



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Nos: A06-2023
Property Addresses: 275 Victoria Street
Property Owner: 1431532 Ontario Inc.

TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, November 1, 2023, at 6:00 p.m. to hear an Application for Minor Variance under Section 45(1) and (2) of the Planning Act, R.S.O. 1990 and you are invited to attend. Details for attendance are provided below.

Description and Location of Subject Lands

The 1.6 hectare property is located on the west side of James Street South and is an exterior lot at James Street South and Victoria Street, as shown on the General Location Map. The property is designated General Industrial and Highway Commercial in the Official Plan, and “Light Industrial Zone (M1)” and “General Industrial Zone Two (M2)” in the Town’s Zoning By-law Z1-1997, as amended.

There is an existing one-storey 4,250 m² industrial building with associated parking on 275 Victoria Street. In 2023, the Property Owner submitted a site plan control application to permit the construction of a 1,709.3 m² addition to the existing building.

To facilitate the development, the Property Owner submitted a consent to sever application, and minor variance application. In September 2023, the Committee of Adjustment approved the following:

- To sever an approximately 140 by 12.8 metre rectangular parcel of land (Parts 6, 7 and 17 on 44R-4045), for the purpose of conveying those lands as a lot addition to the property to the north (0 James Street South), and receive a thin parcel of land, approximately 63 metres in length (Parts 8 and 14 on 44R-4045) along the westerly property line as a lot addition.
- Loading space location – permit a distance of not less than 8 metres from the street line (along Victoria Street) whereas the By-law requires a minimum of 15 metres from the street line.
- Minimum exterior side yard – permit a minimum of 6 metres whereas the By-law requires a minimum of 15 metres.
- Parking Requirements – permit a minimum of 44 parking spaces whereas the By-law requires a minimum of 90 parking spaces.
- Driveway requirements - permit an ingress/egress driveway width of 18.5 metres whereas the By-law permits a maximum width of 13 metres measured at the lot line.

In October 2023, the Town of St. Marys entered into a Site Plan Agreement with the Property Owner to permit the proposed expansion.

Purpose and Effect of Minor Variance Application

The purpose and effect of the Minor Variance Application is to seek approval to increase the number of maximum permitted driveways to access the property. As per the provisions set out in Section 5.21.2 “Ingress and Egress” of the Town’s Zoning By-law, the property is permitted a maximum of three (3) driveways. The Property Owner is seeking approval to increase the permitted number of driveways to five (5) driveways, as demonstrated on the “Concept Plan with Driveways” provided below.



TOWN OF ST. MARYS | BUILDING & DEVELOPMENT
Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6

Phone: 519-284-2340, ext. 215 | Fax: 519-284-0902
gbrouwer@town.stmarys.on.ca | www.townostmarys.com



Meeting Details

The Town's Committee of Adjustment will be considering the Application at its meeting as follows:

Date: Wednesday, November 1, 2023

Time: 6:00 P.M.

Place: To **observe** the meeting:

In-person: 408 James Street South – Municipal Operations Centre Boardroom

Town's YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEI80G-dOYKteFQ>

To attend as a **delegation** please email planning@town.stmarys.on.ca no later than noon Friday, October 27, 2023, requesting to be a delegation and include any materials you wish to share with the Committee of Adjustment.

To provide comment for the Committee's consideration, comments can be submitted via email to planning@town.stmarys.on.ca, by mail to the Town Office P.O. Box 998, St. Marys ON N4X 1B6 before 12 noon on Wednesday, November 1, 2023.

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a staff report and will be included in the Council agenda and minutes. Agendas and minutes are published on the Town of St. Marys website:

https://calendar.townofstmarys.com/council?_mid_=100956

Other Information:

The Committee of Adjustment decision(s) may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body as defined under subsection 1(1) of the Planning Act, R.S.O 1990, c. P.13. If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance does not make oral submission at a Public Hearing or make written submissions to the Committee of Adjustment before a decision is made on the Minor Variance, the Ontario Land Tribunal may dismiss the appeal.

An appeal to the decision of the Committee of Adjustment to the Ontario Land Tribunal must be filed to the Secretary-Treasurer outlining the reasons for the appeal. The appeal must include a completed Ontario Land Tribunal Appeal Form and the appeal fee for each Application appealed, paid by certified cheque or money order or made payable to the Minister of Finance. Ontario Land Tribunal Forms can be obtained at www.olt.gov.on.ca.

Notification

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed Minor Variance, you must make written request to the above address. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) Hearing.

If you have any questions regarding the application please contact Grant Brouwer, Secretary-Treasurer/Director of Building and Development, at 519-284-2340 ext. 215 or gbrouwer@town.stmarys.on.ca

Information can also be provided in an accessible format upon request.

DATED at the Town of St. Marys, this 20th day of October, 2023.

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