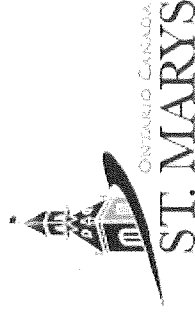


## Corporation of the Town of St. Marys Application for Approval of a Site Plan



### Instructions

Each applicant is required to submit a complete site plan application package which shall include the following mandatory components:

- ✓ Complete Application Form
- ✓ Application Fee
- ✓ Site Plan Drawings
- ✓ Elevation Drawings
- ✓ Site Servicing Drawing
- ✓ Plus any additional information required by the Town or local and provincial agencies (including any required reports and/or studies)

Please note that the Town or local and provincial agencies may require the applicant to submit additional information. These site specific submission requirements may include studies or reports related to matters such as the environment, transportation network, water supply, sewage disposal and storm water management.

All measurement values must be presented in Metric units.

If the Applicant is not the owner of the subject land, a written statement by the owner authorizing the applicant to act on behalf of the owner in relation to the subject application must accompany the application (see 10.0).

Failure to complete and provide all required information may result in the return or refusal of the application.

### Application Review Process

Applications will not be considered unless all of the critical components have been submitted by the applicant. Applications missing additional information will be received and processed, but will not be processed to conclusion if staff have insufficient information to support the plan.

Upon receipt of an application, Town staff will review the materials received by the Applicant and determine whether there is sufficient information (i.e. all critical application components) to process the application.

If it is determined that the application is complete, the application and drawings will be circulated to Town staff, and, in some cases, external professionals, for review. The persons reviewing the application will prepare comments and set out any issues with the application.

If the application is incomplete or the plans and drawing do not comply with municipal and/or statutory requirements, the applicant will be contacted by the Town and the applicant will be required to attend a Site Plan Consultation Meeting with Town staff to discuss the deficiencies in the application. The Applicant must be aware that it is possible that Town staff will require revisions to the detailed design materials and may require submission of additional detailed design materials. Having received comments from the Town, the applicant may be required to submit revision materials to complete the application and this step may continue until the development complies with the municipal and statutory requirements.

The Town will provide the Applicant with a list of the Conditions for Site Plan Approval. It is the applicant's responsibility to satisfy all Conditions for Site Plan Approval.

### Approval Process

Upon completion of the review process, a draft Site Plan Agreement will be provided to the applicant. The applicant will then have the opportunity to review and consider the draft Site Plan Agreement and may request a meeting to discuss any concerns with Town staff.

After the review process is complete, the finalized Site Plan Agreement will be finalized and sent to the applicant for signature.

The applicant is required to sign the Site Plan Agreement in duplicate and return it to the Town with all required securities and any other materials that may be required in the Agreement or by Town staff.

Following receipt of the above, the Site Plan Application will be placed on the next regular scheduled meeting of Council. Once approved, the Town will execute the Site Plan Agreement and it will be registered against the property title.

### General Information

A more detailed description of the Approval Process and Site Plan Application requirements may be found in the Town's Site Plan Control Guide.

For assistance with completing the application form and for more information respecting the draft plan requirements, please consult the Building department in the Municipal Operations Centre, 408 James Street South. You can also call the Building Department at (519) 284-2340.

I have read and understood this application form and associated content.  
MW \_\_\_\_\_  
(Initial)

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

**1.0 Applicant Information**

**1.1 Name of Owner(s)** An owner's authorization is required if the applicant is not the owner (See Section 13.0)

Name of Owner(s) Michael Ebert	Primary Telephone:	Email
	Secondary Telephone:	mikeebert@rehotmail.com
Address	Postal Code	Fax No.

**1.2 Name of Applicant (If same as owner check box)**

Name of Applicant(s) C&C Management - Candice King	Telephone Home:	Email
	Telephone Business: 416.464.6878	cnb_zoo@yahoo.com
Address	Postal Code	Fax Number

**1.3 Name of Solicitor/Agent**

Name of Solicitor/Agent GRIT Engineering Inc. -Montana Wilson	Telephone Home:	Email
Address 169 Huron Street, Stratford, ON	Telephone Business: 519.949.7254	montana@gritengineering.ca
	Postal Code N5A5S9	Fax Number

Send Communication to (choose one)  Applicant  Owner  Solicitor  Agent only):

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

Street No. 60	Name of Street/Road Road 120	Registered Plan No./Concession No. Lots A, B, C and D Plan No228	Lot(s)/Block(s) PT Block B S/S Queen Street Plan 228 St MARYS Parts 1 & 4, 44R2881; S/T R95350 Town of St. Marys
Lot Frontage 62.010 m	Average Width 62 m	Reference Plan No. & Part No. see next section	Lot Area 15669.0m <sup>2</sup>

**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.

RBC Mortgage with Michael Ebert - Sale  
Pending to  
CAC management

- 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.

