

COMMITTEE OF ADJUSTMENT NOTICE OF DECISIONS

IN THE MATTERS of Sections 45 (1&2), 50(1) and 53 of the Planning Act, R.S.O. 1990 and Applications for Minor Variance and Consent described below.

File Numbers: B03-2026 and A02-2026
Property Address: 262 Wellington Street South
Property Owner: D. and S. Lucas

Description and Location of Subject Lands

The approximately 677.6 m² subject property fronts onto the west side of Wellington Street South, between Victoria Street to the north and St. Maria Street to the south, as shown on the general location map. The property is designated Residential according to Schedule 'A' of the Town of St. Marys Official Plan and zoned Residential Zone Four (R4) in the Town of St. Marys Zoning By-law. There is an existing single detached dwelling on the property, to be demolished.

Purpose and Effect of the Consent Application

The purpose and effect of the Consent Application is to sever the subject lands into two lots, as shown on the attached severance sketch, to permit the construction of two single-storey, semi-detached dwellings.

The following chart describes the characteristics of the proposed lots:

	Frontage (m)	Size (m ²)
Retained Lot	7.61	338.8
Severed Lot	7.61	338.8



Purpose and Effect of the Minor Variance Application

The purpose and effect of the Minor Variance Application is to seek approval for the following relief for both the proposed retained and severed lots, as follows:

- A minimum lot frontage of 7.6 metres, whereas the minimum required is 9 metres; and,
- A maximum lot coverage of 50 percent, whereas the maximum permitted is 45 percent.

Decisions of the Committee

THAT the Application for Consent by D. and S. Lucas (Application No. B03-2026) affecting a parcel of land municipally known as 262 Wellington Street South, in the Town of St. Marys for the purpose of severing a lot into two 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 5 per cent of the value of the land as cash-in-lieu-of parkland pursuant to Section 51 of the Planning Act;

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

4. The owner make payment to the Town for one boulevard hardwood tree for each lot as per the Town's tree planting policy;
5. That the proposed semi-detached dwellings be constructed to at least the foundation stage in substantial conformity with the plans submitted with the application, to the satisfaction of the Chief Building Official, prior to the issuance of the Certificate of the Official. And that a reference plan and/or as-built survey showing the location of the constructed foundations relative to the proposed lot line be submitted to the satisfaction of the Secretary-Treasurer prior to the issuance of the Certificate of the Official;
6. 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,
7. Confirmation be received from the solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer;

THAT the Application for Minor Variance by D. and S. Lucas (Application No. A02-2026) affecting land described as 262 Wellington Street South in the Town of St. Marys to permit:

- a minimum lot frontage of 7.6 metres, whereas the minimum required is 9 metres; and,
- a maximum lot coverage of 50 percent, whereas the maximum permitted is 45 percent;

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.

That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

I, hereby, certify that these are the decisions of the Committee of Adjustment with respect to File Nos. B03-2026 and A02-2026 with its following members in attendance: Chair Steve Cousins, Mike Bolton, William Galloway, Paul King and Burton Pickel.

Date of Decision: April 15, 2026

This decision or any condition therein may be appealed to the Ontario Land Tribunal in accordance with Sections 45(12) and/or 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:

- 5th day of May, 2026 for Minor Variance Application A02-2026
- 11th day of May, 2026 for Consent Application B03-2026

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).

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 21st day of April, 2026.



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

