



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**Date** September 7, 2022  
**File No.:** B03-2022 & A05-2022  
**Property Owner:** W. Zhu & X. Yu  
**Property Address:** 453 Jones Street East

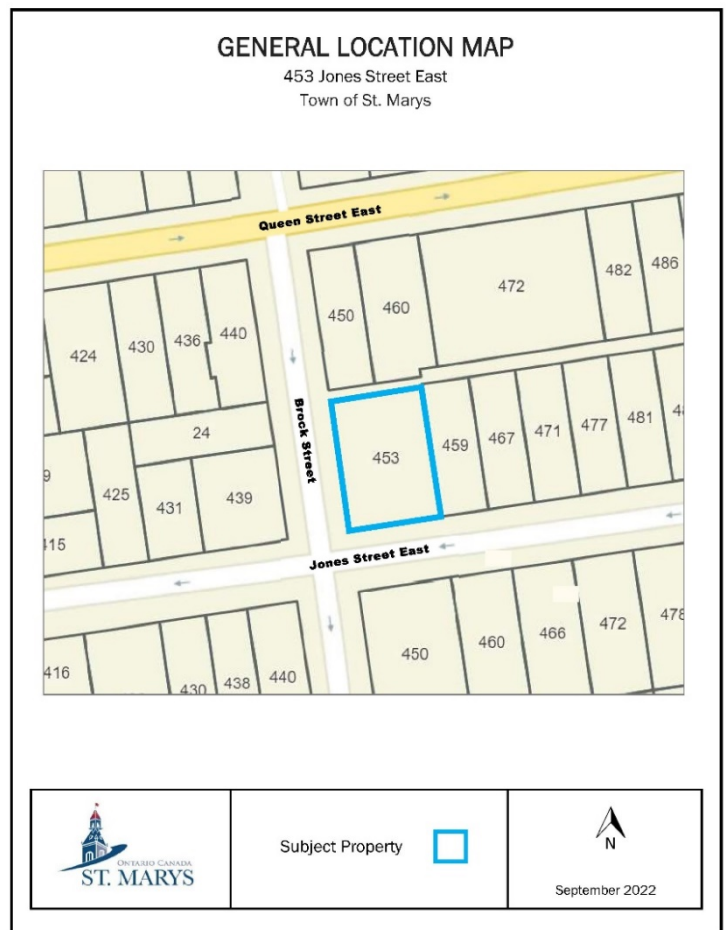
**TAKE NOTICE THAT** the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, September 21, 2022 at 6:00 p.m. to hear an Application for Consent to Sever under Sections 50(1) and 53 of the Planning Act R.S.O. 1990, and an Application for Minor Variance under Sections 45(1) and (2) of the Planning Act R.S.O. 1990 and you are invited to attend.

### Description and Location of Subject Lands

The approximately 1,371.2 m<sup>2</sup> (0.34 acre) subject property is located at the northeast corner of Jones Street East and Brock Street South as shown on the General Location Map. The subject property is designated “Residential” in the Town of St. Marys Official Plan and is zoned “Residential Zone Three (R3)” in the Town of St. Marys Zoning By-law Z1-1997, as amended. There is an existing 1.5 storey residential building with garage and detached garage on the property.

### Purpose and Effect of Consent to Sever Application (B03-2022)

The Applicant has applied for a consent to sever approval for the purpose of dividing the subject property into two parcels for the purpose of constructing a semi-detached building on the severed lot, as shown on the Severance Sketch provided with this Notice and summarized in the following chart:



|              | Size (m <sup>2</sup> ) | Frontage (m) | Average Depth (m) |
|--------------|------------------------|--------------|-------------------|
| Severed Lot  | ~ 495.7                | ~ 16.50      | ~ 30.04           |
| Retained Lot | ~ 875.5                | ~ 30.04      | ~ 45.64           |

### Purpose and Effect of Application for Minor Variance (A05-2022)

As a result of the proposed consent to sever, an Application for Minor Variance has been submitted seeking relief from the following Zoning By-law Requirements:

- Designate the Jones Street East frontage as the lot frontage
- Minimum lot area of 490 square metres (for Severed Lot) whereas 666 square metres is required for an interior lot.
- Minimum lot frontage of 16.5 metres (for Severed Lot) whereas 18.0 metres is required for an interior lot.
- Minimum lot depth of 30.0 metres (for Severed Lot) and 29.0 metres (for Retained Lot) whereas 37.0 metres is required.
- Minimum interior side yard of 1.2 metres (for Severed Lot).

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 and Minor Variance are 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 wish 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**

