



# COMMITTEE OF ADJUSTMENT NOTICE OF DECISION

IN THE MATTERS of Sections 50(1) and 53 of the Planning Act, R.S.O. 1990 and  
Application for Consent (File No. B02-2025) described below.

**File Number:** B02-2025  
**Property Address:** 16 Hillside Court  
**Property Owner:** Grace Community Church (c/o Group40 Inc. and Baker Planning Group)

### Description and Location of Subject Lands

The irregularly shaped subject property (16 Hillside Court) is approximately 0.84 hectares in size, as shown on the General Location Map. The benefitting property (11 Cain Street) is approximately 0.21 hectares in size and is located at the southeast corner of Queen Street East and Cain Street.

Both properties are designated “Residential” in the Town of St. Marys Official Plan. 11 Cain Street and the north part of 16 Hillside Court to be severed and added to 11 Cain Street are zoned “Residential Zone Five (R5-19)” according to the Town of St. Marys Zoning By-law Z1-1997, as amended by By-law No. Z160-2025 passed by Town Council on August 26, 2025.

### Purpose and Effect of the Consent Application

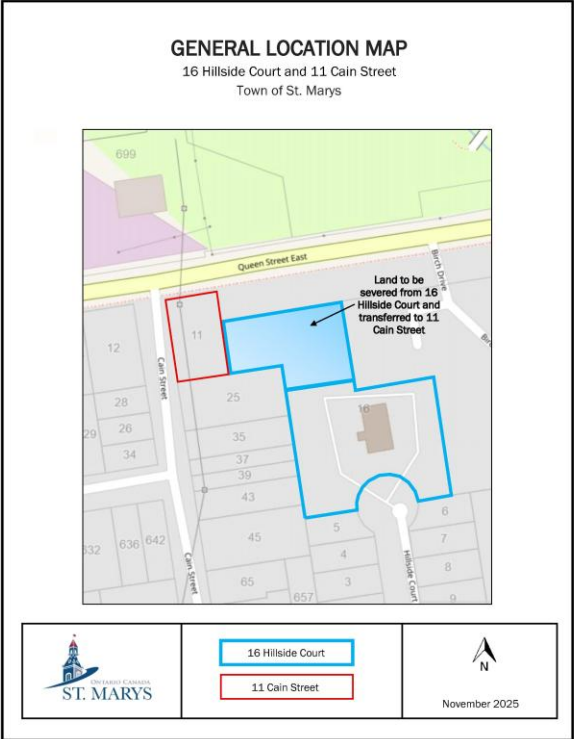
The Owner of the subject property has applied for consent to sever the northern 0.27 hectares of the Grace Community Church property (16 Hillside Court), to be conveyed and added to the benefitting property (11 Cain Street).

The Applicant is proposing to develop 11 Cain Street and the proposed severed lands for residential uses consisting of 44 apartment dwelling units in four buildings, as shown in the concept site plan included with this notice. Vehicular access is proposed from Cain Street via a private roadway that connects to a proposed off-street parking area with 65 parking spaces. The “Residential Zone Five (R5-19)” zoning would permit this proposed development and approval of a future site plan application will be required, prior to development occurring on the site.

### Decision of the Committee

THAT the Application for Consent by Grace Community Church (c/o Group40 Inc. and Baker Planning Group), Application No. B02-2025 affecting a parcel of land municipally known as 16 Hillside Court (and 11 Cain Street), in the Town of St. Marys for the purpose of conveying a parcel of land to 11 Cain Street 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 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,
4. Confirmation be received from the solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.



	Size (ha)
Lands to be Retained	~0.57
Lands to be Severed	~0.27
Benefitting Lands	~0.21

**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](mailto:gbrouwer@town.stmarys.on.ca) | [www.townstmarys.com](http://www.townstmarys.com)



I, hereby, certify that this is the decision of the Committee of Adjustment with respect to File No. B02-2025 with its following members in attendance: Chair Steve Cousins, Mike Bolton, William Galloway and Burton Pickel.

Date of Decision: November 26, 2025

Last Date of Appeal for Consent Application (B02-2025): December 24, 2025

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. A notice of appeal, setting out the written reasons for the appeal, must include a completed Ontario Land Tribunal Appeal Form and the appeal fee of \$400.00 for each application appealed, paid by certified cheque or money order made payable to the Minister of Finance.

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.

Ontario Land Tribunal Forms can be obtained at [www.olt.gov.on.ca](http://www.olt.gov.on.ca) and should be received on or before the dates provided above by the Secretary-Treasurer, Committee of Adjustment, 408 James Street South, P.O. Box 998, St. Marys, Ontario, N4X 1B6. Submissions may be received at the Municipal Operations Centre to the address listed below. A drop box is also provided next to the entrance doors of the Municipal Operations Centre at 408 James Street South for use outside of business hours.

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 4<sup>th</sup> day of December, 2025.

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

