



COMMITTEE OF ADJUSTMENT NOTICE OF DECISIONS

IN THE MATTERS of Sections 45 (1&2), 50(1) and 53 of the Planning Act, R.S.O. 1990 and
Applications for Minor Variance and Consent (File Nos. B03-2025 and A01-2025) described below.

File Numbers: B03-2025 and A01-2025
Property Address: 30 William Street
Property Owner: RW Homes Inc.

Description and Location of Subject Lands

The approximately 881.7 m² subject property fronts onto the west side of William Street, north of Queen Street West, 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 Three (R3) in the Town of St. Marys Zoning By-law.

There is an existing single detached dwelling on the north part of the property, while the south part of the property is vacant. A gravel driveway from William Street extends along the southern side of the existing dwelling and provides off-street parking for two vehicles.

Purpose and Effect of the Consent Application

The purpose and effect of the Consent Application is to sever the subject lands into two lots, each consisting of a new single-detached dwelling containing two accessory apartments on each lot (i.e. 3 units on each lot for a total of 6 units), as shown on the attached concept plan. The existing dwelling would be demolished. A shared 3.5 metre wide driveway located between the buildings would provide access to four rear parking spaces on each lot.

The following chart describes the characteristics of the proposed lots:



| | Frontage (m) | Size (m²) |
|--------------|--------------|-----------|
| Retained Lot | 12.46 | 441.2 |
| Severed Lot | 12.46 | 440.5 |

The Consent Application also proposes to establish reciprocal easements for each of the severed and retained lots to facilitate mutual vehicular access and maintenance of the shared driveway.

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 for both the proposed retained and severed lots:

- A minimum lot area of 440.0 m², whereas the minimum required is 555.0 m²;
- A minimum lot frontage of 12.4 metres, whereas the minimum required is 15 metres;
- A maximum gross floor area ratio of 74 percent, whereas the maximum permitted is 70 percent;
- A maximum of three dwelling units per lot, whereas the maximum permitted is one dwelling unit per lot;
- Permit two accessory apartments within a single detached dwelling with a maximum gross floor area of 105 square metres per unit, whereas the maximum permitted is one accessory apartment; and,
- Permit a minimum lot depth of 35 metres, whereas the minimum permitted is 37 metres.

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Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6



Decisions of the Committee

THAT the Application for Consent by RW Homes Inc. (Application No. B03-2025) affecting a parcel of land municipally known as 30 William 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. The Secretary-Treasurer for Committee of Adjustment be provided with written confirmation that the concerns raised by Bell Canada in the correspondence dated November 18, 2025 have been satisfied to the satisfaction of Bell Canada; and further that the Secretary-Treasurer for Committee of Adjustment be provided with a copy of the easement agreement;
6. The owner addresses any stormwater management/drainage concerns and matters related to snow storage and/or removal to be implemented through a reciprocal easement agreement to the satisfaction of the Town's Public Works Department;
7. 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,
8. Confirmation be received from the solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer;

THAT the Application for Consent by RW Homes Inc. (Application No. B03-2025) affecting a parcel of land municipally known as 30 William Street, in the Town of St. Marys for the purpose of establishing reciprocal easements between the retained and severed Lots to allow for mutual vehicular access and maintenance of the shared driveway be **APPROVED** as the proposed easements conform 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;
4. That the solicitor provide an undertaking confirming that the easements will be registered on title to the satisfaction of the Town; and,
5. Confirmation be received from the solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.

THAT the Application for Minor Variance by RW Homes Inc. (Application No. A01-2025) affecting land described as 30 William Street in the Town of St. Marys to permit:

- a minimum lot area of 440.0 m², whereas the minimum required is 555.0 m²;
- a minimum lot frontage of 12.4 metres, whereas the minimum required is 15 metres;
- a maximum gross floor area ratio of 74 percent, whereas the maximum permitted is 70 percent;
- a maximum of three dwelling units per lot, whereas the maximum permitted is one dwelling unit per lot;
- two accessory apartments within a single detached dwelling with a maximum gross floor area of 105 m² per unit, whereas the maximum permitted is one accessory apartment; and,
- a minimum lot depth of 35 metres, whereas the minimum permitted is 37 metres.

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.

