



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION

IN THE MATTERS of Section 45 (1&2) of the Planning Act, R.S.O. 1990 and
Application for Minor Variance (File No. A02-2023) described below.

Notice of Decision Issued:
File No.
Property Owners:
Property Address:

June 23, 2023
A02-2023
983132 Ontario Inc.
446 Queen Street West

Summary of Application

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.

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%.

Decision

The Committee of Adjustment considered all written submissions made to the Committee before its decision and oral submissions made at the hearing. Having regard to Section 45 (1 & 2) of the Planning Act, R.S.O. 1990, the Committee of Adjustment has decided as follows:

Moved By William Galloway
Seconded By Burton Pickel



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

THAT the Application for Minor Variance by 983132 Ontario Inc., affecting land described as 446 Queen Street West in the Town of St. Marys to permit, a minimum exterior side yard of 0.05 metres (along Queen Street West) whereas the Zoning By-law requires 6.0 metres, and permit a minimum landscaped open space of 5% whereas the Zoning By-law requires 20% be **APPROVED**, subject to the following conditions:

1. This approval is granted only to the nature and extent of this Application and proposed development;
2. Required building permit(s) shall be obtained within two (2) years of the Committee's decision; and,
3. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Carried

I, hereby, certify that this is the decision of the Committee of Adjustment with respect to File No. A02-2023 with its following members in attendance: Member Burton Pickel; Member William Galloway; Member Stephen Glover; and, Member Paul King.

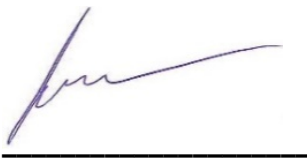
Date of Decision: June 21, 2023

Last Date of Appeal to Ontario Land Tribunal: July 11, 2023

This decision or any condition therein may be appealed to the Ontario Land Tribunal in accordance with Section 45(12) of the Planning Act, R.S.O. 1990. A notice of appeal, setting out the written reasons for the appeal, must include a completed Ontario Land Tribunal Appeal Form and the appeal fee of \$400.00 for each application appealed, paid by certified cheque or money order made payable to the Minister of Finance.

Ontario Land Tribunal Forms can be obtained at www.olt.gov.on.ca and should be received on or before July 11, 2023, by the Secretary-Treasurer, Committee of Adjustment, 408 James Street South, P.O. Box 998, St. Marys, Ontario, N4X 1B6. Submissions may be received at the Municipal Operations Centre in person, or via regular mail or courier to the address listed below.

Should you have any questions or require further information regarding this application, please contact the undersigned.



Grant Brouwer
Secretary-Treasurer

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