



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION

IN THE MATTER of Section 45 (1&2) of the Planning Act, R.S.O. 1990 and
Application for Minor Variance described below.

File Numbers: A06-2026
Property Address: 404 Widder Street East
Property Owner: R. Gagnon and J. Siddall

Description and Location of Subject Lands

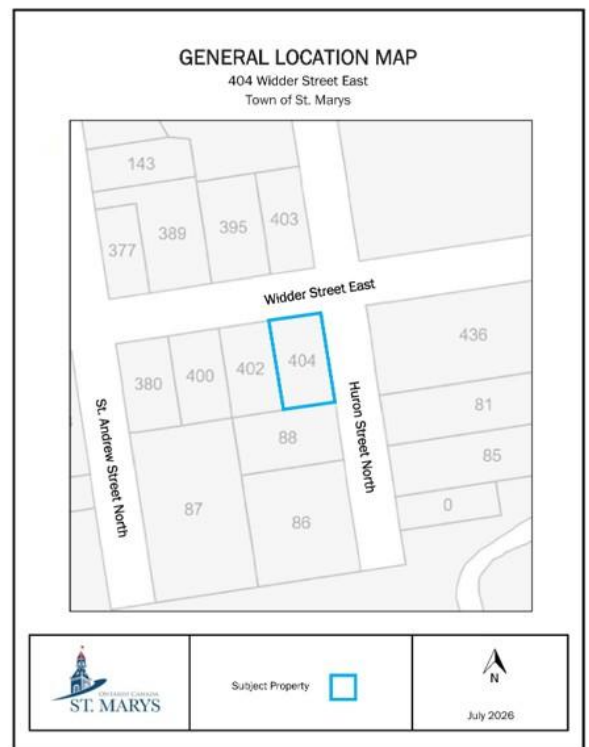
The approximately 916.1 m² subject property is located at the southwest corner of Widder Street East and Huron Street North, as shown on the general location map. The property is designated Residential according to Schedule 'A' of the Town of St. Marys Official Plan and zoned "Residential Zone One R2-1" in the Town of St. Marys Zoning By-law.

The applicant proposes to remove a rear addition and deck from the existing single detached dwelling, and construct a new 2-storey addition and deck to the rear of the dwelling for living space, as shown on the submitted sketch attached to this notice. The applicant is also proposing the addition of a garage attached to the west side of the dwelling.

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 from the Zoning By-law:

- A minimum exterior side yard of 2.5 metres for the main dwelling and 4.9 metres for the deck, whereas the required minimum exterior side yard is 6.0 metres.



Decision of the Committee

THAT the Application for Minor Variance by R. Gagnon and J. Siddall (Application No. A06-2026) affecting land described as 404 Widder Street East in the Town of St. Marys to permit:

- a minimum exterior side yard of 2.5 metres for the main dwelling and 4.9 metres for the deck, whereas the required minimum exterior side yard is 6.0 metres,

be **APPROVED**, subject to the following conditions:

- This approval is granted only to the nature and extent of this Application.
- Required building permit(s) shall be obtained within two (2) years of the Committee's decision.
- That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

I, hereby, certify that this is the decision of the Committee of Adjustment with respect to File No. A06-2026 with its following members in attendance: Steve Cousins, William Galloway, Mike Bolton, Paul King and Burton Pickel.

Date of Decision: July 29, 2026

This decision or any condition therein may be appealed to the Ontario Land Tribunal in accordance with Section 45(12) of the Planning Act, R.S.O. 1990, by filing with the Ontario Land Tribunal ([OLT E-File Portal](#)) not later than the 18th day of August, 2026. A notice of appeal must set out the reason(s) for the appeal, and must be accompanied by the required fee and made payable to the Minister of Finance. If the OLT e-portal is not accessible due to a technical issue, notices of appeal may be provided to clerksoffice@town.stmarys.on.ca.