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Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6

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



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

I, hereby, certify that these are the decisions of the Committee of Adjustment with respect to File Nos. B03-2025 and A01-2025 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 (B03-2025): December 24, 2025

Last Date of Appeal for Minor Variance Application (A01-2025): December 16, 2025

These decisions or any condition therein may be appealed to the Ontario Land Tribunal in accordance with Sections 45(12) and/or 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.

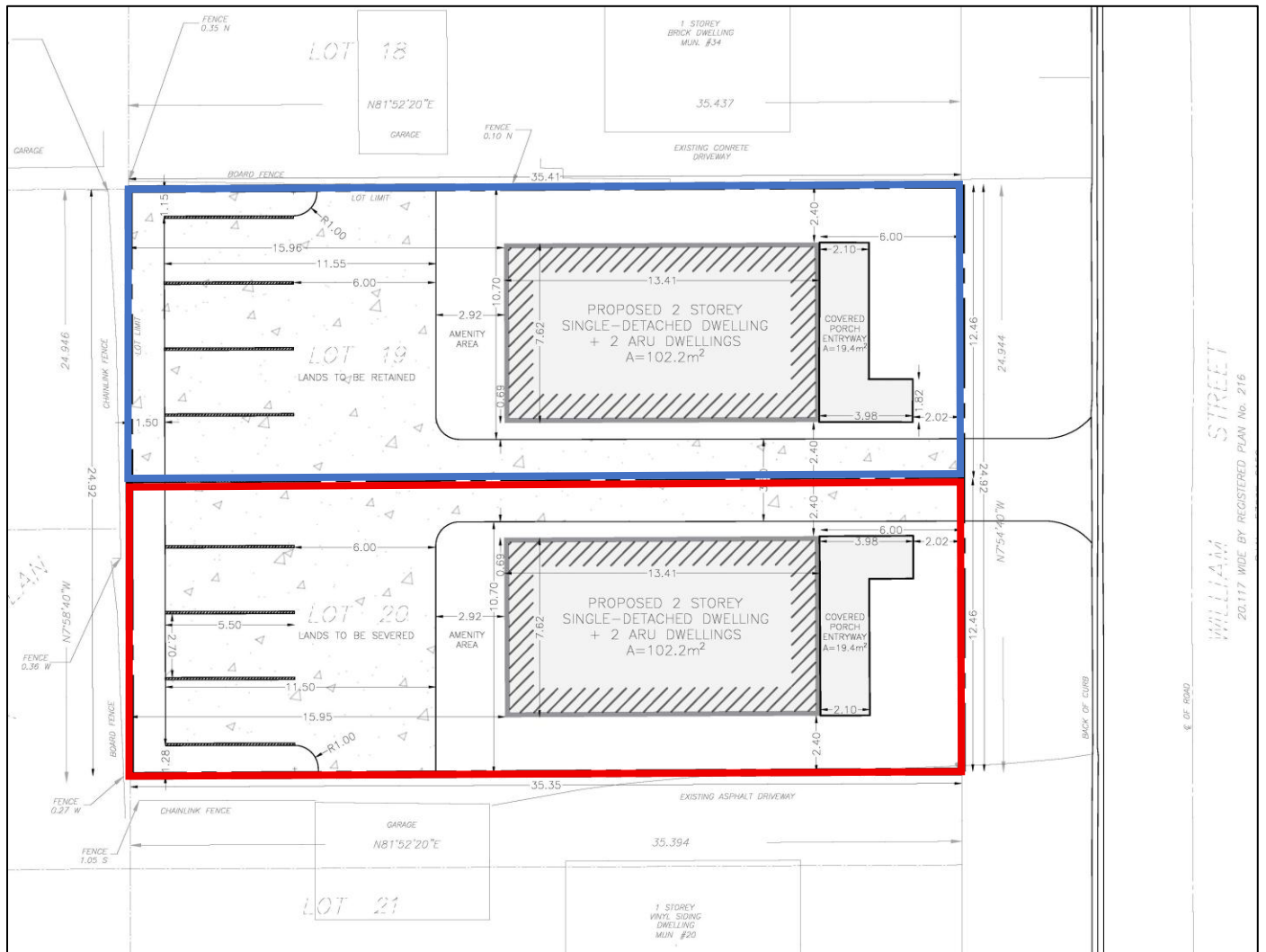
DATED at the Town of St. Marys, this 4th day of December, 2025.

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

Concept Plan

Lands to be Severed (440.5 m²)

Lands to be Retained (441.2 m²)



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