



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Nos: B03-2023 & A05-2023
Property Owners: 2492870 Ontario Inc.
Property Address: 25-27 Brock Street South

TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, October 4, 2023, at 6:00 p.m. to hear an Application for Consent to Sever under Sections 50(1) and 53 of the Planning Act R.S.O. 1990, and an Application for Minor Variance under Sections 45(1) and (2) of the Planning Act R.S.O. and you are invited to attend.

Description and Location of Subject Lands

The approximately 495.7m² subject property is located on the east side Brock Street South between Queen Street East, and Jones Street East as shown on the General Location Map. The subject property is designated “Residential” in the Town of St. Marys Official Plan and is zoned “Residential Zone Three (R3)” in the Town of St. Marys Zoning By-law Z1-1997, as amended. The property owner is currently constructing a semi-detached building on the lot.

Purpose and Effect of Consent to Sever Application (B03-2023)

The Property Owner has applied for a consent to divide the property into two parcels along the common party wall of the semi-detached building. The following chart describes the characteristics of the proposed lots:

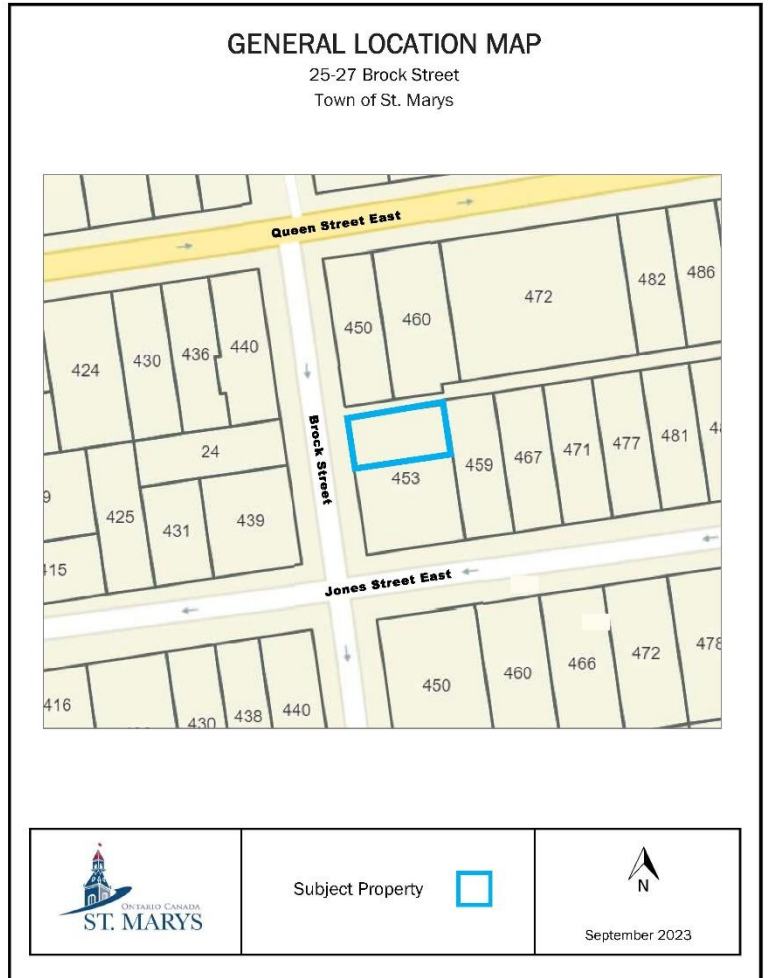
	Size (m ²)	Frontage (m)	Average Depth (m)
Lot 1	~ 247.5	~ 8.25	~ 30.04
Lot 2	~ 247.5	~ 8.25	~ 30.04

Purpose and Effect of Minor Variance Application (A05-2023)

As a result of the proposed consent to sever, an Application for Minor Variance has been submitted seeking relief from the following Zoning By-law requirements:

- A minimum lot area of 247.5 square metres whereas 333 square metres is required for an interior lot;
- A minimum lot frontage of 8.25 metres whereas 9.0 metres is required for an interior lot; and,
- A maximum rear yard encroachment of 3.5 metres for an unenclosed porch whereas 1.8 metres is permitted.