Holding Provision - Application submitted concurrently

2.3 When were the subject lands acquired by the current owner? October 15, 2019

**3.0 Proposed and Current Land Use**

3.1 What is the proposed use of the subject land? (Please attach an additional page if more space is required)  
Self storage - light industrial development. The existing residential home is to remain and keep the current tenants.

3.2 What is the current use of the subject land? (Please attach an additional page if more space is required)  
Residential and agricultural

3.3 How is the subject land currently designated in the Official Plan? General Industrial  
 3.4 How is the subject land currently zoned in the Zoning By-law? Light Industrial (M1-H-H2) By Law Z1-1997

3.5 Provide the following details for all buildings, both existing and proposed. (Information should also be presented in the Site Plan Map)

	Existing Buildings	Proposed Buildings
<i>Example: Gross Floor Area</i>	603.85 m <sup>2</sup>	1050.00 m <sup>2</sup>
3.5.1 Front Yard	10.74	10.74
3.5.2 Rear Yard	32.09	32.09
3.5.3 Side Yard	4.07	4.07
3.5.4 Side Yard	4.07	4.07
3.5.5 Height	approximately 2.5 m ( one storey)	9ft 9 inches ( 2.97m)
3.5.6 Dimensions	13.7 m x 15.2m ( house longest dimensions)	48.77 x 9.14 m (each building)
3.5.7 Gross Floor Area	171.8 m <sup>2</sup> ( residential house)	445.76 m <sup>2</sup> per building
3.5.8 Date Constructed	unknown	Expected Spring 2022

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**4.0** Previous Industrial or Commercial Uses

**4.1** Has there previously been an industrial or commercial use on the subject land or adjacent land?  Yes  No

If yes, specify the uses and dates.

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**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

If yes, please provide some detail of the nature of the contamination.

~~Based on the findings of this Phase One ESA, GRIT Engineering Inc. finds the potential site contamination to be low and therefore recommends that further environmental investigation is not warranted for the Site at this time.~~

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

Phase 1 ESA complete as well as older Phase 1 for the Stone Willow Inn.

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**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

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

**5.1** 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.

Zoning By-Law Amendment for Holding Removal.

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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	<input type="checkbox"/>	<input type="checkbox"/>	a) Public piped water system	<input type="checkbox"/>	<input type="checkbox"/>
b) Public or private communal septic	<input type="checkbox"/>	<input type="checkbox"/>	b) Public or private communal well(s)	<input type="checkbox"/>	<input type="checkbox"/>
c) Individual septic system(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Individual well(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other (Please write)			d) Other (Please write)		

Storm Drainage	Existing	Proposed	Road Access	Existing	Proposed
a) Sewers	<input type="checkbox"/>	<input type="checkbox"/>	a) Arterial road	<input type="checkbox"/>	<input type="checkbox"/>
b) Ditches or swales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	b) Collector road	<input type="checkbox"/>	<input type="checkbox"/>
c) Other (Please write)			c) Local road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

7.0 Other Information

To be complete in two phase. First Phase two unit/buildings only. Provisions on grading and SWM for ultimate design.

Culvert on Road 120 entrance not possible as ditches in road allowance not deep enough

Electrical plan to follow.

**9.0 Affidavit or Sworn Declaration**

NICK PREIKSCHAS of CITY OF STRATFORD in the County/Region of PERTH make oath and say (or affirm) that

the statements made herein and the information that accompany this application are to the best of my belief and knowledge true.

Sworn (or declared) before me at the CITY OF STRATFORD in the County/Region of PERTH

On this day of 2021-11-16

**MONTANA ELIZABETH WILSON,**  
a Commissioner, etc., Province of Ontario,  
for GRIT Engineering Inc.  
Expires October 14, 2024



Applicant



Commissioner of Oaths

**10.0 Authorization of Owner for Agent to Make the Application**

I (we), Michael Ebert of the TOWN OF SIMARIS in the County/Region of PERTH

am the owner of the land that is the subject of this application of a Approval of a Development Agreement and I (we) hereby authorize GRIT ENGINEERING INC. to act as my (our) agent in the application.

2021-11-15

Date



Signature of Owner(s)

**11.0 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 2021-11-16

In the County/Region of PERTH

This 16 day of NOVEMBER 2021

Nov. 16, 2021

Date



Applicant Signature

**FOR OFFICE USE ONLY**

Application Circulated to:	Comments:	Date:

Stamp of Approval: