

# COMMITTEE OF ADJUSTMENT NOTICE OF DECISION

IN THE MATTER of Sections 50(1) and 53 of the Planning Act, R.S.O. 1990 and  
Applications for Consent described below.

**File Numbers:** B01-2026 and B02-2026  
**Property Address:** 100 South Service Road  
**Property Owner:** Stonetown Transport Ltd.

## Description and Location of Subject Lands

The subject property is approximately 1.96 hectares in size with approximately 138 metres of frontage along South Service Road, as shown on the General Location Map. There is an existing industrial use with an office and repair garage located on the northern part of the property.

The subject property is designated “Industrial” in the Town of St. Marys Official Plan and zoned “General Industrial Zone (M2)” in the Town of St. Marys Zoning By-law Z1-1997, as amended.

## Purpose and Effect of the Consent Application

The Property Owner has submitted two Consent to Sever Applications to create two new industrial lots as shown on the severance sketch included in this notice. The following chart describes the characteristics of the proposed lots:

	Frontage (m)	Size (ha)
Retained Lot	52.5	0.73
Severed Lot A	45.7	0.63
Severed Lot B	40.0	0.60



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)

## Decision of the Committee

**THAT** the Applications for Consent by Stonetown Transport Ltd. (Application Nos. B01-2026 and B02-2026) affecting a parcel of land municipally known as 100 South Service Road, in the Town of St. Marys for the purpose of severing a lot into three 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 2 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 boulevard hardwood trees for each lot as per the Town’s tree planting policy;

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5. 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,
6. 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 Nos. B01-2026 and B02-2026 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 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 13<sup>th</sup> 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](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 24<sup>th</sup> day of March, 2026.

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

# Severance Sketch

