

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**File Nos:** A02-2024  
**Property Addresses:** 365 Widder Street East  
**Property Owner:** 2492780 Ontario Inc.

**TAKE NOTICE THAT** the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, June 5, 2024, 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 743.16 m<sup>2</sup> property is located at the northwest corner of Widder Street East and St. Andrew Street North, as shown on the General Location Map. The property is designated Residential in the Official Plan, and zoned Residential Zone Two (R2-1) in the Town's Zoning By-law Z1-1997, as amended.

There is an existing bungalow on the property with a floor area of approximately 66.89 m<sup>2</sup> (720 ft<sup>2</sup>) and an existing detached garage, as shown on Survey – Existing attached to this notice. The owner is proposing to demolish the existing detached garage and construct a 172.33 m<sup>2</sup> (1,854.95 ft<sup>2</sup>) single storey addition extending from the north wall of the existing bungalow and will provide additional living space and a two-car garage. In addition, the owner is proposing to increase the size of the existing porch located on the front/south wall of the bungalow.

## Purpose and Effect of Minor Variance Application

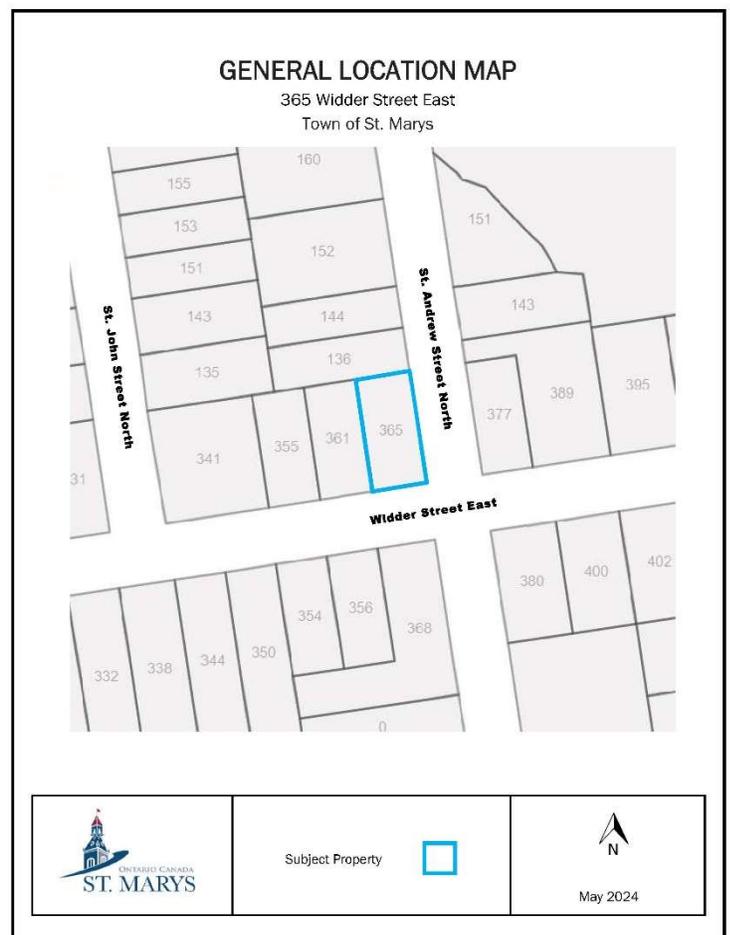
The purpose and effect of the Minor Variance Application is to seek approval to:

- recognize an existing lot area of 743 m<sup>2</sup> whereas the R2 Zone requires a minimum lot size of 795.5 m<sup>2</sup> for a corner lot;
- recognize an existing lot frontage of 18.47 metres whereas the R2 Zone requires a minimum frontage of 21.5 metres for a corner lot;
- recognize an existing exterior side yard of 3.17 metres and a proposed exterior side yard of 5.05 metres whereas the R2 Zone requires a minimum of 6.0 metres; and,
- permit a maximum driveway width of 11.1 metres in a Residential Zone whereas the Zoning By-law permits a maximum width of 8.0 metres.

## Meeting Details

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

**Date:** Wednesday, June 5, 2024  
**Time:** 6:00 P.M.  
**Place:** To **observe** the meeting:



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



**In-person:** 408 James Street South – Municipal Operations Centre Boardroom

**Town's YouTube Channel:**

<https://www.youtube.com/channel/UCzuUpFqxcEI80G-d0YKteFO>

To attend as a **delegation** please email [planning@town.stmarys.on.ca](mailto:planning@town.stmarys.on.ca) no later than noon Friday, May 31, 2024, 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](mailto: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, June 5, 2024.

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.

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](http://www.olt.gov.on.ca).

**Notification**

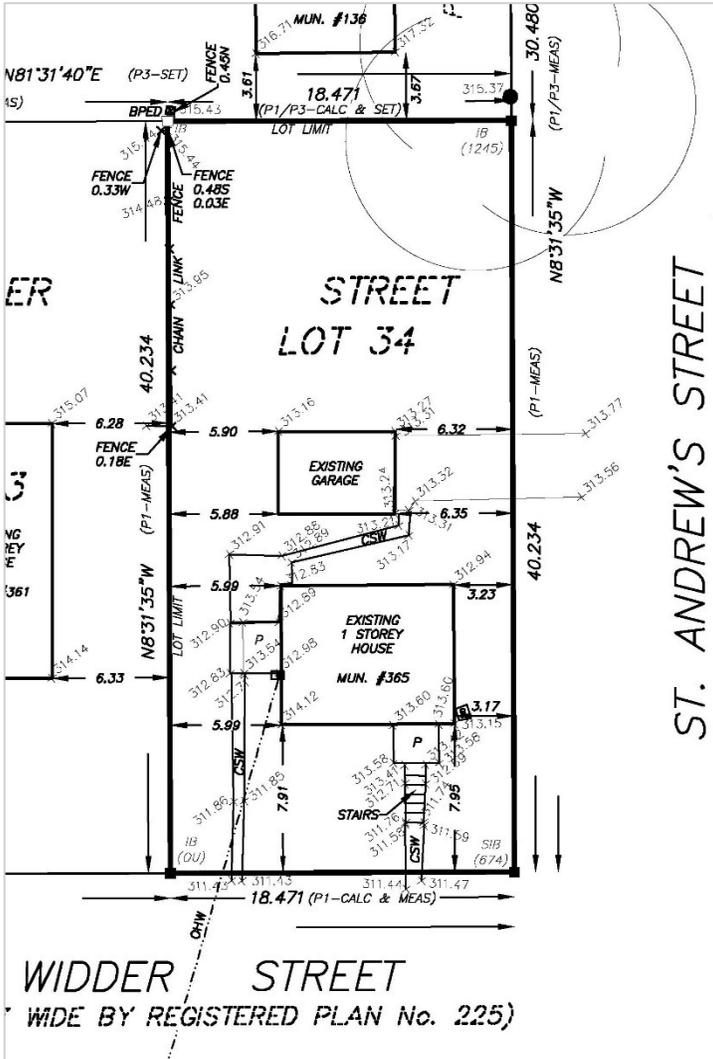
If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed Minor Variance, you must make written request to the above address. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) Hearing.

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](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 24<sup>th</sup> day of May, 2024.

### Survey - Existing



### Site Plan - Proposed

