

COMMITTEE OF ADJUSTMENT NOTICE OF DECISION

IN THE MATTER of Section 45 (1&2) of the Planning Act, R.S.O. 1990 and
Application for Minor Variance described below.

File Numbers: A01-2026
Property Address: 556 Emily Street
Property Owner: Karen and Stephen McGinnis

Description and Location of Subject Lands

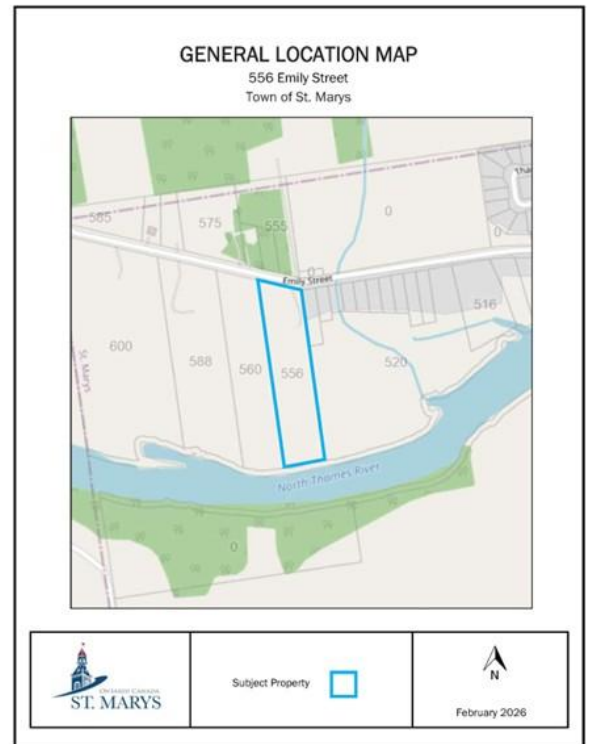
The approximately 2.2 hectare subject property fronts onto the south side of Emily Street, as shown on the general location map. The Site is designated Residential and Flood Plain according to Schedule 'A' of the Town of St. Marys Official Plan and zoned "Residential Zone One R1-4" and "Flood Plain Zone FP(R1-4)" in the Town of St. Marys Zoning By-law.

There is an existing 251 m² single detached dwelling and a 125 m² detached garage located along the east property line.

Purpose and Effect of the Minor Variance Application

The applicant is proposing a 176 m² addition to the existing detached garage. The purpose and effect of the Minor Variance Application is to seek approval for the following relief from the Zoning By-law:

- A maximum height of 5.054 metres for an accessory building (measured at the northern wall of the building expansion), whereas the maximum permitted height is the lessor of 4.5 metres or the height of the main building on the lot; and,
- To recognize the interior side yard setback of the existing detached garage of 1.67 metres, whereas the minimum required is 2.4 metres.



Decision of the Committee

THAT the Application for Minor Variance by Karen and Stephen McGinnis (Application No. A01-2026) affecting land described as 556 Emily Street in the Town of St. Marys to:

- permit a maximum height of 5.054 metres for an accessory building (measured at the northern wall of the building expansion), whereas the maximum permitted height is the lessor of 4.5 metres or the height of the main building on the lot; and,
- recognize the interior side yard setback of the existing detached garage of 1.67 metres, whereas the minimum required is 2.4 metres;

be **APPROVED**, subject to the following conditions:

1. This approval is granted only to the nature and extent of this Application.
2. Required building permit(s) shall be obtained within two (2) years of the Committee's decision.
3. That failure to comply with and maintain the conditions of the Committee will render the approval null and void

I, hereby, certify that this is the decision of the Committee of Adjustment with respect to File No. A01-2026 with its following members in attendance: Steve Cousins, William Galloway and Burton Pickel.

Date of Decision: March 18, 2026

This decision or any condition therein may be appealed to the Ontario Land Tribunal in accordance with Section 45(12) of the Planning Act, R.S.O. 1990, by filing with the Ontario Land Tribunal ([OLT E-File Portal](https://www.olt.on.ca/)) not later than the 7th day of April, 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 .

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

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.

