

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 (File No. A02-2025) described below.

File No: A02-2025
Property Address: 191 Jones Street East
Property Owner: Kathy Lee Neale

Description and Location of Subject Lands

The Site is located on the north side of Jones Street East, between Church Street and Peel Street South, as shown on the General Location Map. The Site is designated as Downtown according to Schedule 'A' of the Town of St. Marys Official Plan and is zoned Central Commercial Zone One (C1-H) and Flood Fringe Constraint Are in the Town of St. Marys Zoning By-law. In the C1 Zone, a dwelling unit is only permitted in the upper portion or upper floor levels of a commercial building.

There is an existing legal non-conforming single detached dwelling on the property and the Owner is proposing to establish an additional residential unit in the basement. No exterior renovations or enlargements of the existing single detached dwelling are proposed.

Purpose and Effect of the Minor Variance Application

The purpose and effect of the Minor Variance Application is to seek approval to allow the use of the existing building for a purpose that is similar to the legal non-conforming use (i.e. establishment of an additional residential unit).

Decision of the Committee

THAT the Application for Minor Variance by Kathy Lee Neale (Application No. A02-2025) affecting land described as 191 Jones Street East in the Town of St. Marys to seek relief from the Zoning By-law to allow the expansion of a legal non-conforming use, 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. Prior to issuance of a building permit, the Owner shall demonstrate how on-site parking will be provided in accordance with the Town's Zoning By-law.
4. That failure to comply with and maintain the conditions of the Committee will render the approval null and void

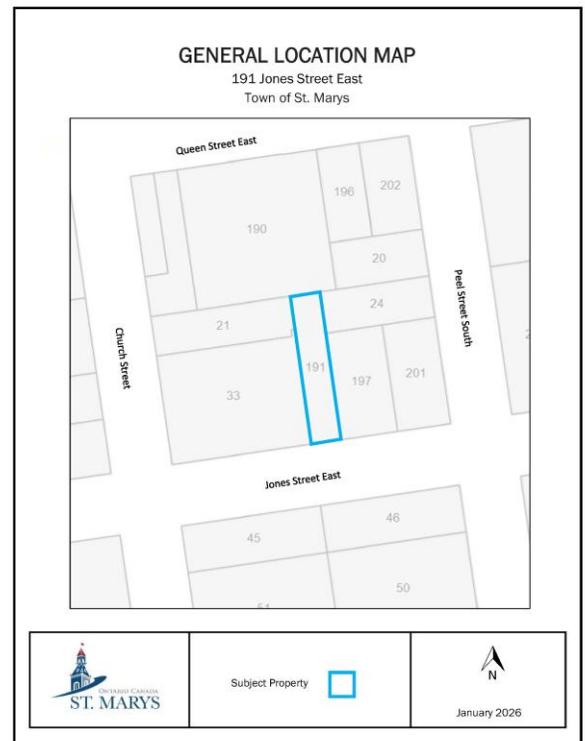
I, hereby, certify that this is the decision of the Committee of Adjustment with respect to File No. A02-2025 with its following members in attendance: Mike Bolton, William Galloway, Burton Pickel and Paul King.

Date of Decision: February 4, 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](#)) not later than the 24th day of February, 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.

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).



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



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 11th day of February, 2026.

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