



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Numbers: B03-2025 and A01-2025
Property Address: 30 William Street
Property Owner: RW Homes Inc.

TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, November 26, 2025, 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 Section 45(1) and (2) of the Planning Act, R.S.O. 1990 and you are invited to attend. Details for attendance are provided below.

Description and Location of Subject Lands

The approximately 881.7 m² subject property fronts onto the west side of William Street, north of Queen Street West, as shown on the general location map. The Site is designated Residential according to Schedule ‘A’ of the Town of St. Marys Official Plan and zoned Residential Zone Three (R3) in the Town of St. Marys Zoning By-law.

There is an existing single detached dwelling on the north part of the property, while the south part of the property is vacant. A gravel driveway from William Street extends along the southern side of the existing dwelling and provides off-street parking for two vehicles.

Purpose and Effect of the Consent Application

The purpose and effect of the Consent Application is to sever the subject lands into two lots, each consisting of a new single-detached dwelling containing two accessory apartments on each lot (i.e. 3 units on each lot for a total of 6 units), as shown on the attached concept plan. The existing dwelling would be demolished. A shared 3.5 metre wide driveway located between the buildings would provide access to four rear parking spaces on each lot.

The following chart describes the characteristics of the proposed lots:

	Frontage (m)	Size (m²)
Retained Lot	12.46	441.2
Severed Lot	12.46	440.5

The Consent Application also proposes to establish reciprocal easements for each of the severed and retained lots to facilitate mutual vehicular access and maintenance of the shared driveway.

Purpose and Effect of the Minor Variance Application

The purpose and effect of the Minor Variance Application is to seek approval for the following relief for both the proposed retained and severed lots:

- A minimum lot area of 440.0 m², whereas the minimum required is 555.0 m²;
- A minimum lot frontage of 12.4 metres, whereas the minimum required is 15 metres;
- A maximum gross floor area ratio of 74 percent, whereas the maximum permitted is 70 percent;



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- A maximum of three dwelling units per lot, whereas the maximum permitted is one dwelling unit per lot;
- Permit two accessory apartments within a single detached dwelling with a maximum gross floor area of 105 square metres per unit, whereas the maximum permitted is one accessory apartment; and,
- Permit a minimum lot depth of 35 metres, whereas the minimum permitted is 37 metres.

Meeting Details

The Town's Committee of Adjustment will be considering the Applications at its meeting as follows:

Date: Wednesday, November 26, 2025

Time: 6:00 P.M.

Place: To **observe** the meeting:

In-person: 408 James Street South – Municipal Operations Centre Boardroom

Town's YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

To attend as a **delegation** please email planning@town.stmarys.on.ca no later than noon Friday, November 21, 2025, requesting to be a delegation and include any materials you wish to share with the Committee of Adjustment.

To provide comment for the Committee's consideration, comments can be submitted via email to planning@town.stmarys.on.ca, by mail to the Town Office P.O. Box 998, St. Marys ON N4X 1B6 before 12 noon on Wednesday, November 26, 2025.

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

https://calendar.townofstmarys.com/council?_mid=100956

Other Information:

The Committee of Adjustment decision(s) may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body as defined under subsection 1(1) of the Planning Act, R.S.O 1990, c. P.13. If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Consent and/or Minor Variance does not make oral submission at a Public Hearing or make written submissions to the Committee of Adjustment before a decision is made on the Consent and/or Minor Variance, the Ontario Land Tribunal may dismiss the appeal. Be advised that a person is no longer able to appeal the decision, other than any persons listed above.

An appeal to the decision(s) 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(s) must include a completed Ontario Land Tribunal Appeal Form and the appeal fee for each Application appealed, 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.

Notification

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed Consent and/or Minor Variance, you must make written request to the above address. This will also entitle you to be advised of any Ontario Land Tribunal Hearing.

If you have any questions regarding the application please contact Grant Brouwer, Secretary-Treasurer/ Director of Building and Development, at 519-284-2340 ext. 215 or gbrouwer@town.stmarys.on.ca

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

DATED at the Town of St. Marys, this 12th day of November, 2025.

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



Concept Plan

Lands to be Severed (440.5 m²)

Lands to be Retained (441.2 m²)

