



Corporation of the  
the Town of St. Marys

Application for Minor Variance  
(Under Section 45 (1) of the Planning Act)  
Application for Permission  
(Under Section 45 (2) of the Planning Act)

File No. A

**Instructions**

Each application must be accompanied by the application fee in the form of either cash or a cheque payable to the Town. An accurate scaled drawing of the subject land must be submitted.

If the applicant is not the owner of the subject land, a written statement by the owner which authorizes the applicant to act on behalf of the owner as it relates to the subject application, must accompany the application (See Section 11.0).

In addition, the applicant may be required to submit a more detailed site plan in accordance with Section 41 of the Planning Act.

**Completeness of the Application**

The information in this form that must be provided by the applicant is indicated by black arrows (➤) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 200/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and a scaled drawing. If the mandatory information is not provided, the Town will return the application or refuse to further consider the application.

To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

**Approval Process**

Upon receipt of an application, the required fee and other information (as required) the Secretary of the Committee of Adjustment will determine whether the application is complete. Once complete, a notice of hearing will be circulated as required by the Ontario Planning Act. The applicant is encouraged to attend the hearing to present the proposal. The applicant will be provided notice of any decision made by the Committee concerning the application. If no notice of appeal is given within twenty days, the decision of the Committee is final and binding.

**For Help**

To help you complete the application form, please consult the Building Department in the Town Hall. You can also call the Building Department at (519) 284-2340.

Please Print and Complete or (✓) Appropriate Box(es)

**1.0 Application Information**

➤ 1.1 Name of Owner(s) An owner's authorization is required if the applicant is not the owner (See Section 11.0) cell (David) cell (Sandra)

Name of Owner(s) <u>David &amp; Sandra Forrester</u>	Home Telephone No. <u>519-808-6688</u>	Business Telephone No. <u>519-636-8808</u>
Address <u>36 Widder St W, Box 241, St. Marys, On</u>	Postal Code <u>N4X 1B1</u>	Fax No.

1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or Company acting on behalf of the owner.)

Name of Contact Person (and Company)	Home Telephone No.	Business Telephone No.
Address	Postal Code	Fax No.

**2.0 Location and Size of the Subject Land**

Street No. <u>36</u>	Name of Street/Road <u>Widder St. W.</u>	Registered Plan No. <u>216</u>	Lot(s)/Block(s) <u>Pt Lts 11, 12, 13, BLOCK K</u>
Reference Plan No. <u>S-0158</u>	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage <u>17.67m (57.98')</u>	Average Width <u>17.67m (57.98')</u>	Average Depth <u>39.62m (130')</u>	Lot Area

➤ 2.1 Is there a mortgage or charge in respect of the subject land?  Yes  No If yes, give the names and addresses of any mortgages or charges  
Scotiabank, Po box 1148, 131 Queen St E, St. Marys, On N4X 1B7

➤ 2.2 Are there any easements or restrictive covenants affecting the subject land?  Yes  No If yes, describe the easement or covenant and its effect.

➤ 2.3 When were the subject lands acquired by the current owner? Feb 28, 2020

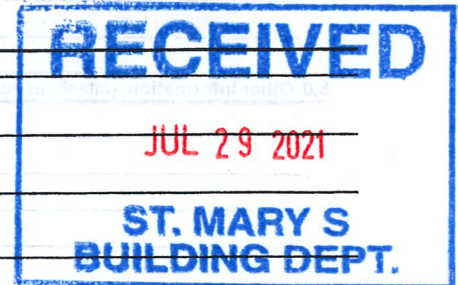
**3.0 Proposed and Current Land Use**

➤ 3.1 What is the proposed use of the subject land? Residential

➤ 3.2 What is the current use of the subject land? Residential

➤ 3.3 How is the subject land currently designated in the Official Plan? Residential

➤ 3.4 How is the subject land currently zoned in the applicable Zoning By-law? R2



➤ 3.5 What is the nature and extent of relief from the Zoning By-law requested?  
Minor variance from Lm (19.7') for a corner lot to 2.43m (8'), where an existing shed sits, so we can replace existing shed with a slightly larger shed.

➤ 3.6 Why can the proposed use not comply with the provisions of the Zoning By-law?  
To comply would mean major renovation of existing infrastructure and put new shed in middle of backyard instead of at end of existing driveway, where current shed is. Just replacing current. where it exists.

see existing property information & pictures  
see proposed development description Attached

3.7

see concept site plan on survey drawing attached

	Existing Buildings		Proposed Buildings		Existing Buildings	Proposed Buildings
	Existing Buildings	Proposed Buildings	Existing Buildings	Proposed Buildings		
3.7.1 Front Yard			3.7.5 Height	2.43m(8')	3.04m-3.65m	(10'-12')
3.7.2 Rear Yard	shed/pigeon coop	n/a	3.7.6 Dimensions (8'x12')	2.43m x 3.65m	3.65m x 6.09m	(12'x20')
3.7.3 Side Yard	shed 8 x 12 (green)	shed 12 x 20 (yellow)	3.7.7 Gross Floor Area (96 sq ft)	9.91 sm	22 sm	(240 sq ft)
3.7.4 Side Yard			3.7.8 Date Constructed	?	?	

