

# COMMITTEE OF ADJUSTMENT NOTICE OF DECISION

IN THE MATTER of Sections 50(1) and 53 of the Planning Act, R.S.O. 1990 and  
Application for Consent (File No. B04-2025) described below.

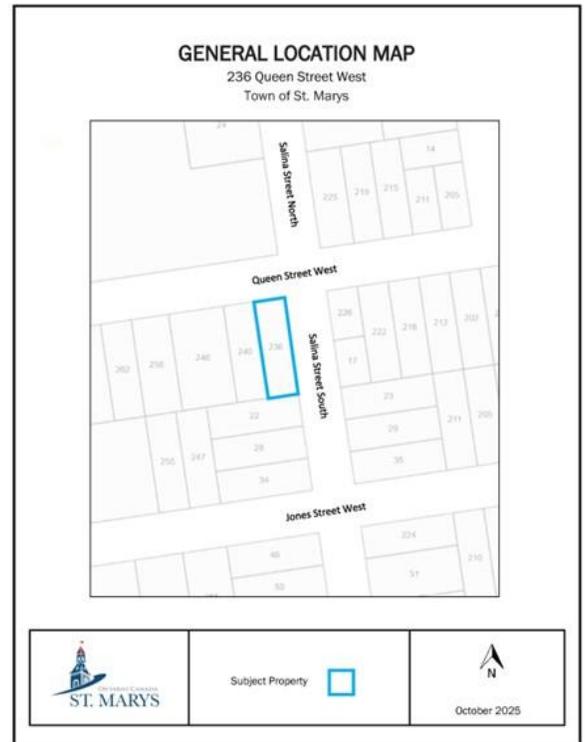
**File No:** B04-2025  
**Property Address:** 236 Queen Street West  
**Property Owner:** Marianne De Brabandere

## Description and Location of Subject Lands

The subject property is approximately 666 square metres in size and located at the southwest corner of Queen Street West and Salina Street South, as shown on the General Location Map.

There is an existing single detached dwelling on the northern part of the property with two additional residential units (for a total of three dwelling units). An existing driveway off Salina Drive provides off-street parking.

The subject property is designated “Residential” in the Town of St. Marys Official Plan. On January 27, 2026, Town Council passed Zoning By-law Z162-2026 to change the zoning of the subject property from “Residential Zone Three (R3)” to “Residential Zone Four (R4-16A)” and “Residential Zone Four (R4-16B)” to facilitate the proposed consent and development (as described below), in accordance with the Town of St. Marys Zoning By-law Z1-1997, as amended. By-law Z162-2026 will come into effect if no notice of appeal is filed within the appeal period, as set out in the Planning Act. The Town’s file number for the related Zoning By-law Amendment application is Z04-2025.



## 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 attached to this notice. The concept site plan shows a road widening required to be conveyed to the Town (5.0 metre wide along Queen Street West). The following chart describes the characteristics of the proposed lots:

	Frontage (m)	Size (m <sup>2</sup> )
<b>Retained Lot</b>	Pre road widening	443.0
	Post road widening	361.0
<b>Severed Lot</b>	15.5	223.0

The Applicant is proposing to retain the existing dwelling on the proposed retained lot, and construct a new single detached dwelling on the proposed severed lot. A new access driveway is proposed from Queen Street West to provide two tandem parking spaces for the existing residential building. An additional new driveway from Salina Street South is proposed to the south of the proposed new dwelling on the severed lot to provide two tandem parking spaces.

Additional details related to this Application can be found on the Town of St. Marys website:

[www.townofstmarys.com/business-development/planning-zoning/current-planningdevelopment-applications](http://www.townofstmarys.com/business-development/planning-zoning/current-planningdevelopment-applications)

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

## Decision of the Committee

**THAT** the Application for Consent by Marianne De Brabandere, Application No. B04-2025 affecting a parcel of land municipally known as 236 Queen Street West, in the Town of St. Marys for the purpose of severing a lot into two lots be **APPROVED** as the severance proposal conforms to the policies of the Official Plan, subject to the following conditions:

1. The Certificate of the Official must be issued by the Secretary-Treasurer for Committee of Adjustment within a period of two years from the date of the mailing of the Notice of Decision;
2. Confirmation from the Town's Treasury Department that their financial requirements have been met;
3. The owner pay 5 per cent of the value of the land as cash-in-lieu-of parkland pursuant to Section 51 of the Planning Act;
4. The owner make payment to the Town for one boulevard hardwood tree for each lot as per the Town's tree planting policy;
5. That the owner prepares a Reference Plan to the satisfaction of the Town of St. Marys Engineering and Public Works Department showing a 5.0 metre wide road allowance parallel to and for the extent of the Queen Street West frontage of 236 Queen Street West; and further, those lands identified on the Reference Plan as the 5.0 metre wide road allowance be conveyed to the Town of St. Marys;
6. That Zoning By-law No. Z162-2026 for the subject lands shall be in full force and effect, including confirmation that no appeals have been filed within the statutory appeal period, prior to final approval of the consent;
7. The Secretary-Treasurer for Committee of Adjustment be provided with written confirmation that the concerns raised by Festival Hydro in the correspondence dated February 5, 2026 have been addressed to the satisfaction of Festival Hydro; and further that the Secretary-Treasurer for Committee of Adjustment be provided with a copy of an easement agreement between the owner and Festival Hydro (if required).
8. The Committee must be provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provisions of the Registry Act or Land Titles Act; and,
9. Confirmation be received from the solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.

I, hereby, certify that this is the decision of the Committee of Adjustment with respect to File No. B04-2025 with its following members in attendance: Steve Cousins, Mike Bolton, William Galloway, Burton Pickel and Paul King.

Date of Decision: February 18, 2026

This decision or any condition therein may be appealed to the Ontario Land Tribunal in accordance with Section 53(19) of the Planning Act, R.S.O. 1990, by filing with the Ontario Land Tribunal ([OLT E-File Portal](#)) not later than the 12<sup>th</sup> day of March, 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](mailto: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:

- 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](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 20<sup>th</sup> day of February, 2026.



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

