

GRIT

ENGINEERING^{INC}

June 8, 2023

GE23-0388-1-CIV-LTR-MV

Grant Brouwer, Director of Building and Development
Building & Development/Town of St. Marys
408 James Street South
St. Mary's, Ontario N4X 1B6

Minor Variance Application Letter
446 Queen Street West Development
446 Queen Street West, St. Mary's, Ontario

GRIT Engineering In. (GRIT) was retained by 2598852 Ontario Ltd. to coordinate the minor variance application for the above-mentioned project and location.

The proposed development would see the construction of a 3-storey building, consisting of 1 commercial and 11 residential units. The site plan is proposed to provide adequate site parking and building placement to minimize neighboring conflict.

Is the Variance Minor?

The variance is for the exterior side yard relief from 6.0m to 0.05m per the requested 5.0m road widening of Queen Street West as well as landscaped open space reduction from 20% to 5%. The difference between the permitted exterior side yard setback and landscaped open space is minor in nature. The proposed setback will not have any impact on the neighboring properties or adjacent uses.

Is the Variance Desirable for the Development or Use of the Land?

The variance allows the use of the land to be maintained as a special commercial (C4-1) with a single commercial unit and 11 residential dwelling units on the lot, which meets the current zoning and Official Plan for the lot.

Is the General Intent and Purpose of the Official Plan Maintained?

Section 2.1 *Goals* of the Town's Official Plan encourages "providing stable, attractive residential areas for all". Section 2.2 *Economic Development* also "encourages the retention of existing business and the establishment of new diversified business through the creation of a business-friendly culture. The minor variance for exterior side yard relief and landscaped open space is to allow the construction of a commercial and residential purposed building with parking area to meet the growing needs of the community. Furthermore, the proposed development will maintain the context of the neighborhood with respect to the height and design.



Summary

Based on the above, it is evident that the requested variance satisfies Section 45(1) of the Planning Act. The variance maintains the general intent and purpose of the Zoning By-law and Official Plan, are appropriate for the use of the land, and is minor in nature.

If you have any questions regarding the above or any other matter, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Preikschas", is placed over a light grey rectangular background.

Nick Preikschas, C.E.T
Civil Engineering Director
nick@gritengineering.ca