



COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

File Number: B01-2025
Property Address: 178 Thomas Street
Property Owner: 2398315 Ontario Limited (c/o Scott McIntosh)

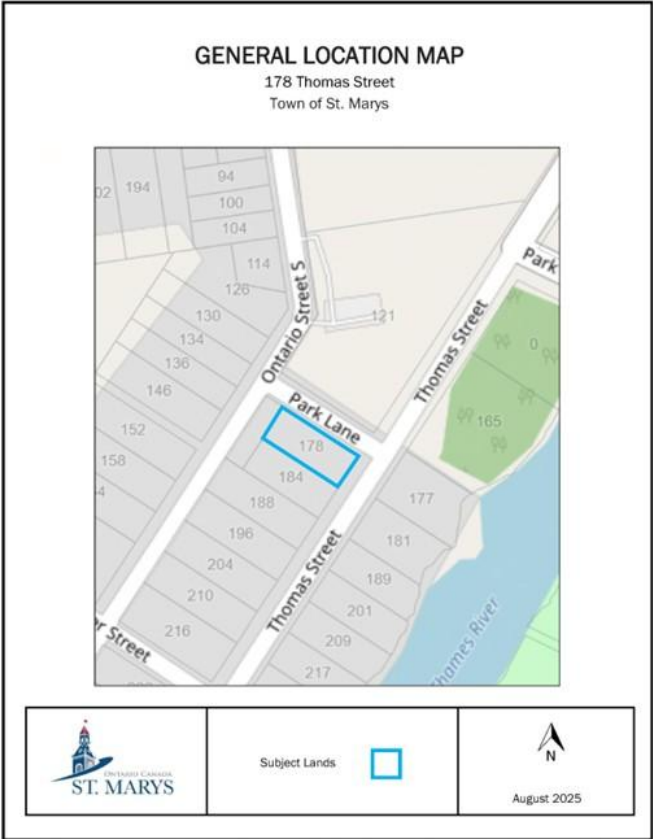
TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, November 26, 2025, at 6:00 p.m. to hear an Application for Consent to Sever under Sections 50(1) and 53 of the Planning Act, R.S.O. 1990, and you are invited to attend. Details for attendance are provided below.

Description and Location of Subject Lands

The subject property is approximately 981 square metres in size and located at the intersection of Thomas Street and Park Lane, as shown on the General Location Map.

The subject property is designated “Residential” in the Town of St. Marys Official Plan” and zoned “Residential Zone Two (R2-11A)” and “Residential Zone Two (R2-11B)” according to the Town of St. Marys Zoning By-law Z1-1997, as amended by By-law No. Z161-2025 passed by Town Council on October 14, 2025.

There is an existing single detached dwelling on the eastern half of the property with an existing driveway accessed from Thomas Street. There is also an existing detached garage located along the Park Lane frontage.



Purpose and Effect of the Consent Application

The Property Owner has applied for a consent to divide the property into two lots as shown on the concept site plan / severance sketch attached to this notice. The concept site plan / severance sketch shows road widenings required to be conveyed to the Town (3.0 metre wide along Thomas Street and 2.5 metre wide along Park Lane). The following chart describes the characteristics of the proposed lots:

	Frontage (m)	Size (m²)
Retained Lot		
Pre road widening	20.1	618.2
Post road widening	17.6	488.5
Severed Lot		
Pre road widening	18.0	362.7
Post road widening	18.0	317.6

The Applicant is proposing to retain the existing dwelling on the proposed retained lot, relocate the existing driveway and detached garage to south of the existing dwelling, and construct a new single detached dwelling on the proposed severed lot with access from Park Lane.

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



Zoning By-law Amendment By-law No. Z161-2025 changed the zoning of the subject lands to “Residential Zone Two (R2-11A)” on the proposed retained lot and “Residential Zone Two (R2-11B)” on the proposed severed lot with site-specific regulations to accommodate the division of this property into two lots as proposed in this Application for Consent to Sever.

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.

