

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 described below.

File Numbers: A04-2026
Property Address: 588 Emily Street
Property Owner: C. and S. McGregor

Description and Location of Subject Lands

The approximately 3.4 hectare subject property fronts onto the south side of Emily Street, as shown on the general location map. The property is designated Residential and Flood Plain according to Schedule 'A' of the Town of St. Marys Official Plan and zoned "Residential Zone One R1-4" and "Flood Plain Zone FP(R1-4)" in the Town of St. Marys Zoning By-law.

There is an existing 1.5 storey, 417 m² single detached dwelling on the property and to the south of the dwelling is a 169 m² detached garage. The applicant is proposing to replace the garage with a multi-bay garage and accessory building containing recreational facilities.

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 from the Zoning By-law:

- A maximum height of 5.95 metres for an accessory building, whereas the maximum permitted height is the lessor of 4.5 metres or the height of the main building on the lot.

Decision of the Committee

THAT the Application for Minor Variance by C. and S. McGregor (Application No. A04-2026) affecting land described as 588 Emily Street in the Town of St. Marys to permit:

- a maximum height of 5.95 metres for an accessory building, whereas the maximum permitted height is the lessor of 4.5 metres or the height of the main building on the lot,

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

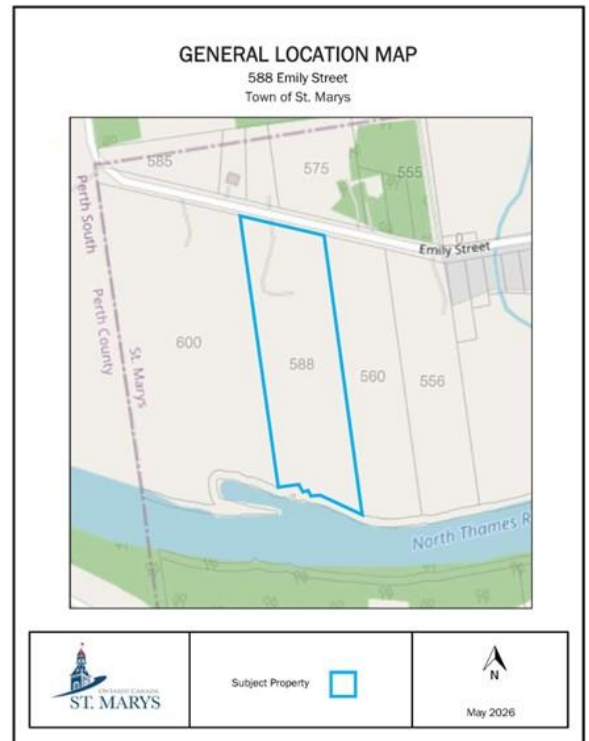
I, hereby, certify that this is the decision of the Committee of Adjustment with respect to File No. A04-2026 with its following members in attendance: Steve Cousins, William Galloway, Mike Bolton, Paul King and Burton Pickel.

Date of Decision: May 20, 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 9th day of June, 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.

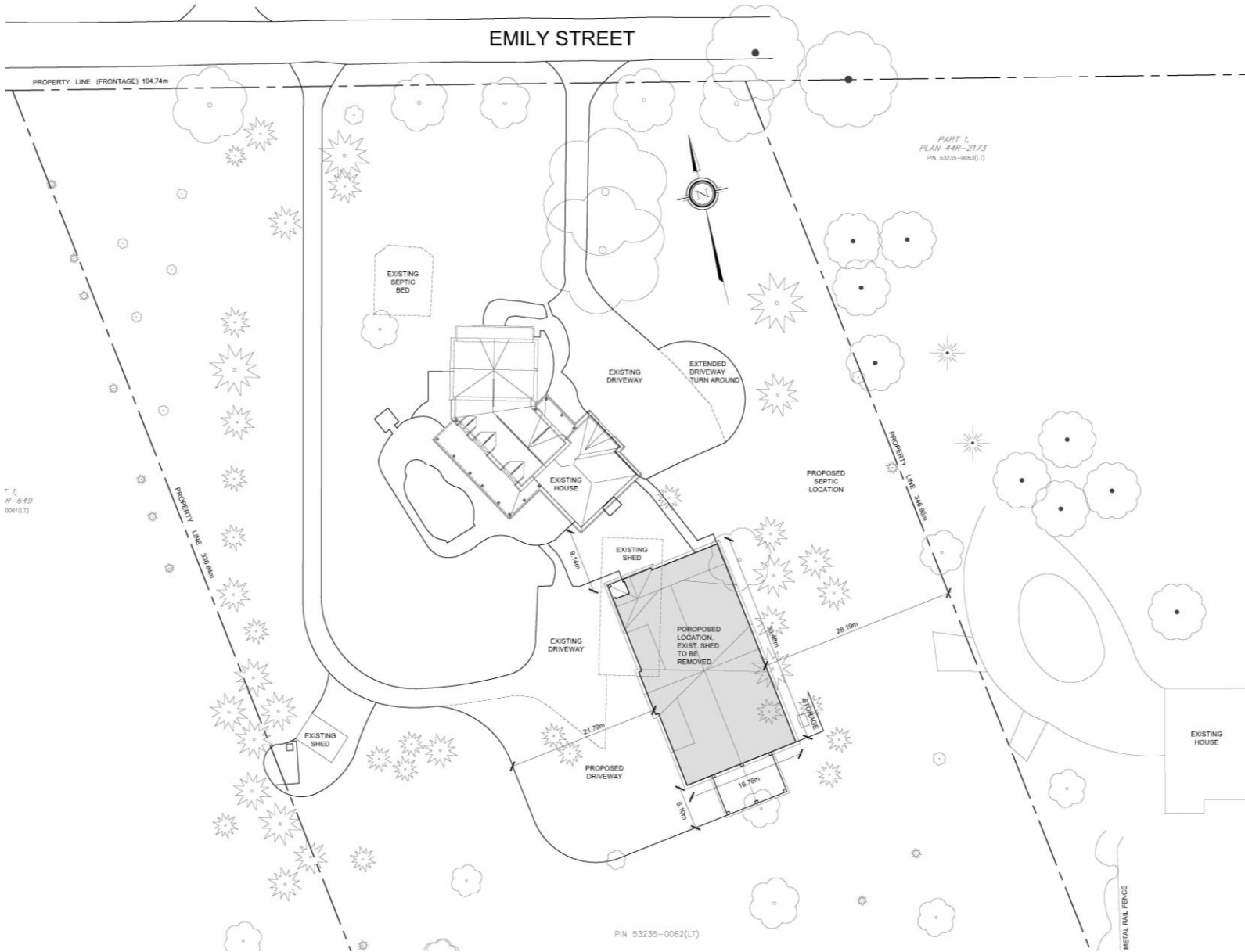
If you have any questions regarding the application please contact Grant Brouwer, Secretary-Treasurer/ Director of Building and Development, at 519-284-2340 ext. 215 or gbrouwer@town.stmarys.on.ca

