



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**Date** September 7, 2022  
**File No.:** B02-2022  
**Property Owner:** T. and W. Dill  
**Property Address:** 279 Elizabeth Street

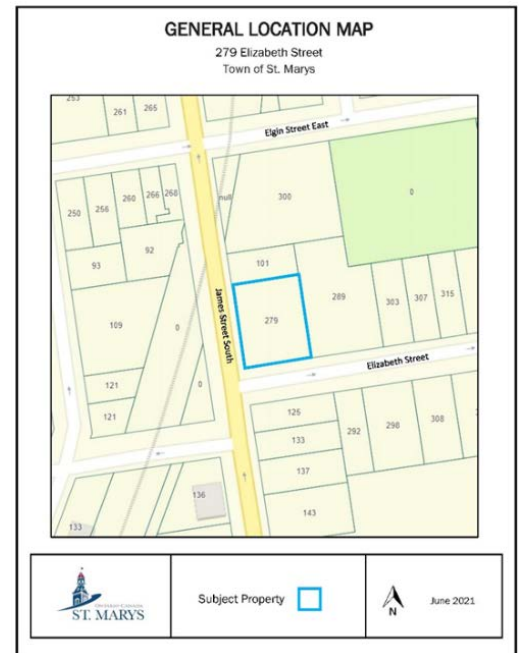
**TAKE NOTICE THAT** the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, September 21, 2022 at 6:00 p.m. to hear an Application for Consent to Sever under Sections 50(1) and 53 of the Planning Act R.S.O. 1990 and you are invited to attend.

### Description and Location of Subject Lands

The 548.55 m<sup>2</sup> 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.

### Purpose and Effect of Consent to Sever Application

There is an existing single detached dwelling, and garden shed on the Subject Property, and the Owner has applied for a consent to divide the Subject Property into two parcels as shown on the Severance Sketch provided with this Notice and summarized in the following chart:



|              | Size (m <sup>2</sup> ) | Frontage (m) | Depth (m) |
|--------------|------------------------|--------------|-----------|
| Severed Lot  | 548.55                 | +/- 15       | +/- 36.57 |
| Retained Lot | 1,123.43               | +/- 30.72    | +/- 36.57 |

Please note that the Committee of Adjustment gave provisional approval of Consent to Sever Application B02-2020 affecting this property on July 7, 2021. The approval set out a series of conditions that needed to be completed within one (1) year of the Committee of Adjustment's decision. The Owner did not satisfy all the conditions of the approval and is resubmitting an Application for Consent to Sever for the Committee's consideration. In addition, the Committee of Adjustment approved Minor Variance Application A05-2021 affecting this property on April 6, 2022, which sought 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 555m<sup>2</sup> for an interior lot.
- Minimum lot depth of 31m<sup>2</sup> (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 Lots) 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.

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 reviewing the Application at its meeting as follows:

**Date:** Wednesday, September 21, 2022

**Time:** 6:00 P.M.

**Place:** This will be a virtual meeting.

To **participate** in this meeting (provide comments or questions), join the Zoom Webinar as follows:

<https://us06web.zoom.us/j/89279940920?pwd=MIBIYnRFWFU0YnFXTURHUFJMaEhvQT09>

Webinar ID: 892 7994 0920



Telephone: 1-855-703-8985

Passcode: 898835

To observe the meeting (no comments or questions), visit the Town's YouTube Channel: <https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>.

Send any comments or concerns for COA's consideration in writing to the Planning Department, via email to [planning@town.stmarys.on.ca](mailto:planning@town.stmarys.on.ca) or by mail to the Town Office (175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6) before **12 Noon on Monday, September 19, 2022**.

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 minute are published on the Town of St. Marys website:

<https://calendar.townofstmarys.com/council? mid =100956>

**Other Information:**

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).

If a person or public body does not make oral submission at a Public Hearing or make written submissions to the Committee of Adjustment before the proposed Consent to Sever is approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**Notification**

If you have any questions regarding the application /or would like to be notified of the Committee of Adjustment's decision 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.

**Proposed Severance Sketch**