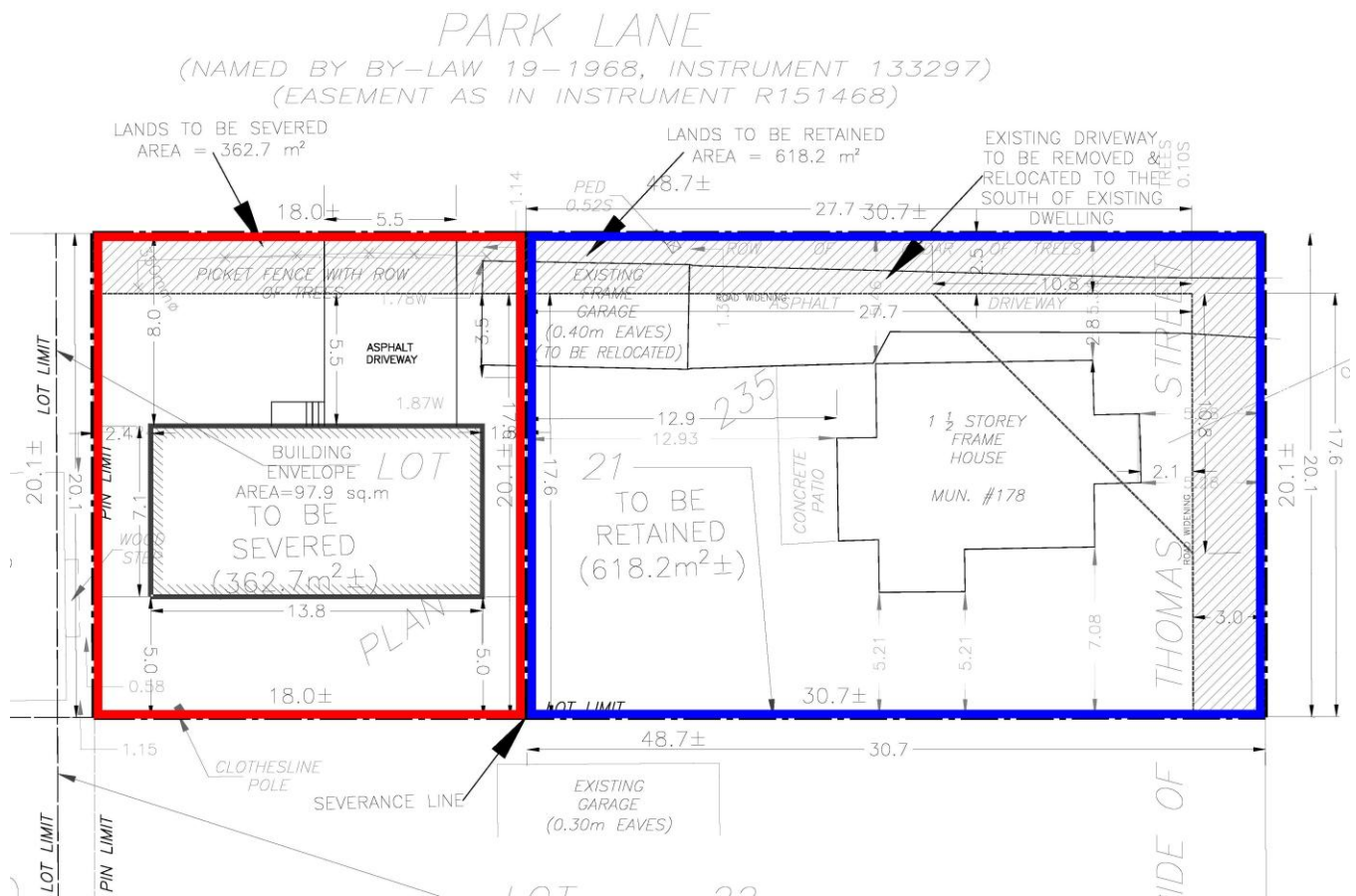
DATED at the Town of St. Marys, this 11th day of November, 2025.



Concept Site Plan / Severance Sketch

Lands to be Severed (362.7 m²)

Lands to be Retained (618.2 m²)



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Phone: 519-284-2340, ext. 215 | Fax: 519-284-0902

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