



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Numbers: A05-2026
Property Address: 151-153 Queen Street East
Property Owner: 2853623 Ontario Inc.

TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, July 29, 2026, at 6:00 p.m. to hear 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 689.9 m² subject property is located on the north side Queen Street East between Wellington Street and Church Street, as shown on the general location map. The property is designated Downtown according to Schedule ‘A’ of the Town of St. Marys Official Plan and zoned “Commercial Zone One C1” in the Town of St. Marys Zoning By-law.

The existing building contains two commercial units (occupied by an optometrist and dentist) on the main floor and until recently additional commercial space on the second floor. The size of the main floor (west) optometrist unit is about 280 m², while the main floor (east) dental unit contains is about 225 m² in size. The second floor has a gross floor area of about 215 m². The building also had a primarily unfinished basement accessed from the west unit that has mechanical areas, washroom stalls, and storage.



The owner is proposing to establish three residential units on the second floor, summarized as follows:

- 1-bedroom 54.8 m²
- 1-bedroom 59.4 m²
- 2-bedroom 81.3 m²

The Town’s Zoning By-law requires 1 parking space for one-bedroom units and 1.5 spaces for two-bedroom units.

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 total of two parking spaces are required for 3 dwelling units on the second floor of the existing building, whereas Section 5.21.1.1C requires 1 parking space for each 1-bedroom dwelling unit and 1.5 parking spaces for each 2-bedroom dwelling unit.

Meeting Details

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

Date: Wednesday, July 29, 2026

TOWN OF ST. MARYS | BUILDING & DEVELOPMENT
Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6



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, July 24, 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, by mail to the Town Office P.O. Box 998, St. Marys ON N4X 1B6 before 12 noon on Wednesday, July 29, 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

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 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 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.

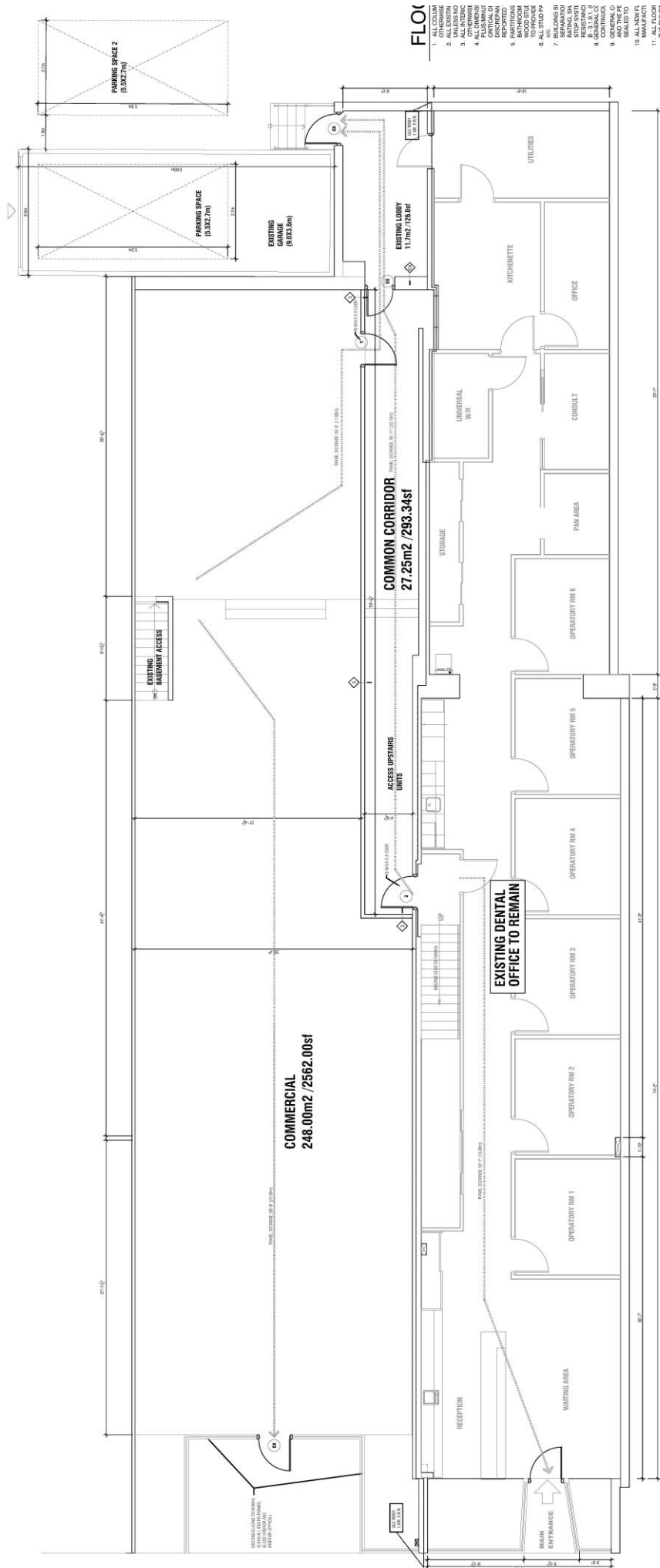
Notification

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed 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 15th day of July, 2026.



PROPOSED MAIN FLOOR PLAN

Scale: 1/8" = 1'-0"

PROPOSED MAIN FLOOR PLAN

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR NOTE:

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