



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File No: A04-2023
Property Address: 16 Charles Street North, St. Marys
Owners: Gerardus and Carol Groenestege

TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, September 6, 2023 at 6:00 p.m. to hear 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 0.18 hectare (0.44 acre) subject property is located on the east side of Charles Street North, between Spring Street and Trout Creek as shown on the General Location Map. The property is designated “Residential”, “Natural Heritage” and “Flood Plain” in the Town of St. Marys Official Plan and is zoned “Residential Development (RD)” and “Flood Plain (FP)” in the Town of St. Marys Zoning By-law, as amended. There is an existing single-detached residential dwelling on the property.

Purpose and Effect of Minor Variance Application

The purpose and effect of the Minor Variance Application is to seek relief from the Zoning By-law requirements to facilitate the construction of an accessory structure as follows:

- Minimum exterior side yard of 1.2 metres whereas the By-law requires 10 metres.
- Minimum rear yard of 0.9 metres whereas the By-law requires 10 metres.
- Maximum height of an accessory building of 5.3 metres whereas the By-law states no accessory building or structure shall exceed 4.5 metres in height or be higher than the main building on the lot, whichever is lessor.

Meeting Details

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

Date: Wednesday, September 6, 2023

Time: 6:00 P.M.

Place: To **observe** the meeting:

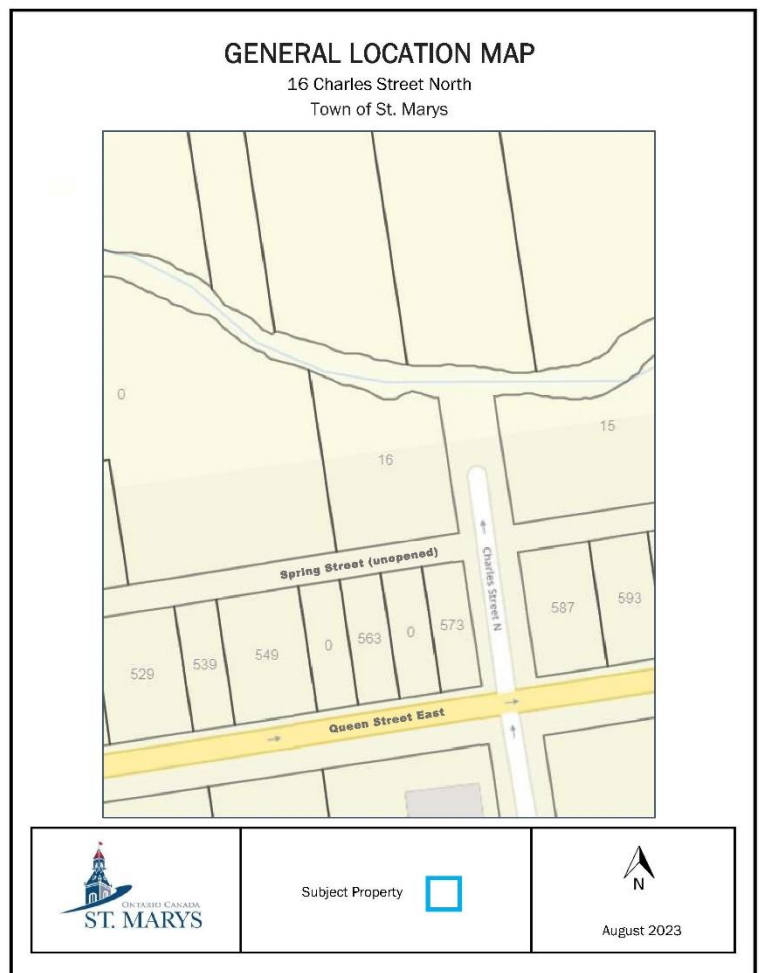
In-person: 408 James Street South – Municipal Operations Centre Boardroom

Town’s YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

To attend as a **delegation** please email planning@town.stmarys.on.ca no later than noon Friday, September 1, 2023, 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, September 6, 2023.





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 Minor Variance and 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 Minor Variance, the Ontario Land Tribunal may dismiss the appeal.

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 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

