



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. A08-2020

**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)

Name of Owner(s) Leonard WILKINSON & Cindy BARRY	Home Telephone No. 604 679-0500	Business Telephone No.
Address 524 ELGIN ST W	Postal Code N4Y 1C2	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. 524	Name of Street/Road ELGIN (W)	Registered Plan No. 367	Lot(s)/Block(s) 2 S/S ELGIN
Reference Plan No.	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage 61 m	Average Width 61 m	Average Depth 111 m	Lot Area 6768 m <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

➤ 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? 2007

**➤ 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? "

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

➤ 3.4 How is the subject land currently zoned in the applicable Zoning By-law? Extractive Industrial Zone 3 (M3-H+ Heritage Class)

➤ 3.5 What is the nature and extent of relief from the Zoning By-law requested? extension of legal non-complying residential use to permit detached garage.

➤ 3.6 Why can the proposed use not comply with the provisions of the Zoning By-law? existing residential in M3 Zone

► 3.7 Provide the following details for all buildings, both existing or proposed. (Attach an additional page if necessary)

	Existing Buildings		Proposed Buildings	
	Existing Buildings	Proposed Buildings	Existing Buildings	Proposed Buildings
3.7.1 Front Yard	15 m	87 m	3.7.5 Height	6.12 m 24 ft. 5
3.7.2 Rear Yard	62 m		3.7.6 Dimensions	12.8 x 8.5 6.1 x 4.8 m <sup>2</sup>
3.7.3 Side Yard	16 m		3.7.7 Gross Floor Area	170 m <sup>2</sup> 29 m <sup>2</sup>
3.7.4 Side Yard	33 m	5.8 m	3.7.8 Date Constructed	1870

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 *Cement Company*

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?

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

*The property was originally a farm. Sub divided to this property with Cement company on the perimeter*

► 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	None	None	a) Public piped water system	None	None
b) Public or private communal septic	"	"	b) Public or private communal well(s)	"	"
c) Individual septic system(s)	Yes	No	c) Individual well(s)	Yes	No
d) Other	-	-	d) Other	-	-
Storm Drainage	Existing	Proposed	Road Access	Existing	Proposed
a) Sewers	None	None	a) Arterial Road	No	No
b) Ditches or swales	"	"	b) Collector Road	No	No
c) Other	-	-	c) Local Road	Yes	No

► 7.0 Justification

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

*On 3 sides of property is St. Marys Cement Company land. This garage will not affect their land. Across the road are vacant lots*

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:

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

➤ 10.0 Affidavit or Sworn Declaration

I, Leonard Wilkinson 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 7 day of July, 2020

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

Leonard Wilkinson  
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

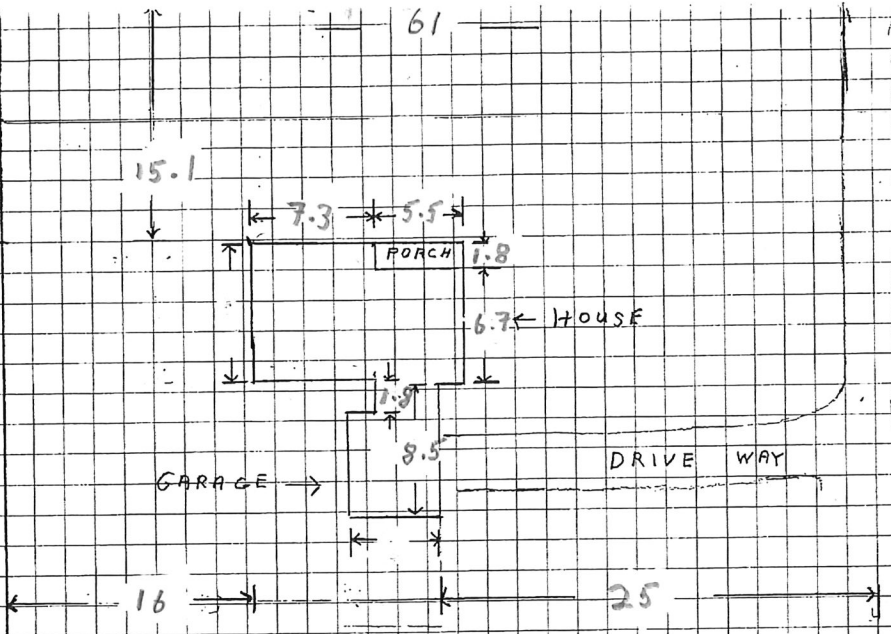
With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the Town of St. Marys for legal 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 16 day of July, 2020