Only the following will be able to appeal the decision of the Town of St. Marys to the Ontario Land Tribunal:

TOWN OF ST. MARYS | BUILDING & DEVELOPMENT
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.townstmarys.com



- the applicant;
- the Minister of Municipal Affairs and Housing; and,
- a specified person or public body (as defined in the Planning Act).

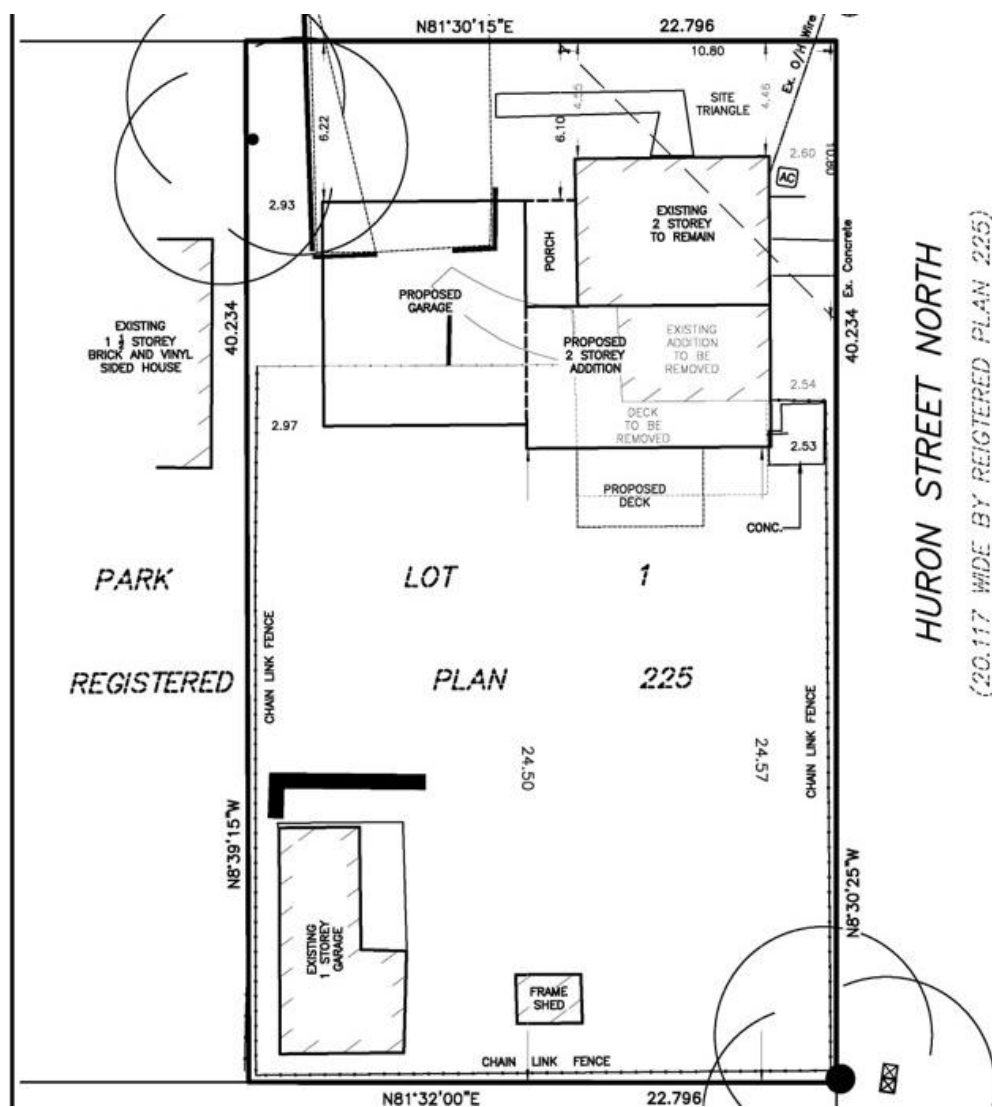
Be advised that a person is no longer able to appeal the decision, other than any persons listed above.

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 31st day of July, 2026.

Grant Brouwer, Secretary Treasurer
Town of St. Marys Committee of Adjustment



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