

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Date: August 20, 2020
File No: A09-2020
Property Owner: Veterinary Wholesale Company Limited
Property Address: 485 Queen Street West, St. Marys, ON

The Committee of Adjustment for the Town of St. Marys will hold a public hearing on **Wednesday, September 2, 2020 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.

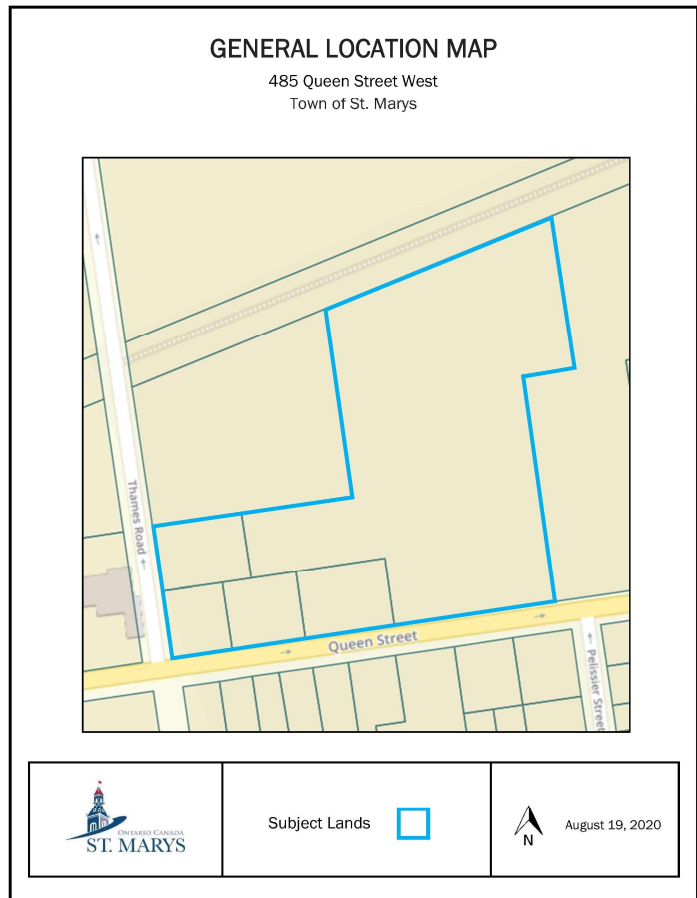
PLEASE NOTE that due to the COVID-19 pandemic state of emergency, all Committee of Adjustment meetings will be held online, until further notice. As this will be an online meeting, there will be no physical in person attendance. Please refer to the SPECIAL INSTRUCTIONS section of this Notice for details on how to attend the online meeting and/or provide comments to the Town respecting this Application.

The 4.54 hectare (11.2 acre) subject property has frontage onto Queen Street West and Thames Road as shown on the General Location Map. Veterinary Purchasing has an existing industrial operation on the subject property in a 13,405 m² (144,290 ft²) building. The subject property is designated General Industrial in the Town’s Official Plan and zoned “Light Industrial Zone (M1)” and “Light Industrial Zone (M1-H)”. The “-H” represents a Holding Zone provision applied to the property. When necessary and/or applicable, the removal of the “-H” symbol can only occur following site plan review and the entering into of an agreement to ensure that development takes a form compatible with adjacent uses.

The owner has concurrently submitted to the Town an Application for Site Plan Approval to facilitate a 2,561 m² (27,566 ft²) expansion of the existing building and parking areas, along with an Application for Zoning By-law Amendment to remove the Holding Symbol from the “Light Industrial Zone (M1-H)”.

According to Section 5.1.3A(b) of the Town’s Zoning By-law, “all accessory buildings and structures shall be required to comply with the side and rear yard requirements for the zone in which they are located as set out in this By-law”. Further, air conditioning/ventilation devices are permitted in an interior side yard in accordance with Section 5.24.3 of the Zoning By-law “but no closer than the minimum side yard requirement for the zone classification in which such device is located”. The minimum interior side yard requirement of the “Light Industrial Zone (M1)” is 3.0 metres (Section 19.2.5).

