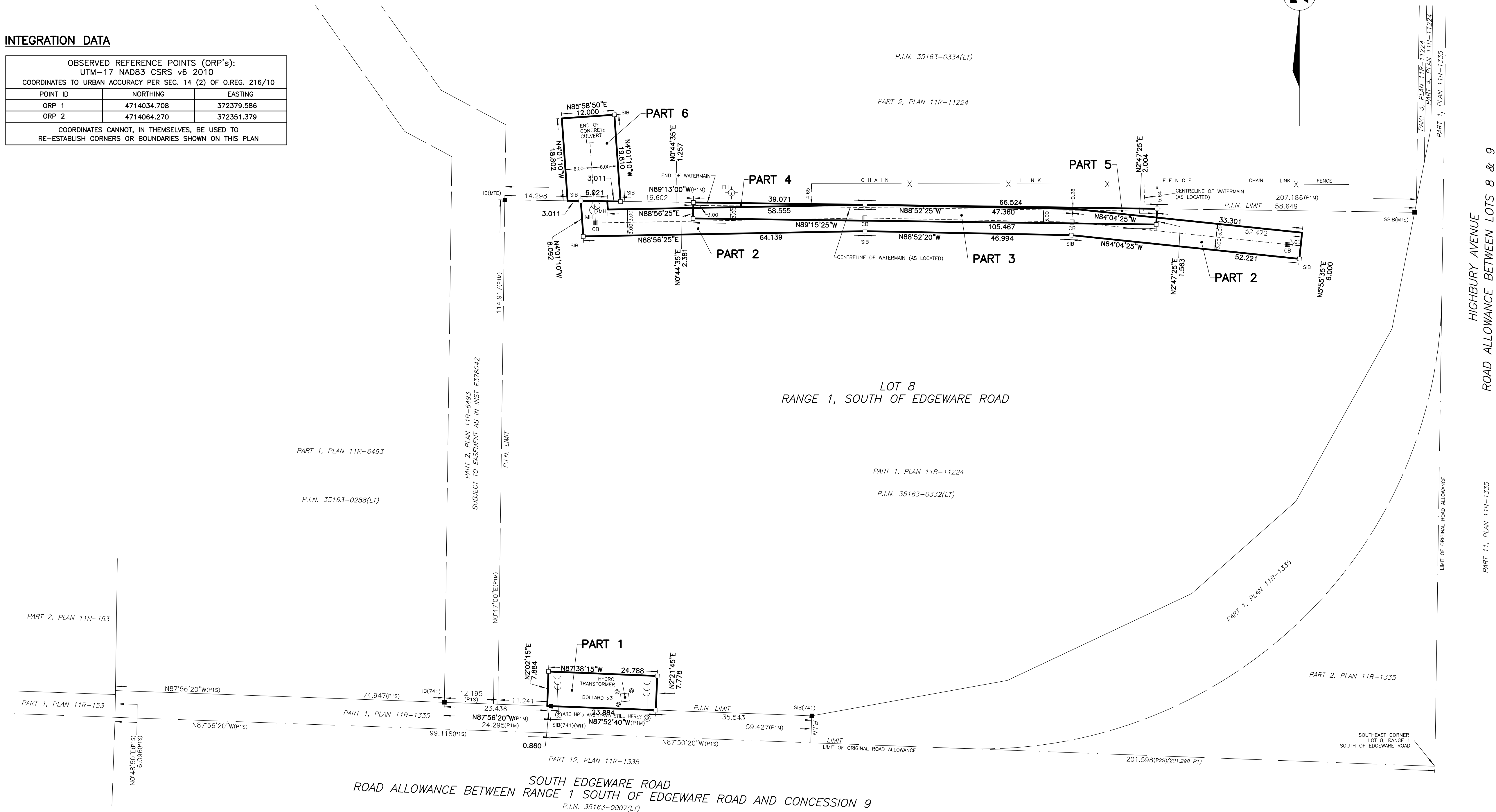
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992332

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM-17 NAD83 CRSR vs 2010		
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10		
POINT ID	NORTHING	EASTING
ORP 1	4714034.708	372379.586
ORP 2	4714064.270	372351.379
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

SCHEDULE				
PART	LOT	PLAN	P.I.N.	AREA
1	PART OF	REGISTERED PLAN No.	PART OF	1234 Sq.

PART 1 COMPRISES PART OF P.I.N.



PLAN OF SURVEY
OF PART OF
LOT

IN THE

CITY OF LONDON

COUNTY OF MIDDLESEX

SCALE 1:500 (Metric)



(SCALE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 912mm IN WIDTH
BY 508mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

J. ANDREW SMITH
TARIO LAND SURVEYOR

LEGEND

□	DENOTES SURVEY MONUMENT SET
■	DENOTES SURVEY MONUMENT FOUND
IB	DENOTES IRON BAR
OU	DENOTES ORIGIN UNKNOWN
PB	DENOTES PLASTIC BAR
SCP	DENOTES SPECIFIED CONTROL POINT
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
WIT	DENOTES WITNESS
741	DENOTES D.I. HOUGHTON, O.L.S.
MTE	DENOTES MTE ONTARIO LAND SURVEYORS LTD.
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
R.P.	DENOTES REGISTERED PLAN
M	DENOTES MEASURED
S	DENOTES SET
P1	DENOTES PLAN 11R-11224
P2	DENOTES PLAN 11R-2043
CB	DENOTES CATCH BASIN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE

PRELIMINARY – NOT MONUMENTED

DATE _____

J. ANDREW SMITH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX.

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Callon + Dietz INCORPORATED

ONTARIO LAND SURVEYORS

CARLETON PLACE LONDON NORTH BA

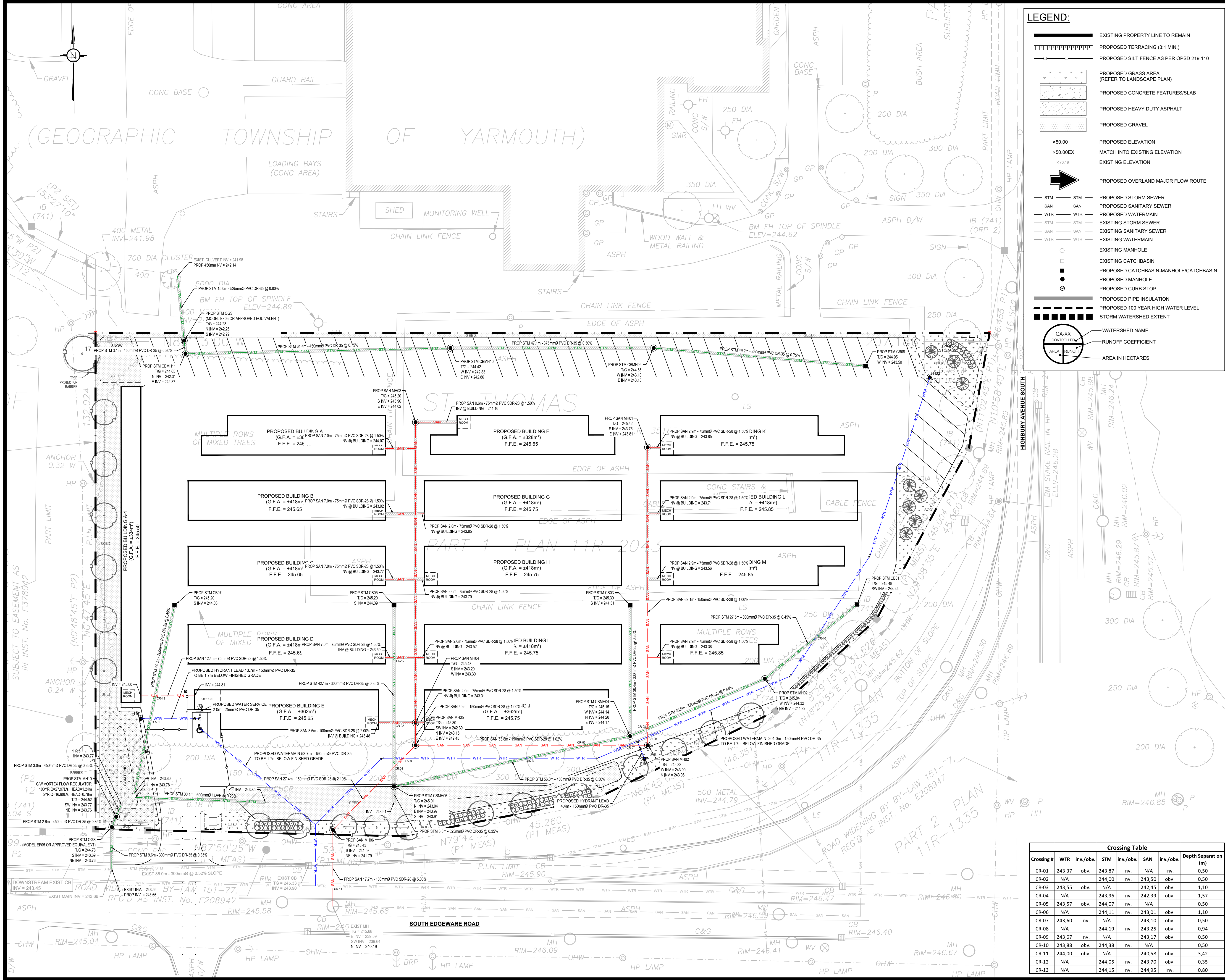
info@callondietz.com callondietz.com

SURVEY BY:

DRAWN BY:

FILE No:

PLAN No:



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED GRASS AREA (REFER TO LANDSCAPE PLAN)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED GRAVEL
- PROPOSED ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAIL AS SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS A KNOWLEDGE OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND ADDENDA, OR FROM ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.



