



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Number: B04-2026
Property Address: 407 James Street South
Property Owner: 2137563 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 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 4,116.9 square metres in size and located at the southeast corner of James Street South and Southvale Road, as shown on the General Location Map.

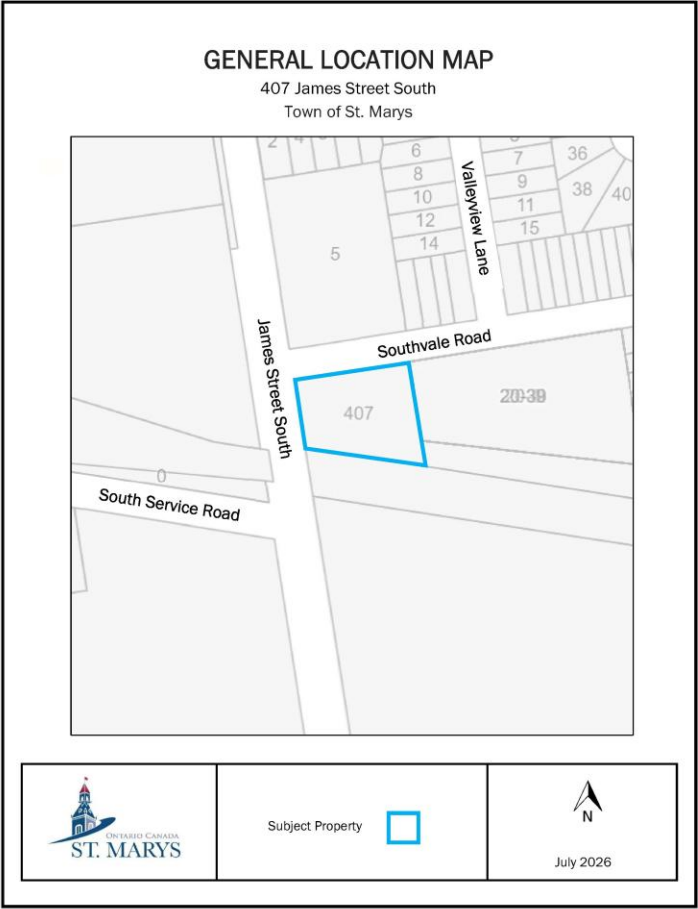
There is an existing gas station and convenience store on the western part of the property, while the east part is vacant.

The subject property is designated “Residential” in the Town of St. Marys Official Plan and zoned “Commercial (C2)” according to the Town Zoning By-law.

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 severance sketch attached to this notice. The following chart describes the characteristics of the proposed lots:

	Frontage (m)	Size (m²)
Retained Lot	42.8	2,278.8
Severed Lot	30.0	1,838.1



The Applicant is proposing to sever and sell the underutilized eastern part of the property for future commercial use(s). 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

Meeting Details

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

Date: Wednesday, July 29, 2026
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-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 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(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 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 14th day of July, 2026.

