



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Number:
Property Address:
Property Owner:

B02-2025
16 Hillside Court
Grace Community Church (c/o Group40 Inc. and Baker Planning Group)

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 you are invited to attend. Details for attendance are provided below.

Description and Location of Subject Lands

The irregularly shaped subject property (16 Hillside Court) is approximately 0.84 hectares in size, as shown on the General Location Map. The benefitting property (11 Cain Street) is approximately 0.21 hectares in size and is located at the southeast corner of Queen Street East and Cain Street.

Both properties are designated “Residential” in the Town of St. Marys Official Plan. 11 Cain Street and the north part of 16 Hillside Court to be severed and added to 11 Cain Street are zoned “Residential Zone Five (R5-19)” according to the Town of St. Marys Zoning By-law Z1-1997, as amended by By-law No. Z160-2025 passed by Town Council on August 26, 2025.

Purpose and Effect of the Consent Application

The Owner of the subject property has applied for consent to sever the northern 0.27 hectares of the Grace Community Church property (16 Hillside Court), to be conveyed and added to the benefitting property (11 Cain Street).

The Applicant is proposing to develop 11 Cain Street and the proposed severed lands for residential uses consisting of 44 apartment dwelling units in four buildings, as shown in the concept site plan included with this notice. Vehicular access is proposed from Cain Street via a private roadway that connects to a proposed off-street parking area with 65 parking spaces. The “Residential Zone Five (R5-19)” zoning would permit



	Size (ha)
Lands to be Retained	~0.57
Lands to be Severed	~0.27
Benefitting Lands	~0.21



this proposed development and approval of a future site plan application will be required, prior to development occurring on the site.

Meeting Details

The Town’s Committee of Adjustment will be considering the Application 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 minute are published on the Town of St. Marys website:

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

Other Information:

The Committee of Adjustment decision 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 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, 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 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 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, 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.



Concept Site Plan