**4.0 Previous Industrial or Commercial Uses**

4.1 Has there been an industrial or commercial use on the subject land or adjacent land? If Yes, specify the uses and dates.  Yes  No

4.2 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?  Yes  No

4.3 What information did you use to determine the answers to the above questions?

*This has been a residential subdivision for over 50 years in St. Marys*

4.4 If Yes, to (4.1), (4.2) or (4.3), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed. Is the previous use inventory attached?  Yes  No

**5.0 Status of Other Applications under the Planning Act**

Is the subject land also the subject of an application for an Official Plan Amendment, Consent, approval of a Site Plan, Minor Variance, Zoning By-law Amendment or Zoning Order Amendment?  Yes  No If Yes, indicate the type of application, the file number and the status of the application.

**6.0 Servicing**

6.1 Indicate the existing/proposed servicing type for the subject land.

Sewage Disposal	Existing	Proposed	Water Supply	Existing	Proposed
a) Public piped sewage system			a) Public piped water system		
b) Public or private communal septic			b) Public or private communal well(s)		
c) Individual septic system(s)			c) Individual well(s)		
d) Other			d) Other		
Storm Drainage	Existing	Proposed	Road Access	Existing	Proposed
a) Sewers			a) Arterial Road		
b) Ditches or swales	✓	✓	b) Collector Road		
c) Other			c) Local Road		

see picture →

**7.0 Justification**

7.1 Indicate how the proposed development will be compatible with the surrounding land uses. (attach an additional page if necessary)

*Residential housing with garages and sheds.*

*We are just replacing an existing <sup>rotting</sup> shed with a slightly larger one.*

**8.0 Other Information** (attach an additional page if necessary)

**9.0 Application Drawing**

Please submit an accurate, scaled drawing of the proposal showing the following information:

- a) The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
- b) The uses of adjacent and abutting land;
- c) The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
- d) The location of all natural and man-made features on the land and the location of an of these features on adjacent and abutting lands;
- e) Scale and north arrow.

► 10.0 Affidavit or Sworn Declaration

I, Sandra Forrester of the Town of St. Marys in the County/Region of Perth

make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the Town of St. Marys

in the County/Region of Perth

this 29th day of July, 2021

Leslee Stacey  
Commissioner of Oaths

**Leslee Lea Stacey,**  
**a Commissioner, etc.,**  
**Province of Ontario, for the**  
**Corporation of the Town of St. Marys.**  
**Expires September 17, 2021**

Sandra Forrester  
Applicant

► 11.0 Authorization of Owner for Agent to Make the Application

I (we), \_\_\_\_\_ of the \_\_\_\_\_ in the County/Region of \_\_\_\_\_

am the owner of the land that is the subject of this application for a Minor Variance/ Permission and I (we) hereby authorize

\_\_\_\_\_ to act as my (our) agent in the application.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s)

12.0 ACKNOWLEDGEMENT

With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the Town of St. Marys for legal counsel and other associated costs to represent the Corporation of the Town of St. Marys in defending the decision before the Ontario Municipal Board will be solely the responsibility of, and paid for by the applicant.

Dated at the Town of St. Marys

in the County/Region of Perth

this 29 day of July, 2021

Sandra Forrester  
Applicant

3.6

EXISTING PROPERTY INFORMATION

Current Use:

- Residential, R2
- Commercial - retail
- Commercial - office
- Institutional
- Industrial
- Rural / Agricultural
- Vacant
- Other: \_\_\_\_\_

Please describe existing buildings, structures and natural features on the property: 1 story dwelling, existing 2.13m x 3.65m wooden shed, (2.43m facing widder st, 3.65m length alongside William St) (WEST SIDE) (8'w x 12'L)

Existing drainage on William St side, as well as garden with hydrangea bushes approx .91m or 3' high.

Existing shed sits on cement pad, but is rotting out at bottom along front, side and back end. West wall currently sits 8' or 2.4384m inside property line.

There is a cedar tree behind existing shed, a composter and a rain barrel.

Behind this again is a maple tree.

I am attaching some pictures of existing.

3.6

PROPOSED DEVELOPMENT DESCRIPTION

Pre-Consultation requested for (Please check all that apply):

- Official Plan Amendment (12' x 20')
- Zoning By-Law Amendment
- Site Plan Application
- Draft Plan of Subdivision
- Draft Plan of Condominium
- Consent
- Minor Variance

Please describe the proposed development:

We wish to replace existing shed with a 3.65m x 6.09m prefab shed that can be assembled on the existing cement base.

The William St side of the new shed would sit exactly where the existing is; (8') 2.4384m inside the property line. if you grant us this variance.

Cedar tree to be removed.

Maple tree to stay.

Composter & rain barrel to be moved.

See attached copy of survey with drawing of existing (green), new (yellow) and legend along left side.