Leonard Wilkinson  
Applicant

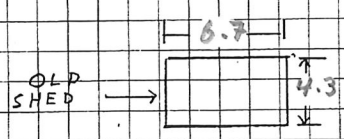


ALL MEASUREMENTS  
ARE  
METRES

ROW  
SPRUCE  
TREES

LANE  
WAY

BLACK  
WALNUTS



524 ELGIN ST. W  
ST MARYS ONT

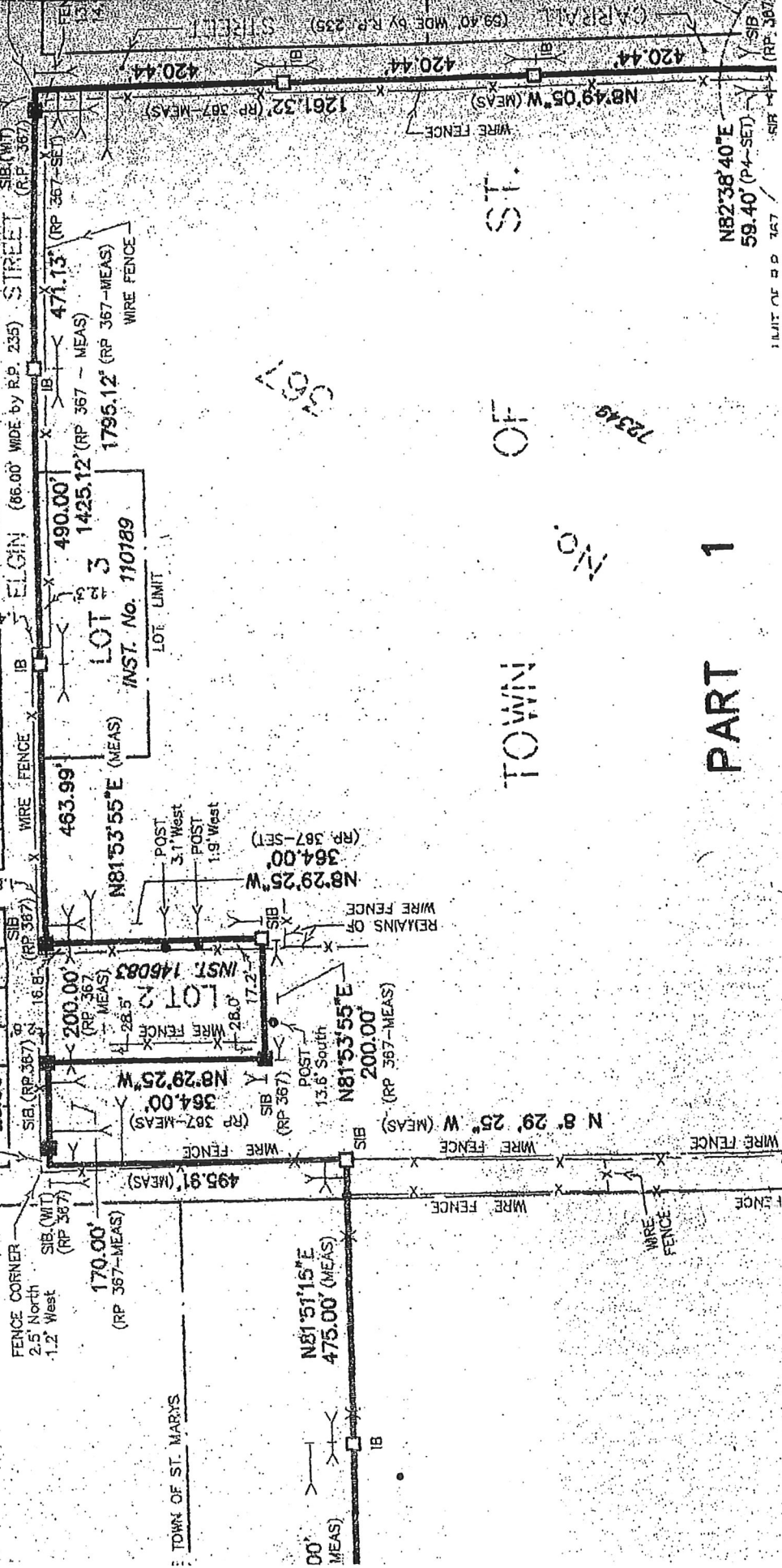
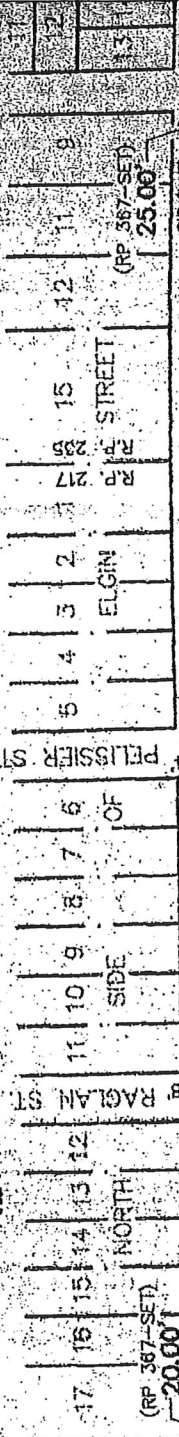
SCALE: 1 cm represents 4.7 m