02	ISSUED FOR APPROVAL	M.L.	17 MAR 2025
01	ISSUED FOR APPROVAL	M.L.	20 JAN 2025

No.	REVISIONS	BY	DATE
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NOT AUTHENTIC UNLESS SIGNED AND DATED

LRL
ENGINEERING | INGENIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT: MAKE SPACE

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	V.J.

PROJECT: SITE DEVELOPMENT
10 Highbury Avenue
ST-THOMAS, ON

DRAWING TITLE: SERVICING PLAN

PROJECT NO.: 240718 C401

Crossing Table						
Crossing #	WTR	inv./obv.	STM	inv./obv.	SAN	inv./obv.
CR-01	243.37	obv.	243.87	inv.	N/A	inv.
CR-02	N/A	obv.	244.00	inv.	243.50	obv.
CR-03	243.55	obv.	N/A	obv.	242.45	obv.
CR-04	N/A	obv.	243.96	inv.	242.39	obv.
CR-05	243.57	obv.	244.07	inv.	N/A	obv.
CR-06	N/A	obv.	244.11	inv.	243.01	obv.
CR-07	243.60	inv.	N/A	obv.	243.10	obv.
CR-08	N/A	obv.	244.19	inv.	243.25	obv.
CR-09	243.67	inv.	N/A	obv.	243.17	obv.
CR-10	243.88	obv.	244.38	inv.	N/A	obv.
CR-11	244.00	obv.	N/A	obv.	240.58	obv.
CR-12	N/A	obv.	244.05	inv.	243.70	obv.
CR-13	N/A	obv.	244.15	inv.	244.95	obv.

Report No.: B03/2026

Directed to: Members of the Committee of Adjustment

Meeting Date: 05/28/2026

Department: Planning & Building Services Department

Prepared by: Steve Craig, Senior Planning Technician

Attachment: Location Plan

Location: 10 Highbury Avenue and 420 South Edgeware Road

Applicant: MSSF Acquisitions Inc.

Subject: Request for a consent pursuant to Section 53 of the Planning Act, R.S.O, as amended

Recommendation:

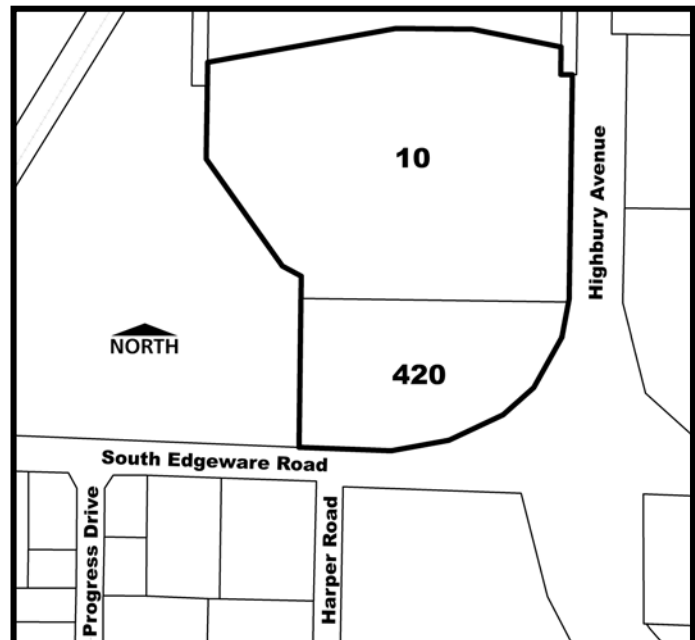
That: Report B03/2026 relating to an application for a consent (mutual easement) at 10 Highbury Avenue and 420 South Edgeware Road be received for information.

