



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**File No:** A02-2023  
**Property Owner:** 983132 Ontario Inc.  
**Property Address:** 446 Queen Street West

**TAKE NOTICE THAT** the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, June 21, 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 0.17 hectare (0.42 acre) subject property is located at the southeast corner of Queen Street West and Pelissier Street as shown on the General Location Map. The property is designated "Residential" in the Town of St. Marys Official Plan and is zoned "Special Commercial Zone (C4-1)" in the Town of St. Marys Zoning By-law Z1-1997, as amended. The subject property is currently vacant.

The property owner is seeking to construct a 3-storey building, consisting of one (1) commercial unit and eleven (11) residential units.

## Purpose and Effect of Minor Variance Application

The purpose and effect of the Minor Variance Application is to seek relief from the following Zoning By-law requirements to facilitate the development:

- Minimum exterior side yard of 0.05 metres (along Queen Street West) whereas the By-law requires 6.0 metres.
- Minimum landscaped open space of 5% whereas the By-law requires 20%.

A copy of a concept site plan is included in this notice. Note that the requested exterior side yard reduction is required due, in part, to the anticipated reduction in the lot area when the Town will require the owner's conveyance of a 5.0 metre wide road widening along the Queen Street West frontage at the time of site plan approval. Additional details related to this Application can be found on the Town of St. Marys website:

[www.townofstmarys.com/en/current-planning--development-applications.aspx](http://www.townofstmarys.com/en/current-planning--development-applications.aspx)





### Meeting Details

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

**Date:** Wednesday, June 21, 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](mailto:planning@town.stmarys.on.ca) no later than noon Friday, June 16, 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](mailto:planning@town.stmarys), by mail to the Town Office P.O. Box 998, St. Marys ON N4X 1B6 before 12 noon on Wednesday, June 21, 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](https://calendar.townofstmarys.com/council?_mid=100956)

### Other Information:

The Committee of Adjustment decision 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 does not make oral submission at a Public Hearing or make written submissions to the Committee of Adjustment before a decision is made, 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 appeals, 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](http://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](mailto:gbrouwer@town.stmarys.on.ca)

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

**DATED** at the Town of St. Marys, this 9<sup>th</sup> day of June, 2023.



## Concept Site Plan