Through this Application for Minor Variance, the owner is requesting relief from the Zoning By-law to permit a minimum interior side yard setback of 1.2 metres (on the north side of the proposed building addition) for two proposed HVAC units.



Any person(s) wishing to support or oppose this Application is permitted to attend or may submit comments in writing to the Secretary-Treasurer of the Committee of Adjustment prior to the date and time of the hearing. If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to the Secretary-Treasurer (contact information provided in the page footer). This will also entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing. If you do not make a written submission prior to a decision, or make an oral submission at the Public Hearing, and subsequently submit an appeal of the decision, the Local Planning Appeal Tribunal may dismiss the appeal.

An appeal to the decision of the Committee of Adjustment to the Local Planning Appeal Tribunal must be filed to the Secretary-Treasurer outlining the reasons for the appeal. The appeal must include a completed Local

Planning Appeal Tribunal Appeal Form and the appeal fee of \$300.00 for each Application appealed, paid by certified cheque or money order made payable to the **Minister of Finance**. Local Planning Appeal Tribunal Appeal Forms can be obtained at www.elto.gov.on.ca.

Please note: 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 Planning Report and will be included in the Committee agenda and minutes.

SPECIAL INSTRUCTIONS for attending the online meeting and/or providing comments

There are multiple opportunities for public input as outlined below however, to ensure that your comments are clearly understood and received prior to Committee considering the Application, you are strongly encouraged to submit comments prior to the Committee meeting even if you intend to attend the online meeting. **Oral or written submissions will be received at the Public Hearing. Please ensure that any written submission (including by regular mail, email or fax) contains your first and last name, mailing address and contact phone number.**

You can participate in 5 different ways:

1. **Mail** your comments to Grant Brouwer of the Town of St. Marys (mailing address provided below).
2. **Email** your comments to planning@town.stmarys.on.ca.
3. **Leave a voicemail message** detailing your comments questions regarding the Applications by calling 519-284-2340 ext. 213. Your comments and other contents of your recorded message will become part of the public record. However, you must leave your first and last name, mailing address and contact phone number for your comments to be part of the public record.
4. **Register to be a delegation** by emailing planning@town.stmarys.on.ca no later than noon on Tuesday, September 1, 2020 requesting to be a delegation and include any materials you wish to share with the Committee. Town Staff will assist delegates to become familiar with the online meeting process and provide specific connection instructions prior to the date of the meeting.

5. **Attend the meeting and participate** by:

- (a) visiting the Town's YouTube channel during the meeting for a livestreaming of the proceedings, using the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEl8OG-dOYKteFQ>.

You will be able to use the same link after the meeting for the archived record;

- (b) providing your comments and/or questions by emailing planning@town.stmarys.on.ca. Public comments will be received until the Chair states that the public commenting period is closed; and/or,

- (c) joining the Zoom Webinar as follows:

- For video connection, please join using the following link and password:

<https://zoom.us/j/98272938474?pwd=RCtldm1wM1hUbGRISCtEcjF1VW9xQT09>

Password: 644292

During the meeting, select the "raise hand" function to be placed in the queue for questions and comments. The moderator will unmute each attendee in sequence order for an opportunity to address the Committee.

- For telephone connection, please call the following number and insert the meeting ID:

Dial (for higher quality, dial a number based on your current location):

1-855-703-8985 (Toll Free)

Webinar ID: 982 7293 8474

Password: 644292

During the meeting, select "*9" to be placed in queue to provide questions and comments.

You are strongly encouraged to contact the Town prior to the meeting if you have any questions or require assistance regarding the online meeting.

ADDITIONAL INFORMATION relating to the Application is available for inspection by contacting Grant Brouwer, Secretary Treasurer (contact information provided in the page footer) or can be accessed on the Town's Current Planning / Development Applications webpage at:

TOWN OF ST. MARYS | BUILDING & DEVELOPMENT

Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys, ON N4X 1B6

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

Grant Brouwer, Secretary-Treasurer, Committee of Adjustment

