



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Date: June 2, 2021
File No: B01-2021
Property Owner: 2798672 Ontario Limited
Legal Description of Property: Lot 1, Block A, West Side of Water Street and Part of Elgin Street, Registered Plan No. 225, Being Parts 1 and 2 on Reference Plan 44R-5840

The Committee of Adjustment for the Town of St. Marys will hold a public hearing on June 16, 2021, at 6.00 p.m. to hear an Application for Consent under Sections 50(1) and 53 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 “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 Consent to Sever (B01-2021)

The Subject Property (known as 84 Water Street South) and Benefitting Property (known as 68 Water Street South) front onto the west side of Water Street South, between Jones Street East and Park Street, as shown on the General Location Map. The properties are designated Central Commercial and Flood Plain according to Schedule ‘A’ of the Town’s Official Plan and zoned “Central Commercial Zone One (C1-1)” and Flood Fringe Constraint Area, in Zoning By-law Z1-1997, as amended. In addition, the Zoning By-law also identifies, for information purposes only, that the Subject and Benefitting Properties are located within the Upper Thames River Conservation Authority Regulation Limit.

The Subject and Benefitting Properties are subject to the Ontario Heritage Act, R.S.O. 1990 (OHA). The Subject Property is designated under Part IV of the OHA, and the Benefitting Property under Part V of the OHA as it is located in the Town’s Heritage Conservation District.



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

Phone: 519-284-2340, ext. 215 | Fax: 519-284-0902
gbrouwer@town.stmarys.on.ca | www.townostmarys.com

The Owner of the Subject Property has applied for a consent to sever a strip of land along the north part of the property, to be conveyed and added to the Benefitting Property, as shown on the Severance Sketch provided with this Notice and summarized in the following chart:

	Size (m ²)	Frontage (m)	Average Depth (m)
Lands to be Retained	731.5	-/+ 24.98	31.2 m
Lands to be Severed	-/+ 201.6	-/+ 6.09 m	-/+ 33.08 m
Benefitting Lands	844.8	29.26 m	29.15 m

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 Consent, 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, June 14, 2021, requesting to be a delegation and include any materials you wish to

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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://zoom.us/j/95438733223?pwd=M0RaSURWTGhJU0hWTEFmSEhJL3dmUT09>

Password: 883734

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: 954 3873 3223

Passcode: 883734

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.

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 may 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:

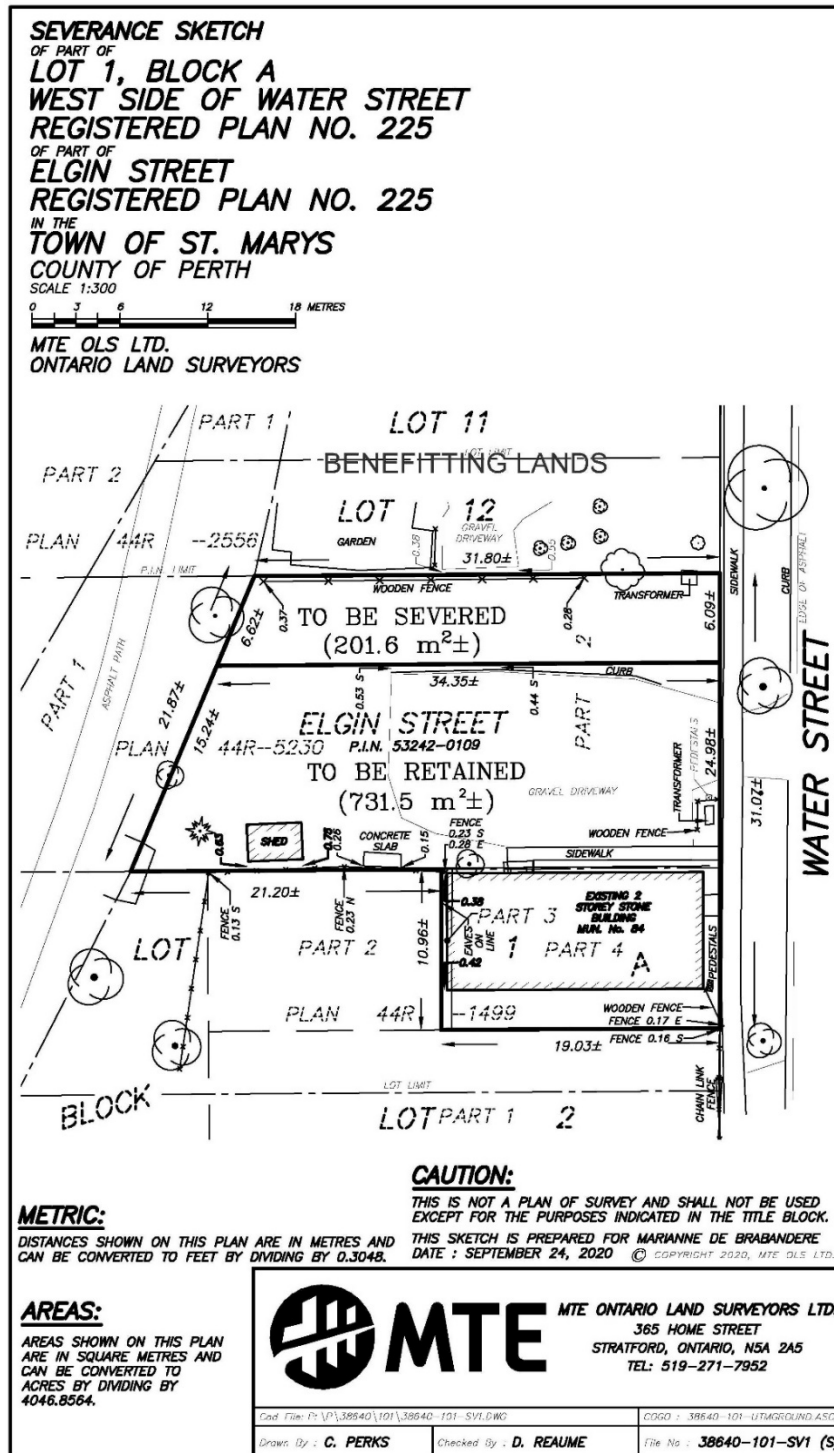
www.townofstmarys.com/en/current-planning--development-applications.aspx

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

Grant Brouwer, Secretary-Treasurer, Committee of Adjustment



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