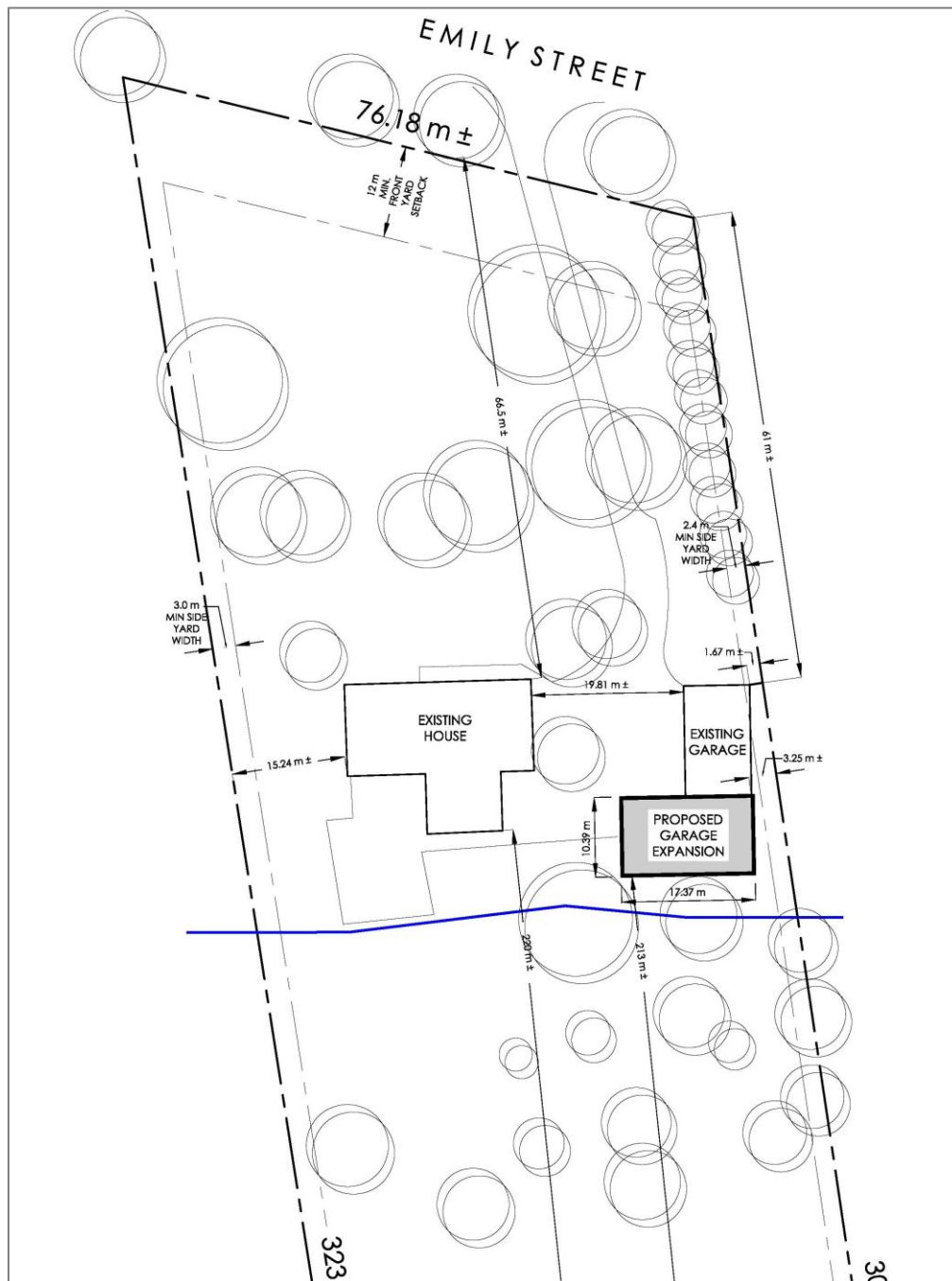
If you have any questions regarding the application please contact Grant Brouwer, Secretary-Treasurer/ Director of Building and Development, at 519-284-2340 ext. 215 or gbrouwer@town.stmarys.on.ca

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

DATED at the Town of St. Marys, this 24th day of March, 2026.

