

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Numbers: B03-2024 and A06-2024
Property Address: 72 Carrall Street
Property Owner: Kevin Deneve

TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, October 16th, 2024, 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 an Application for Minor Variance under Section 45(1) and (2) 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 approximately 1,645 m² subject property is located at the northwest corner of Carrall Street and Elgin Street, as shown on the general location map. The Site is designated Residential according to Schedule 'A' of the Town of St. Marys Official Plan and zoned Residential Zone (R2) in the Town of St. Marys Zoning By-law.

There is an existing single detached dwelling on the property with two existing driveways.

Purpose and Effect of the Consent and Minor Variance Applications

The Property Owner has applied for a consent to divide the property into two lots. The following chart describes the characteristics of the proposed lots:

	Frontage (m)	Size (m ²)
Retained Lot	~ 30.2	~ 1086.5
Severed Lot	~ 18.7	~ 558.6

The applicant is proposing to construct a single detached dwelling on the proposed severed lot with two driveway accesses to Elgin Street. A copy of the severance/site sketch is attached to this notice.

The purpose and effect of the Minor Variance Application is to seek approval for the proposed severed lot to:

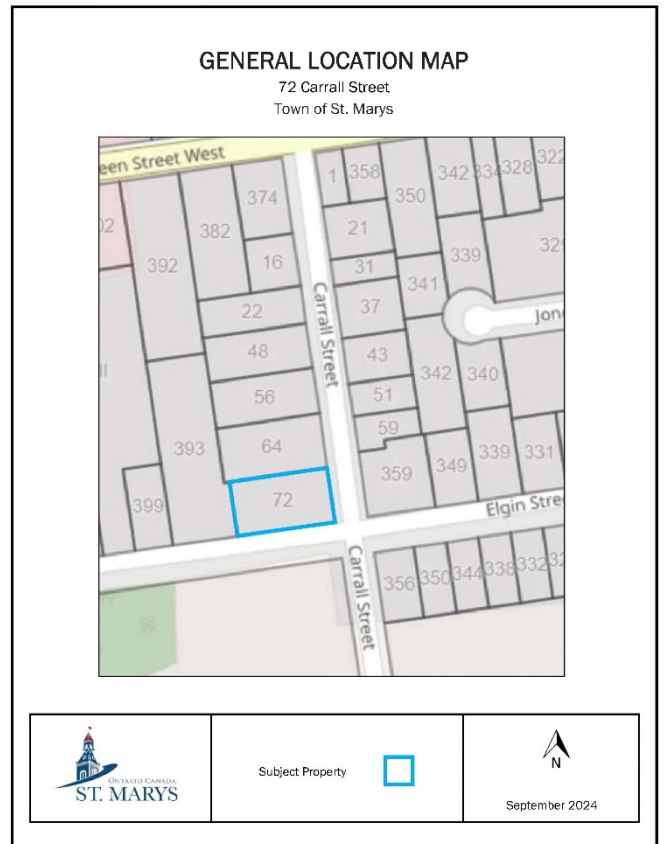
- reduce the minimum lot area from 666 m² to 558 m²;
- reduce the minimum lot depth from 37 metres to 29 metres; and,
- permit two driveways serving a lot whereas the By-law permits no more than one driveway on lots with up to 20 metres of frontage.

Meeting Details

The Town's Committee of Adjustment will be considering the Applications at its meeting as follows:

Date: Wednesday, October 16th, 2024
Time: 6:00 P.M.
Place: To **observe** the meeting:

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





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

Town's YouTube Channel:

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

To attend as a **delegation** please email planning@town.stmarys.on.ca no later than noon Friday, October 11, 2024, 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, October 16th, 2024.

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 minutes are published on the Town of St. Marys website:

https://calendar.townofstmarys.com/council?_mid=100956

Other Information:

The Committee of Adjustment decision(s) 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 and/or Minor Variance 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 and/or Minor Variance, 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(s) 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 and/or Minor Variance, you must make written request to the above address. This will also entitle you to be advised of any Ontario Land Tribunal Hearing.