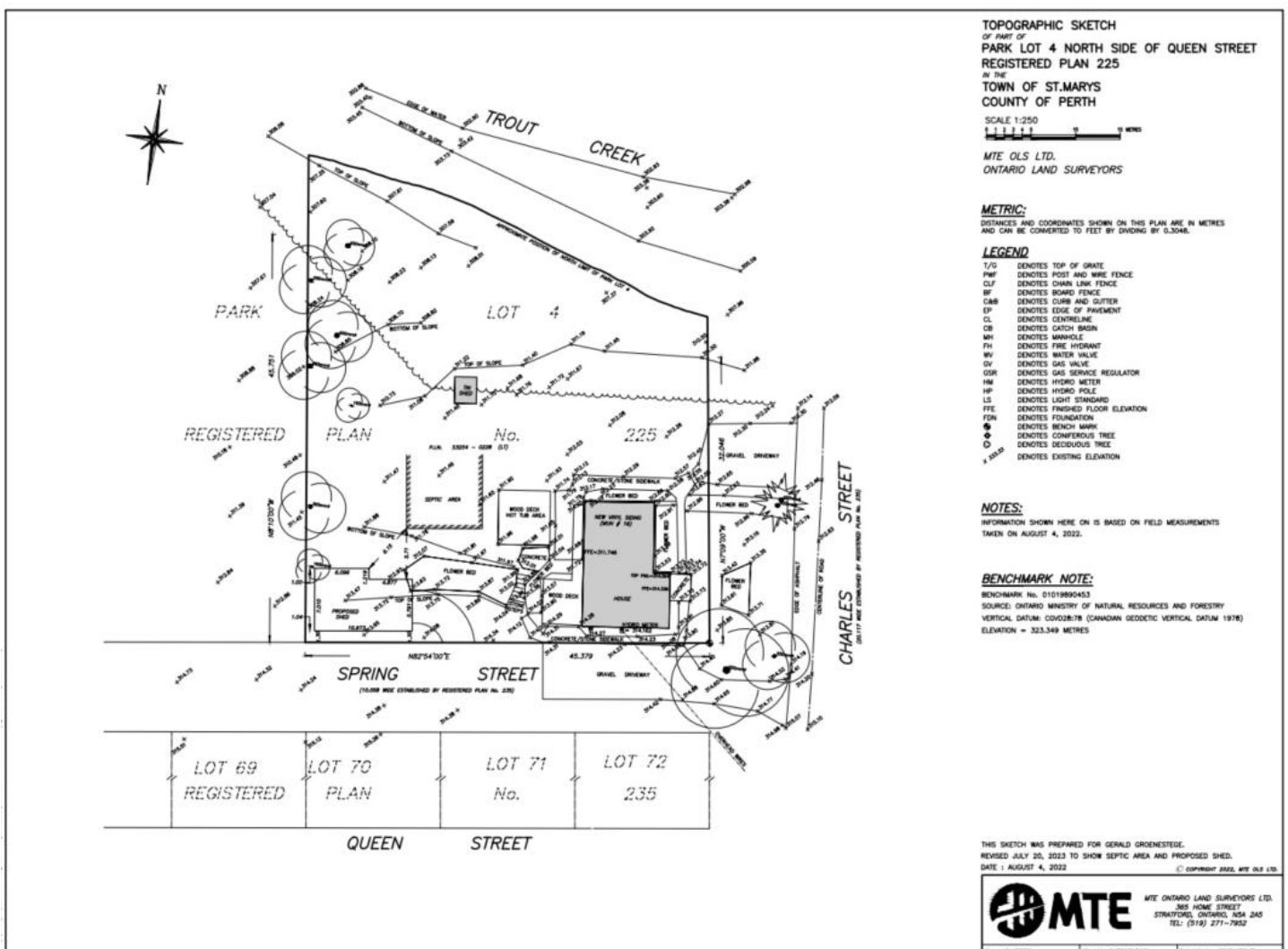
If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed Minor Variance, you must make written request to the above address. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) Hearing.

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 25th day of August, 2023.

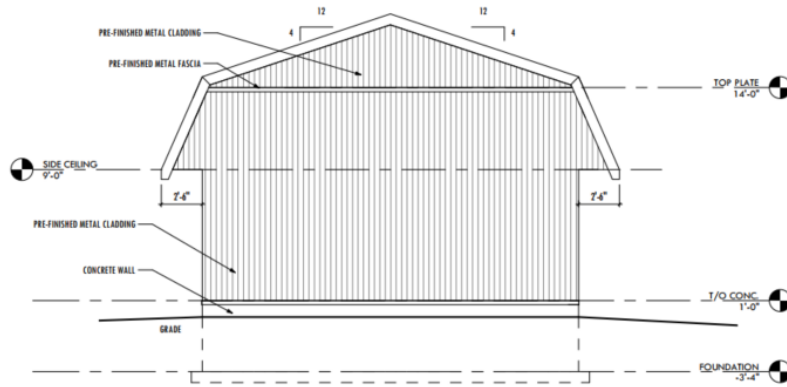
Proposed Site Plan



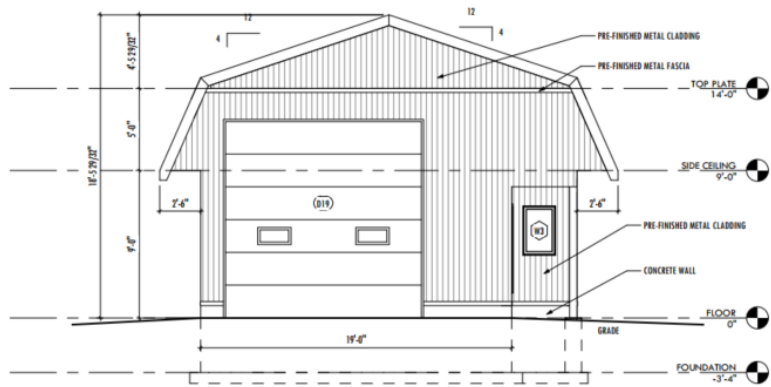


Proposed Accessory Structure – Elevations

29/06/2023 4:01:50 PM



1 BACK ELEVATION
S0.1 3/16" = 1'-0"



2 FRONT ELEVATION
S0.1 3/16" = 1'-0"

Number	Date	Revision Description	APPROVED BY:	DATE:
FGC LIMITED BUILDING CONTRACTORS 4842 Line 34 (Hwy 8) Sebringville, Ontario N0K 1X0 Telephone: 519-393-4579 Fax: 519-393-4532 www.fgc.ca		PROJECT: GERALD GROENESTEGE NEW SHED OPTION 1 DWG TITLE: ELEVATIONS PROJECT NO: DATE: JUNE 2023 SCALE: 3/16" = 1'-0" DRAWN BY: AJMM CHECKED BY: SH DWG. NO: S0.1		
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