Additional details related to these Applications can be requested by sending an email to planning@town.stmarys.on.ca.



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, October 4, 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/UCzuUpFqxcEI8OG-dOYKteFO>

To attend as a **delegation** please email planning@town.stmarys.on.ca no later than noon Friday, September 29, 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, October 4, 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 and/or Consent 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 and/or Consent, 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 and/or Consent, 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

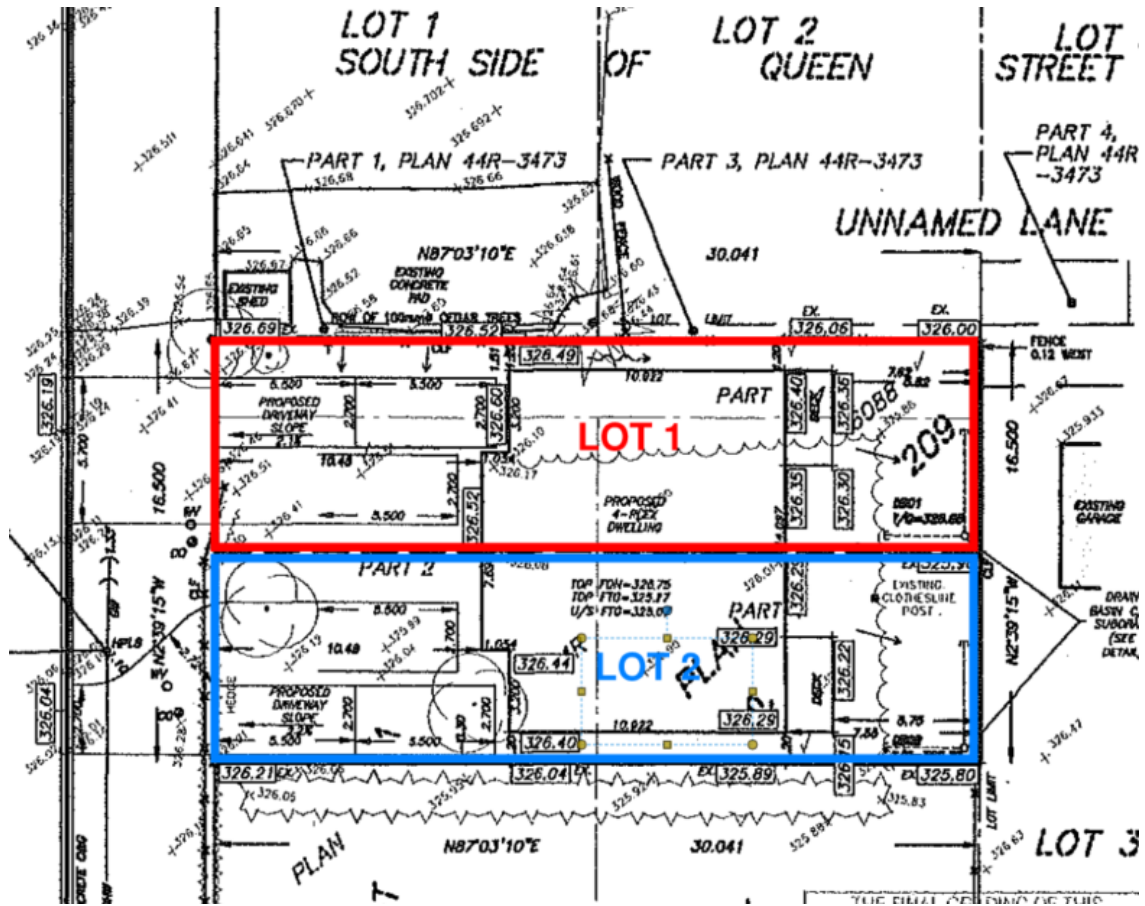
Information can also be provided in an accessible format upon request.

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

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Severance Sketch



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