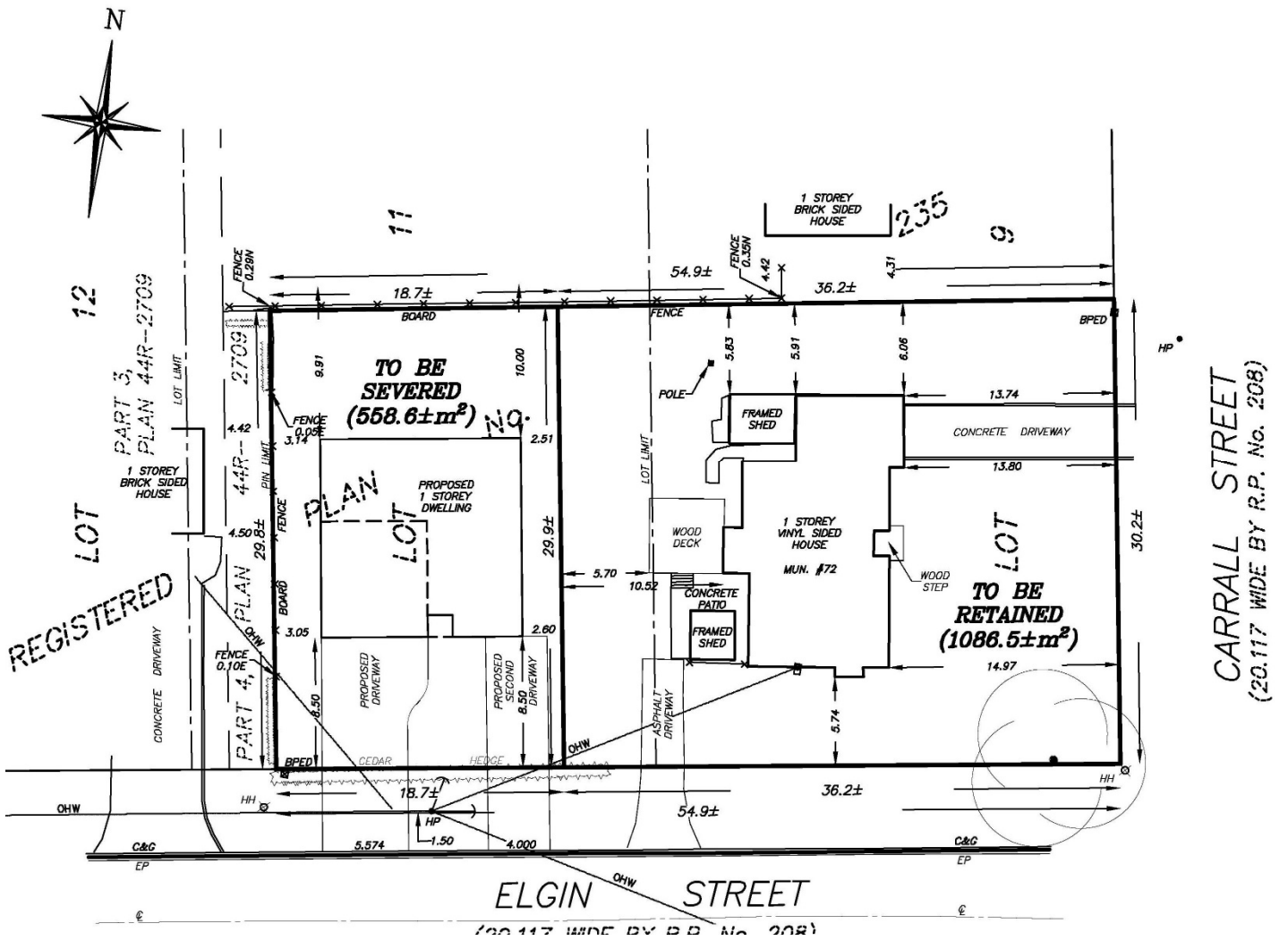
If you have any questions regarding the application please contact Grant Brouwer, Secretary-Treasurer/ Director of Building and Development, at 519-284-2340 ext. 215 or gbrouwer@town.stmarys.on.ca

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

DATED at the Town of St. Marys, this 2nd day of October, 2024.

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

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