



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**File Numbers:** B03-2026 and A02-2026  
**Property Address:** 262 Wellington Street South  
**Property Owner:** D. and S. Lucas

**TAKE NOTICE THAT** the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, April 15, 2026, 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 677.6 m<sup>2</sup> subject property fronts onto the west side of Wellington Street South, between Victoria Street to the north and St. Maria Street to the south, 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 Four (R4) in the Town of St. Marys Zoning By-law. There is an existing single detached dwelling on the property, to be demolished.

### Purpose and Effect of the Consent Application

The purpose and effect of the Consent Application is to sever the subject lands into two lots, as shown on the attached severance sketch, to permit the construction of two single-storey, semi-detached dwellings.

The following chart describes the characteristics of the proposed lots:

	Frontage (m)	Size (m <sup>2</sup> )
<b>Retained Lot</b>	7.61	338.8
<b>Severed Lot</b>	7.61	338.8

### 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, as follows:

- A minimum lot frontage of 7.6 metres, whereas the minimum required is 9 metres; and,
- A maximum lot coverage of 50 percent, whereas the maximum permitted is 45 percent.



**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](mailto:gbrouwer@town.stmarys.on.ca) | [www.townostmarys.com](http://www.townostmarys.com)



## Meeting Details

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

**Date:** Wednesday, April 15, 2026

**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/UCzuUpFqxcEI80G-dOYKteFQ>

To attend as a **delegation** please email [planning@town.stmarys.on.ca](mailto:planning@town.stmarys.on.ca) no later than noon Friday, April 10, 2026, 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](mailto: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, April 15, 2026.

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](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](http://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](mailto:gbrouwer@town.stmarys.on.ca)

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

**DATED** at the Town of St. Marys, this 1<sup>st</sup> day of April, 2026.

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# Severance Sketch

