



Corporation of the
the Town of St. Marys

Application for Consent
(Under Section 53 of the Planning Act)

File No. B

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 13.0).

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 197/96 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) 2798672 Ontario Limited	Home Telephone No. 5196971925	Business Telephone No.
Address 137 Water St N, St. Marys	Postal Code N4X1A2	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) Marianne De Brabandere	Home Telephone No. 5196971925	Business Telephone No.
Address 1842 Perth Road 163, St Marys	Postal Code N4X1C4	Fax No.

➔ 2.0 Location and Size of the Subject Land (Severed and Retained Parcels)

Street No. 84	Name of Street/Road Water	Registered Plan No. 225	Lot(s)/Block(s) Lot 1, Block A
Reference Plan No. 44R5230	Part Number(s) 2	Concession Number(s)	Lot Number(s)
Lot Frontage 31.02	Average Width	Average Depth 37.24	Lot Area 933.1m ²

➔ 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.
Bell Telephone box located on the lot
BELL telephone box located on the lot

➔ 2.3 When were the subject lands acquired by the current owner?
December 15, 2020
Dec 15, 2020

➔ 3.0 Type and purpose of proposed transaction: (check appropriate space)

Conveyance for: i) creation of new lot or ii) addition to existing lot
If lot addition, identify the land to which parcel will be added:
Pt Lot 18, Conc 17 Part Lot 9, Block B Plan 225, Pt Lot 10, 11, 12, Block B Plan 225 St. Marys as in R237129

Mortgage or Charge
 Partial Discharge of Mortgage
 Lease
 Easement/Right-of-way
 Correction of Title
 Other(Specify) _____

Pt lot 18 conc. 17, Pt. Lot 9 Block B
Plan 225, Pt Lot 10, 11, 12 Block B
Plan 225 St. Marys as in R237129

➔ 3.1 Name of Person(s) (purchaser, leasee, mortgagee, etc.) To whom interest in land is intended to be conveyed, leased or charged:
Marianne De Brabandere
MARIANNE DE BRABANDERE

Relationship to owner: SAME

➔ 3.2 Description of land:

a) Dimensions of Land - To be severed:	To be retained:
Description	Description
Frontage	Frontage
Average Width	Average Width
Depth	Depth
Area	Area

6.09m 24.98m
34.36m 37.29m
201.6m² 731.5m²

3.3 Use of land (please check appropriate space):

To be severed:

Urban Residential	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
Rural Residential	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Institutional	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>

Explanation: _____

To be retained:

Urban Residential	Existing <input checked="" type="checkbox"/>
Rural Residential	<input type="checkbox"/>
Commercial	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>
Institutional	<input type="checkbox"/>
Industrial	<input type="checkbox"/>

Explanation: _____

Proposed

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

LEGAL NON-CONFORMING (2) RESIDENTIAL APARTMENTS

4.0 Proposed and Current Land Use

4.1 What is the proposed use of the subject land?
landscaping, trees, grass

landscaping, grass
grass

4.2 What is the current use of the subject land?
grass

4.3 How is the subject land currently designated in the Official Plan?
Central Commercial with Floodplain

central commercial with flood plain

4.4 How is the subject land currently zoned in the Zoning By-law?
UTRCA regulated area, Heritage Classified, Centre Commercial Zone C1-1 with Flood Fringe Constraint Area

UTRCA regulated area Heritage classified
central commercial zone

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

C1-1 with flood fringe constraint area

	Existing Buildings		Proposed Buildings	
	Existing Buildings	Proposed Buildings	Existing Buildings	Proposed Buildings
4.5.1 Front Yard	1.2m		4.5.5 Height	6.7m
4.5.2 Rear Yard	.96m		4.5.6 Dimensions	8.83 m X 7.31m
4.5.3 Side Yard	3.04m		4.5.7 Gross Floor Area	64.6m ² 8.83
4.5.4 Side Yard	31.07m		4.5.8 Date Constructed	1859

5.0 Previous Industrial or Commercial Uses

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

1970-2021 office, storage, decor and paint store

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

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

visual inspection over a period of 45 years

visual inspection ~ 45 years

5.4 If Yes, to (5.1), (5.2) or (5.3), 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 has been used as an office building with 2 rental units upstairs

The property has been used as office and 2 upper rental apartments

6.0 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.

7.0 Servicing

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

Sewage Disposal	Existing		Proposed		Water Supply	Existing		Proposed	
	Existing	Proposed	Existing	Proposed		Existing	Proposed		
a) Public piped sewage system	X		X		a) Public piped water system	X		X	
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	
	Existing	Proposed	Existing	Proposed		Existing	Proposed		
a) Sewers	X		X		a) Arterial Road	X		X	
b) Ditches or swales					b) Collector Road				
c) Other					c) Local Road				

► 8.0 Significant Features

8.1 The Table below lists the features or development circumstances of interest to the Province. Complete the Table and be advised of the potential information requirements in noted section.

Significant Features Checklist

Features or Development Circumstances	(a) If a features, is it on site or within 500 metres OR (b) If a development circumstance, does it apply?		If a feature, specify distance in metres	Potential Information Needs
	YES (✓)	NO (✓)		
	Non-farm development near designated urban areas or rural settlement area	<input type="checkbox"/>		
Class 1 industry ¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Assess development for residential and other sensitive uses within 70 metres
Class 2 industry ²	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Assess development for residential and other sensitive uses within 300 metres
Class 3 industry ³	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Assess development for residential and other sensitive uses within 1000 metres
Land Fill Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Address possible leachate, odour, vermin and other impacts
Sewage Treatment Plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Assess the need for a feasibility study for residential and other sensitive uses
Waste Stabilization pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Assess the need for a feasibility study for residential and other sensitive uses
Active railway line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Evaluate impacts within 100 metres
Controlled access highways including designated future ones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Evaluate impacts within 100 metres
Operating mine site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Will development hinder continuation or expansion of operations?
Non-operating mine site within 1000 metres	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted
Electric transformer station	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Determine possible impacts within 200 metres
High voltage electric transmission Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Consult the appropriate electric power service
Transportation and infrastructure corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will the corridor be protected?
Prime agricultural Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated
Agricultural operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Development to comply with the Minimum Distance Separation Formulae
Mineral aggregate resource areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Will development hinder continuation of extraction?
Mineral and petroleum resource areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations
Existing pits and quarries	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Will development hinder continued operation or expansion?
Significant wetlands south and east of the Canadian Shield	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Development is not permitted
Significant portions of habitat of endangered and threatened species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Development is not permitted
Significant: fish habitat, woodlands south and east of the Canadian Shield, valley lands, areas of natural and scientific interest, wildlife habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ m	Demonstrate no negative impacts
Sensitive groundwater recharge areas, headwaters and aquifers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate that groundwater recharge areas, head-waters and aquifers will be protected
Significant built heritage resources and cultural heritage landscapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Development should conserve significant built heritage resources and cultural heritage landscapes
Significant archaeological resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analysed prior to development
Erosion hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams

► 13.0 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)

14.0 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 26 day of APRIL, 2021

Marianne De Brabandere

Applicant