Background:

Consent Application B03/26 has been filed for the purpose of creating a mutual easement between 10 Highbury Avenue and 420 South Edgeware Road, for servicing (i.e. storm water and water line) purposes.

PROPOSAL:

The applicant is requesting approval of an easement over part of the subject lands, which is identified as Part 2, 3, 4 and 6 on the draft Reference Plan, prepared by Callon Dietz and accompanying the application.



- The Provincial Planning Statement (PPS 2024) provides directions on matters of Provincial interest related to land use planning and development.
- Decisions by planning authorities (i.e. Committee of Adjustment) that require approval under the Planning Act must be consistent with the PPS. The proposed development is consistent with policies of the PPS in respect to:
 - Settlement areas shall be the focus of growth and development (Policy 2.3.1.1).
 - Land use patterns within settlement areas shall be based on densities and a mix of land uses which (a) efficiently use land and resources; (b) optimize existing planned infrastructure and public service facilities (Policy 2.3.1.2).
 - Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs (2.8.2(1.)).
- The requested consent for the purpose of creating a mutual easement between 10 Highbury Avenue and 420 South Edgeware Road, for servicing (i.e. storm water and water line) purposes is consistent with the Provincial Planning Statement (PPS 2024).

Planning Act, R.S.O. 1990, As Amended:

- The requested consent for the purpose of creating a mutual easement between 10 Highbury Avenue and 420 South Edgeware Road, for servicing (i.e. storm water and water line) purposes has regard to the criteria for considering a draft plan of subdivision, under Section 51(24) of the Planning Act.

St. Thomas Official Plan:

- The subject lands are in the Employment Lands designation, as shown on Schedule “A” (Land Use Plan) to the Official Plan for the City of St. Thomas.
- Permitted uses in the Employment designation include business and economic activities which can be generally classified as manufacturing, the processing of goods and raw materials, warehousing, transportation, communications and utilities, bulk storage of goods and other activities whose operational characteristics are similar (5.10.4).
- Consents will be granted only if it is apparent to the Committee of Adjustment that a plan of subdivision is unnecessary and the land in question can be serviced adequately (10.4.1).
- Conforms, the requested consent for the purpose of creating a mutual easement between 10 Highbury Avenue and 420 South Edgeware Road does not require a plan of subdivision and/or municipal services, therefore The consent conforms with the City of St. Thomas Official Plan.

St. Thomas Zoning By-Law 50-88:

- The subject lands are in the Employment Lands Zone (EL) pursuant to the City of St. Thomas Zoning By-Law No. 50-88, as shown on Zoning Map 4.
- Permitted uses of the Employment Lands Zone (EL) include an adult entertainment parlour, agriculture, animal clinic, auction sales, automotive body shop, automotive service business, automotive trade, builders depot, bulk storage, business of leasing vehicles and equipment, car rental business, construction trade, industrial repair shop, machine shop, manufacturing, non-retail service commercial uses, pharmaceutical and medical product industry, private recreation facilities, railway, self storage business, scientific and technology development, transport trucking terminal, warehousing, wholesale establishment, uses accessory to the foregoing (21A.1).
- The requested consent for the purpose of creating a mutual easement between 10 Highbury Avenue and 420 South Edgeware Road, for servicing (i.e. storm water and water line) purposes conforms with the City of St. Thomas Zoning By-law.

Comments:

- Consent Application B03-2026 conforms with the Provincial Policy Statement (PPS), City of St. Thomas Official Plan, Zoning By-law and satisfies the criteria of Section 51(24) of the Planning Act, R.S.O, as amended.
- Approval of Consent Application B03-2026 is supportable, should the Committee approve the application staff recommends the following condition, the City of St. Thomas be provided with a copy of the Reference Plan.

Respectfully submitted,

Steve Craig,

Sr. Planning Technician