



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. B01-2025) described below.

File Number: B01-2025
Property Address: 178 Thomas Street
Property Owner: 2398315 Ontario Limited (c/o Scott McIntosh)

Description and Location of Subject Lands

The subject property is approximately 981 square metres in size and located at the intersection of Thomas Street and Park Lane, as shown on the General Location Map.

The subject property is designated “Residential” in the Town of St. Marys Official Plan” and zoned “Residential Zone Two (R2-11A)” and “Residential Zone Two (R2-11B)” according to the Town of St. Marys Zoning By-law Z1-1997, as amended by By-law No. Z161-2025 passed by Town Council on October 14, 2025.

There is an existing single detached dwelling on the eastern half of the property with an existing driveway accessed from Thomas Street. There is also an existing detached garage located along the Park Lane frontage.

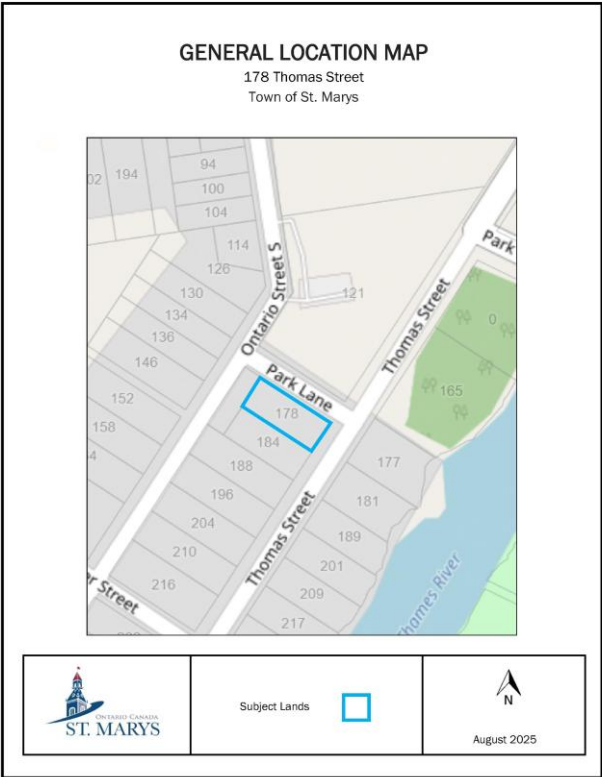
Purpose and Effect of the Consent Application

The Property Owner has applied for a consent to divide the property into two lots as shown on the concept site plan/severance sketch attached to this notice. The concept site plan/severance sketch shows road widenings required to be conveyed to the Town (3.0 metre wide along Thomas Street and 2.5 metre wide along Park Lane). The following chart describes the characteristics of the proposed lots:

	Frontage (m)	Size (m²)
Retained Lot		
Pre road widening	20.1	618.2
Post road widening	17.6	488.5
Severed Lot		
Pre road widening	18.0	362.7
Post road widening	18.0	317.6

The Applicant is proposing to retain the existing dwelling on the proposed retained lot, relocate the existing driveway and detached garage to south of the existing dwelling, and construct a new single detached dwelling on the proposed severed lot with access from Park Lane.

Zoning By-law Amendment By-law No. Z161-2025 changed the zoning of the subject lands to “Residential Zone Two (R2-11A)” on the proposed retained lot and “Residential Zone Two (R2-11B)” on the proposed severed lot with site-specific regulations to accommodate the division of this property into two lots as proposed in this Application for Consent to Sever.



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



Decision of the Committee

THAT the Application for Consent to 2398315 Ontario Limited (c/o Scott McIntosh), Application No. B01-2025) affecting a parcel of land municipally known as 178 Thomas Street, 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;
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 owner prepares a Reference Plan(s) to the satisfaction of the Town of St. Marys Engineering and Public Works Department showing:
 - a) a 3.0 metre wide road allowance parallel to Thomas Street for the extent of the Thomas Street frontage of 178 Thomas Street; and,
 - b) a 2.5 metre wide road allowance parallel to Park Lane for the extent of the Park Lane frontage of 178 Thomas Street,and further, those lands identified on the Reference Plan(s) as the 3.0 metre and 2.5 metre wide road allowances be conveyed to the Town of St. Marys; and,
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;
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.

I, hereby, certify that this is the decision of the Committee of Adjustment with respect to File No. B01-2025 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 (B01-2025): 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 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

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

DATED at the Town of St. Marys, this 4th day of December, 2025.

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 / Severance Sketch

Lands to be Severed (362.7 m²)

Lands to be Retained (618.2 m²)

