



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Number: **B04-2025**

Property Address: **236 Queen Street West**

Property Owner: **Marianne De Brabandere**

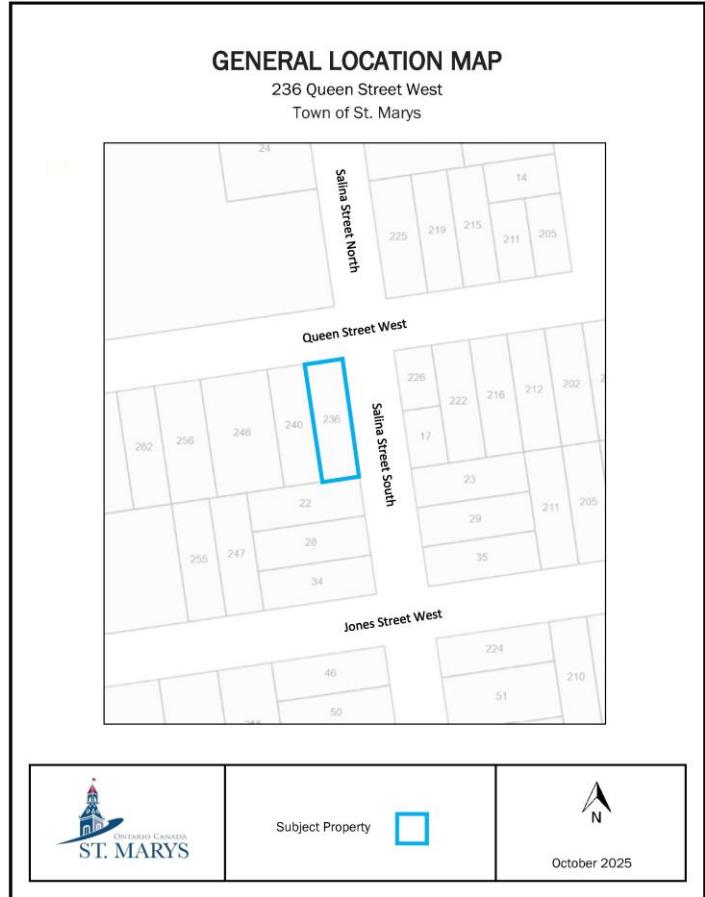
TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, February 18, 2026, at 6:00 p.m. to hear an Application for Consent to Sever under Sections 50(1) and 53 of the Planning Act, R.S.O. 1990, and you are invited to attend. Details for attendance are provided below.

Description and Location of Subject Lands

The subject property is approximately 666 square metres in size and located at the southwest corner of Queen Street West and Salina Street South, as shown on the General Location Map.

There is an existing single detached dwelling on the northern part of the property with two additional residential units (for a total of three dwelling units). An existing driveway off Salina Drive provides off-street parking.

The subject property is designated "Residential" in the Town of St. Marys Official Plan. On January 27, 2026, Town Council passed Zoning By-law Z162-2026 to change the zoning of the subject property from "Residential Zone Three (R3)" to "Residential Zone Four (R4-16A)" and "Residential Zone Four (R4-16B)" to facilitate the proposed consent and development (as described below), in accordance with the Town of St. Marys Zoning By-law Z1-1997, as amended. By-law Z162-2026 will come into effect if no notice of appeal is filed within the appeal period, as set out in the Planning Act. The Town's file number for the related Zoning By-law Amendment application is Z04-2025.



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 concept site plan attached to this notice. The concept site plan shows a road widening required to be conveyed to the Town (5.0 metre wide along Queen Street West). The following chart describes the characteristics of the proposed lots:

	Frontage (m)	Size (m ²)
Retained Lot		
Pre road widening	14.3	443.0
Post road widening	14.3	361.0
Severed Lot	15.5	223.0

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
gbrouwer@town.stmarys.on.ca | www.townstmarys.com



The Applicant is proposing to retain the existing dwelling on the proposed retained lot, and construct a new single detached dwelling on the proposed severed lot. A new access driveway is proposed from Queen Street West to provide two tandem parking spaces for the existing residential building. An additional new driveway from Salina Street South is proposed to the south of the proposed new dwelling on the severed lot to provide two tandem parking spaces.

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 Applications at its meeting as follows:

Date: Wednesday, February 18, 2026

Time: 6:00 P.M.

Place: To **observe** the meeting:

In-person: 408 James Street South – Municipal Operations Centre Boardroom

Town's YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEI80G-dOYKteFO>

To attend as a **delegation** please email planning@town.stmarys.on.ca no later than noon Friday, February 13, 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, February 18, 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 minute 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 4th day of February, 2026.

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
gbrouwer@town.stmarys.on.ca | www.townofstmarys.com



Concept Site Plan



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
gbrouwer@town.stmarys.on.ca | www.townstmarys.com