



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Nos: **A03-2023, B01-2023 and B02-2023**
Property Addresses (Owners): **275 Victoria Street (1431532 Ontario Inc.)**
0 James Street South (1431533 Ontario Inc.)

TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, September 6, 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 two Applications for Consent to Sever under Sections 50(1) and 53 you are invited to attend. Details for attendance are provided below.

Description and Location of Subject Lands

The abutting subject properties are located on the west side of James Street South and north of Victoria Street as shown on the General Location Map. There is an existing one-storey 4,250 m² industrial building with associated parking on 275 Victoria Street.

	275 Victoria	0 James South
Size (ha)	1.6	1.4
Official Plan	General Industrial and Highway Commercial	
Zoning	M1-H and M2	M2 and C2-1

The Owner has also submitted to the Town an Application for Site Plan Approval for a 1,709 m² expansion to the existing industrial building as shown on the proposed site plan attached to this Notice.

Purpose and Effect of Minor Variance Application

The purpose and effect of the Minor Variance Application is to seek relief from the Zoning By-law requirements to facilitate the proposed expansion on 275 Victoria Street, as follows:

- 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
- 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.

Purpose and Effect of Consent to Sever Applications

Consent to Sever Application (B01-2023)

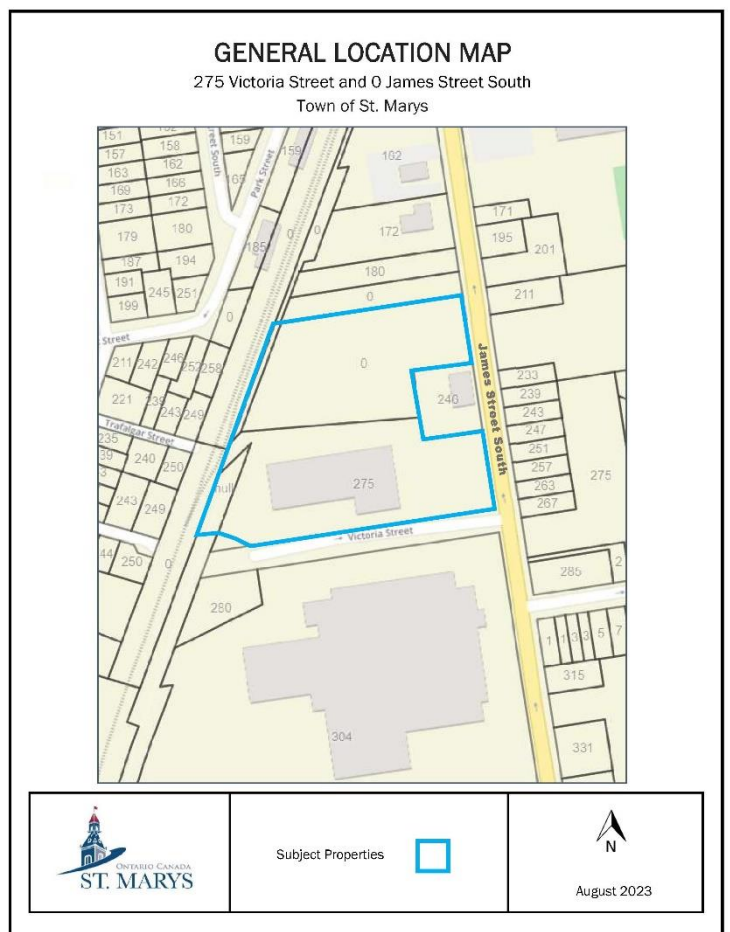
The owner of 275 Victoria Street has applied to sever an approximately 140 by 12.8 metre rectangular parcel of land (Parts 6, 7 and 17 on 44R-4045), for the purpose of conveying those lands as a lot addition to the property to the north (0 James Street South), as shown on the Severance Sketch provided with this Notice.

Consent to Sever Application (B02-2023)

The owner of 0 James Street South has applied to sever a thin parcel of land, approximately 63 metres in length (Parts 8 and 14 on 44R-4045), for the purpose of conveying those lands as a lot addition to the property to the south (275 Victoria Street), as shown on the Severance Sketch provided with this Notice.

Additional details related to these Applications can be found on the Town of St. Marys website:

www.townofstmarys.com/en/current-planning--development-applications.aspx





Meeting Details

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

Date: Wednesday, September 6, 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-dOYKteFQ>

To attend as a **delegation** please email planning@town.stmarys.on.ca no later than noon Friday, September 1, 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, September 6, 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 Consents and 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 or provisional 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(s) of the Committee of Adjustment in respect to the proposed Minor Variance and/or Consents, 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 23rd day of August, 2023.

