

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Date: March 25, 2022
File No: A05-2021
Property Owner: Thomas and Wilma Dill
Property Address: 279 Elizabeth Street, St. Marys

The Committee of Adjustment for the Town of St. Marys will hold a public hearing on **Wednesday, April 6, 2022 at 6.00 p.m.** to hear an Application for Minor Variance under Sections 45(1) and (2) of the Planning Act, R.S.O. 1990 and you are invited to attend.

PLEASE NOTE that for the time being, 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 “[Part II: Public Input and Attending the Public Hearing](#)” section of this Notice for details on how to attend the online meeting and/or provide comments to the Town respecting this Application.

Part I: Application for Minor Variance (A05-2021)

The ~1,443.6 m² Subject Property is located at the northeast corner of James Street South and Elizabeth Street, as shown on the General Location Map. The Subject Property is designated Residential in the Town’s Official Plan and zoned “Residential Zone Three (R3)” in Zoning By-law Z1-1997, as amended.

There is an existing single detached dwelling, and garden shed on the Subject Property. On July 14, 2021, the Committee of Adjustment granted provisional consent to divide the Subject Property into two lots as shown on the Severance Sketch provided with this Notice and summarized in the following chart:



	Size (m ²)	Frontage (m)	Depth (m)
Severed Lot	~548.55	~15	~36.57
Retained Lot	~1,123.43	~30.72	~ 36.57

One of the conditions of provisional consent is the approval of an Application for Minor Variance for the severed and/or retained parcels, as required, to the satisfaction of the Town.

The Property Owners are proposing to construct a one-storey single detached dwelling on the proposed Severed Lot and submitted an Application for Minor Variance seeking relief from the following Zoning By-law requirements in the “Residential Zone Three (R3)” for single detached dwellings on one lot:

- Minimum lot area of 473 square metres (for Severed Lot) whereas Section 10.2.1 of the Zoning By-law requires 555 square metres for an interior lot.
- Minimum lot depth of 31 metres (for Severed and Retained Lots) whereas Section 10.2.3 of the Zoning By-law requires 37 metres.
- Minimum front yard of 2.4 metres (for Retained Lot) whereas Section 10.2.4 of the Zoning By-law requires 6 metres.
- Lot coverage maximum of 43.5 percent (for Severed Lot) whereas Section 10.2.9 of the Zoning By-law requires 40 percent.

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Part II: Providing Public Input and Attending the Public Hearing

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 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.

Please note: comments and opinion 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.

There are multiple opportunities for public input as outlined below however, to ensure that your comments are clearly understood and received prior to the 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 facsimile) 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 below).
2. **Email** your comments to planning@town.stmarys.on.ca
3. **Leave a voicemail message** detailing your comments or questions regarding this Application 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 Monday, April 4, 2022 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/UCzuUpFqxcEI8OG-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 closing; and/or,
 - c. Joining the Zoom Webinar as follows:
 - For video connection, please join using the following link and password:
<https://us06web.zoom.us/j/86251246984?pwd=dkNxMENpYkVuUnNwVWxxWHBTdHJ1QT09>
Password: 445859
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 location): 1-855-703-8985
Webinar ID: 862 5124 6984 Passcode: 445859
During the meeting, select "*9" to be placed in queue to provide questions and comments

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

Part III: Appealing a Decision of the Committee of Adjustment

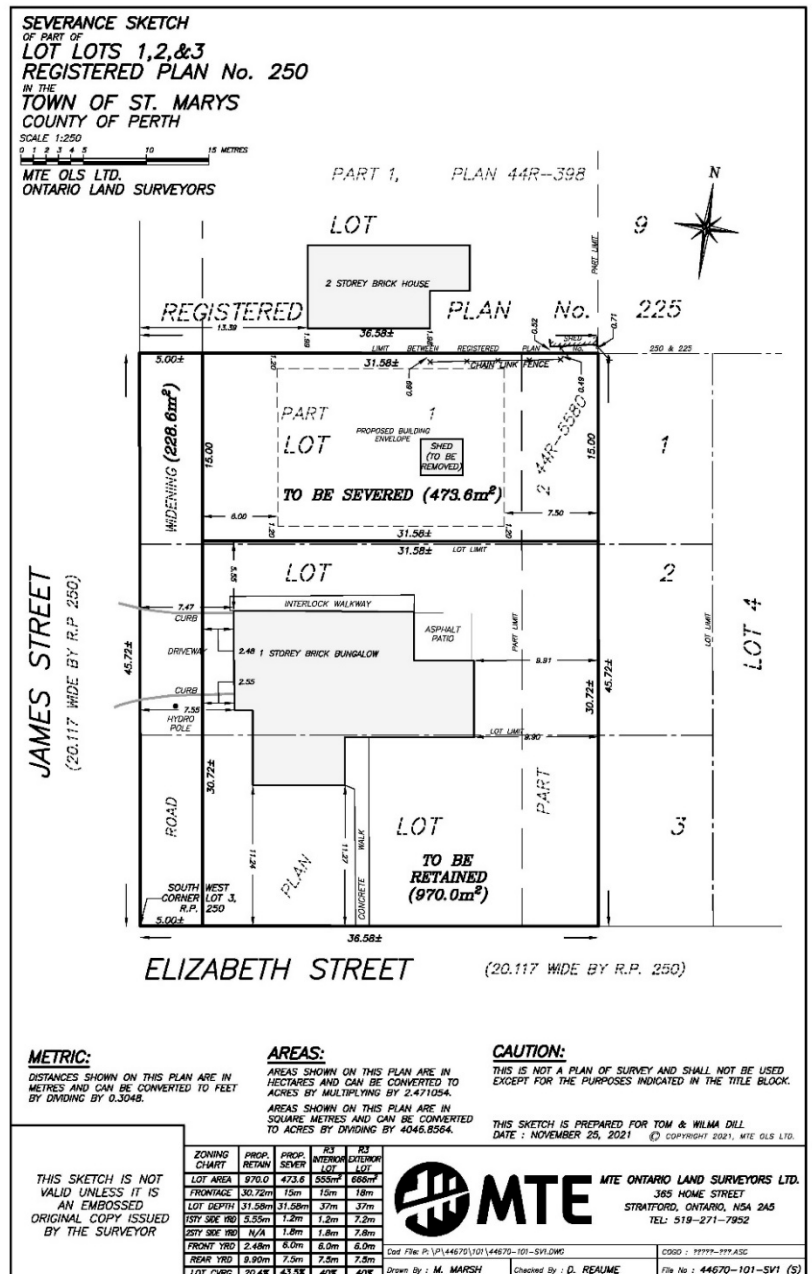
An appeal to the decision of the Committee of Adjustment to the Local Planning Appeal Tribunal must be filed to the Secretary-Treasurer outlining the reasons for the appeal. The appeal must include a completed Local Planning Appeal Tribunal Appeal Form and the appeal fee of \$400.00 for each Application appealed, paid by certified cheque or money order payable to the **Minister of Finance**. Local Planning Appeal Tribunal Appeal Forms can be obtained at www.olt.gov.on.ca.

Additional Information relating to this 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:

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

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

Grant Brouwer, Secretary-Treasurer, Committee of Adjustment



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