Information can also be provided in an accessible format upon request.

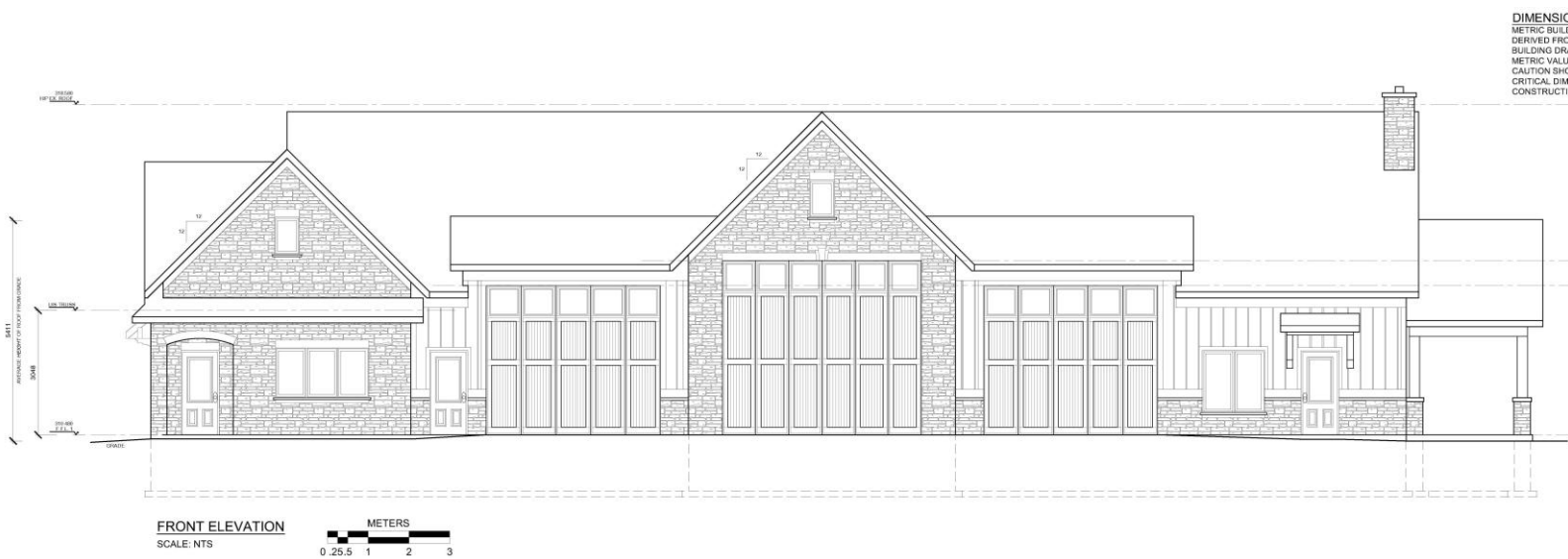
DATED at the Town of St. Marys, this 26th day of May, 2026.

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

SITE PLAN



FRONT ELEVATION



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

Phone: 519-284-2340, ext. 215 | Fax: 519-284-0902
grouwer@town.stmarys.on.ca | www.townstmarys.com