



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Nos: A08-2023 and B05-2023
Property Addresses (Owners): 769 Queen Street East (Staffen Family Holdings Inc.)

TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, November 29, 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 an Application for Consent under Sections 50(1) and 53, and you are invited to attend. Details for attendance are provided below.

Description and Location of Subject Lands

The irregularly shaped subject property has frontage along the north side of Queen Street East and the west side of Road 120, as shown on the General Location Map. In January of 2023, the Town approved Official Plan Amendment No. 39 and Zoning By-law Amendment No. Z155-2023 to permit the establishment of short-term rental accommodations primarily associated with the existing golf course, restaurant and wedding venue operations on approximately 0.4 hectares of land in the southwest corner of the property.

The subject lands are designated “Recreational” and “Floodplain” in the Town of St. Marys Official Plan” and zoned “Open Space (OS)” and “Open Space (OS-6) in the Town of St. Marys Zoning By-law Z1-1997, as amended.

Purpose and Effect of Consent Application

The owner has submitted an Application for Consent to create a separate lot for the short-term rental accommodations development (as shown on the proposed consent sketch provided in this notice) and to also create reciprocal access and servicing easements with the golf course lands. The following chart describes the characteristics of the proposed lots:

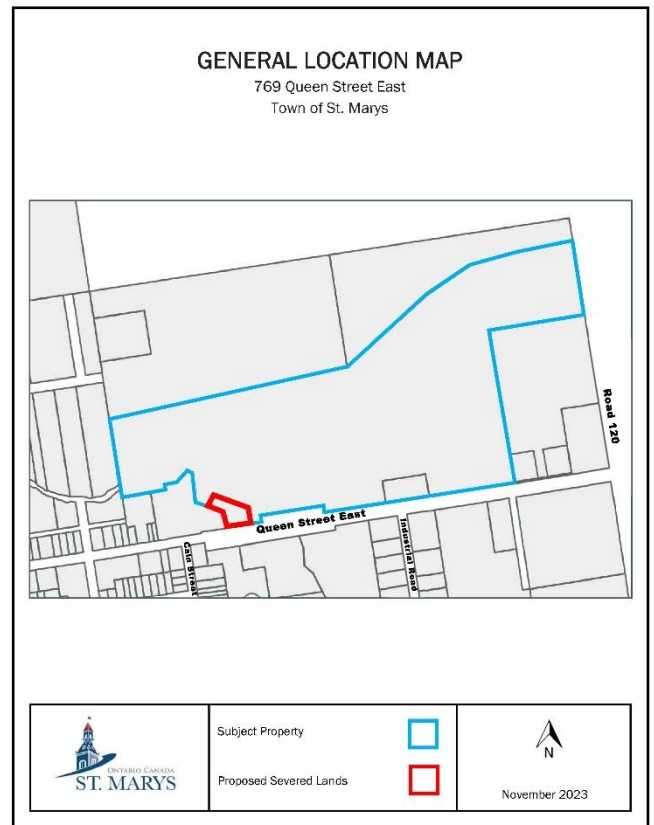
	Size	Frontage (m)
Retained Lot	~ 34.1 ha	~ 534.4
Severed Lot	~ 4,084.4 m ²	~ 77.5

The Consent Application also proposes to establish reciprocal blanket easements for each of the severed and retained lots to facilitate mutual access for the purposes of parking and access (via driveways and laneways), golf course paths, maintenance, parking and servicing.

Purpose and Effect of Minor Variance Application

As part of the review of earlier Applications for Official Plan and Zoning By-law Amendments, and Site Plan Approval, it was agreed that a limited number of parking spaces required for the short-term rental accommodation use could be provided on the main golf course parking area. With the proposed creation of two separate lots, relief is required from Section 5.21.4 – Parking Area Location of the Zoning By-law which reads as follows:

“All required parking spaces and areas shall be provided on the same lot as the building or structure is located, with the exception that the Committee of Adjustment may permit the required parking spaces and areas to be located on an adjacent lot provided that such lot is appropriately zoned so as to permit such parking use and provided that no part of such parking space or area is located further than 150.0 metres from the lot on which the building or structure requiring the parking is located. The above exception shall not apply in the case of parking spaces required for a residential use in a Residential Zone”.





The purpose and effect of the Minor Variance Application is to seek relief from Section 5.21.4 to permit some of the required parking spaces to be located on an adjacent lot further than 150.0 metres from the proposed building.

Meeting Details

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

Date: Wednesday, November 29, 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, November 24, 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, by mail to the Town Office P.O. Box 998, St. Marys ON N4X 1B6 before 12 noon on Wednesday, November 29, 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 15th day of November, 2023.



Proposed Consent Sketch

