

NOTICE OF APPLICATION FOR A MINOR VARIANCE
APPLICATION NO. A03/21
PLAN 23, LOTS 1, 2, 5 TO 11, 13 AND 14, PT. LOTS 3, 4 AND 12,
REGISTERED PLAN 11R9199, PART 1
Municipally known as 10-20 QUEEN STREET in the CITY OF ST. THOMAS

The Committee of Adjustment of the City of St. Thomas will hold a Public Hearing on the **25th day of March, 2021 at 10:00 a.m.** by teleconference to consider this application.

TAKE NOTICE that an application has been made by the owner, the **CORPORATION OF THE CITY OF ST. THOMAS** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as **10-20 QUEEN STREET** in the City of St. Thomas, Ontario:

The subject lands are within the Downtown Talbot West Commercial Zone (C1) pursuant to the City of St. Thomas Zoning By-law No. 50-88, as amended. The applicant is requesting the following variance:

- (i) To permit zero (0) off-street loading spaces on the subject lands, whereas Subsection 4.3.4 of the City of St. Thomas Zoning By-law requires a minimum of one (1) off-street loading space for a building or structure with a ground floor area greater than 450sqm, in a commercial zone.
- (ii) To permit a minimum floor area of 35sqm for a one-bedroom apartment unit, whereas Subsection 12.3.5 of the City of St. Thomas Zoning By-law requires a minimum floor area of 42sqm for a one-bedroom apartment.

The applicant is proposing to develop a four storey mixed use building consisting of 45 dwelling units (one-bedroom dwelling units) and a fire station.

Additional Information regarding the application is available by phone at 519-631-1680, ext. 4125 or e-mail at jhindley@stthomas.ca from Monday to Friday, between 9:00 a.m. and 4:00 p.m.

Any person or public body may attend the Public Hearing by teleconference. For instructions on how to attend the teleconference, please contact the Assistant Secretary-Treasurer.

A copy of the decision of the Committee will be sent to the applicant and to each person who appeared by teleconference at the hearing and who filed with the Assistant Secretary-Treasurer a written request for Notice of Decision.

This notice can also be viewed on the City's website
http://www.stthomas.ca/living_here/notices_to_residents.

Dated at the City of St. Thomas this 10th day of March, 2021.

Jon Hindley, Assistant Secretary-Treasurer, Committee of Adjustment, City Clerk's Department
P.O. Box 520, City Hall, St. Thomas, ON N5P 3V7
Ph: (519) 631-1680 ext. 4125 Email: jhindley@stthomas.ca