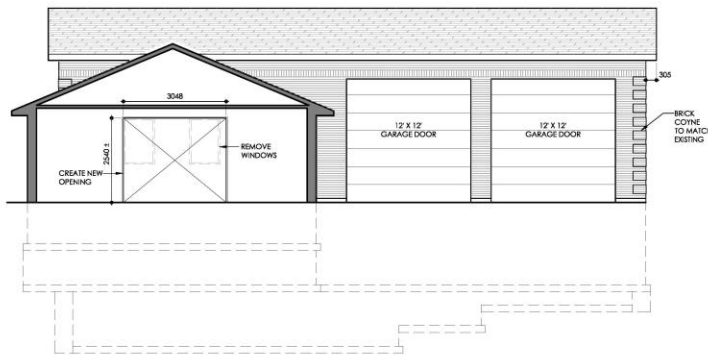


Grant Brouwer, Secretary Treasurer
Town of St. Marys Committee of Adjustment

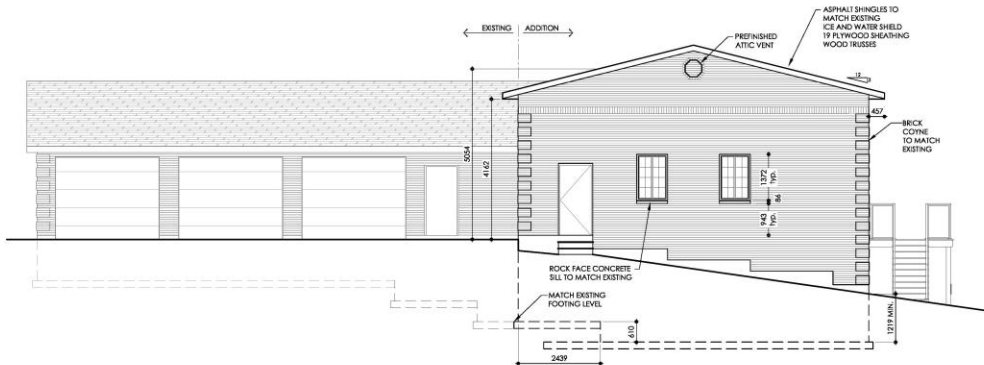


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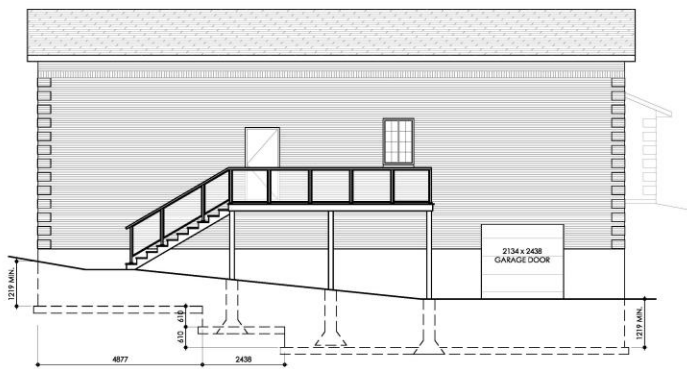
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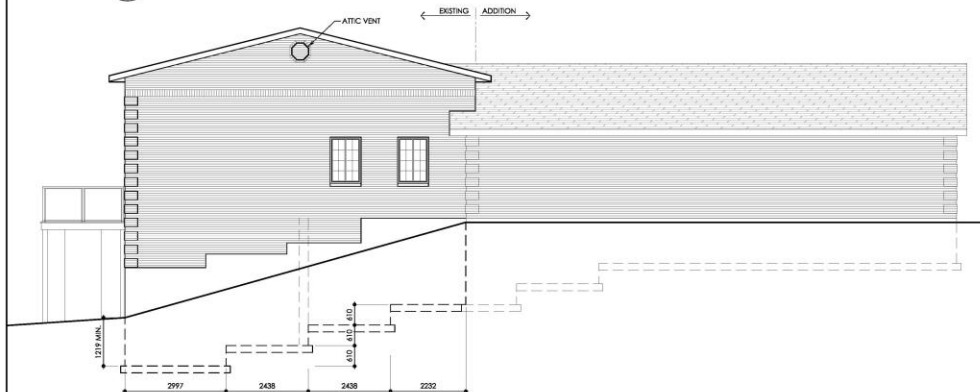
1 NORTH ELEVATION
A3 Scale 1:100



2 WEST ELEVATION
A3 Scale 1:100



3 SOUTH ELEVATION
A3 Scale 1:100



4 EAST ELEVATION
A3 Scale 1:100