1 square = 1.85 m

44R-3403

REGISTERED PLAN NO. 217

REG'D PLAN NO.



LOT 3  
INST. No. 110189

LOT 2  
INST. 146083

TOWN OF ST. MARYS

TOWN OF ST. MARYS

NO.

PART 1

NB238'40"E  
59.40' (P4-SET)

1/4

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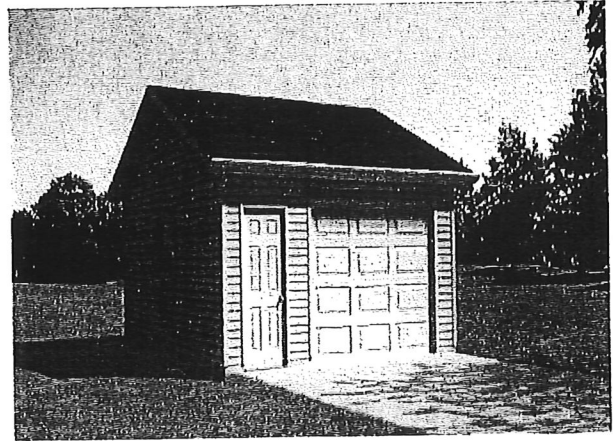
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Current Category: All Projects < Garages < Side Entry Garages

## Side Entry Garage 16' X 20'

**Description:** Side Entry Garage 16' X 20'

Click the Image below to open this Project's Construction Drawing.



- = Identifies a new material list for a project.
- = Identifies a modified material list for a project.

SKU	Description	Retail	Material List
2851219	GARAGE,S/ENTRY BASIC 16X20	\$6,049.99	
2849629	DRYWALL, OPT GAR 16X20 S/ENTRY	\$809.99	
2849829	INSULATION, OPT GAR 16X20 S/ENTRY	\$709.99	
2850529	SIDING, VNL OPT GAR D5 S/E 16X20	\$859.99	
2850131	SOFFIT/FACIA, AL OPT GAR 16X20 S/E	\$319.99	
2850019	GUTTER, AL OPT GAR 16X20 S/ENTRY	\$234.99	
2850329	SIDING, VNL OPT GAR D4 16X20	\$889.99	
2850904	GARAGE 16X20 S/E CMLPT W/EXT.OPTS	\$7,499.99	