



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)

Name of Owner(s) JASON & KATRINA CLARKE	Home Telephone No. 519.280.2875	Business Telephone No.
Address 342 JONES ST. E.	Postal Code N4X 1A2	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) JUSTINE NIGRO - THE HIVE DESIGN CO.	Home Telephone No. 519.859.4200	Business Telephone No.
Address 234 NELSON ST. STRATFORD ON	Postal Code N5A 2K3	Fax No.

2.0 Location and Size of the Subject Land

Street No. 342	Name of Street/Road JONES ST. EAST	Registered Plan No. 225	Lot(s)/Block(s) 53250
Reference Plan No.	Part Number(s)	Concession Number(s) 18	Lot Number(s) 4
Lot Frontage 50.84'	Average Width 50.85'	Average Depth 151.675'	Lot Area 7713.53 s.f.

➤ 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 CANADA; 131 QUEEN ST. E. ST. MARY'S 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?

NOVEMBER 2010

3.0 Proposed and Current Land Use

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

SINGLE-FAMILY DWELLING, NO CHANGE

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

SINGLE-FAMILY DWELLING

➤ 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?

RESIDENTIAL R3

➤ 3.5 What is the nature and extent of relief from the Zoning By-law requested?

CONSTRUCT A ONE-STORY ADDITION ON NORTH SIDE OF PROPERTY THAT IS NON CONFORMING TO CURRENT EXTERIOR SIDE YARD SETBACK.

➤ 3.6 Why can the proposed use not comply with the provisions of the Zoning By-law?

MOST IDEAL ACCESS TO THE PROPOSED ADDITION IS THRO' THE HOUSE, AND NOT THE GARAGE. ADDITION WILL INCREASE PRIVACY FOR OCCUPANTS, EXIST. HOUSE CONTRAVENES

➤ 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
3.7.1 Front Yard	0.73 m	N/A	3.7.5 Height	5.9 m	N/A
3.7.2 Rear Yard	30.09 m	28.68 m	3.7.6 Dimensions	14.6m x 14.3 m	16.4m x 14.3m
3.7.3 Side Yard (EXT.)	0.82 m	N/A	3.7.7 Gross Floor Area	137 sm	165 sm.
3.7.4 Side Yard (INT.)	0.22 m	N/A	3.7.8 Date Constructed	1986	2021/22.

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? Contact St. Marys museum

who confirmed that there have been no industrial or commercial use.

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	<input checked="" type="checkbox"/>		a) Public piped water system	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>		a) Arterial Road		
b) Ditches or swales			b) Collector Road		
c) Other			c) Local Road	<input checked="" type="checkbox"/>	

➤ 7.0 Justification

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

BEDROOM & BATHROOM ADDITION TO AN EXIST. HOME IN AN EXIST. RESIDENTIAL ZONE. ADDITION ROOF WILL BE LOWER/SCALED DOWN FROM EXIST. MAIN ROOF. ADDITION EXTERIOR FIN. WILL BE TASTEFULLY SELECTED TO SUIT THE HOME & NEIGHBOURHOOD.

8.0 Other Information (attach an additional page if necessary)

SEE ATTACHED COVER LETTER.

➤ 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 any of these features on adjacent and abutting lands;
- e) Scale and north arrow.

➤ 10.0 Affidavit or Sworn Declaration


I, JUSTINE NIGRO of the CITY OF STRATFORD 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 City of Stratford

in the County/Region of Perth

this 28th day of April, 2021

Sean Patrick McCoy, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the County of Perth.
Expires January 7, 2024.



Commissioner of Oaths




Applicant

➤ 11.0 Authorization of Owner for Agent to Make the Application

I (we), Jason and Katrina Clarke of the Town of St Marys in the County/Region of Perth
am the owner of the land that is the subject of this application for a Minor Variance/ Permission and I (we) hereby authorize
Justine Nigro to act as my (our) agent in the application.

April 17th, 2021
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 Mary's.

in the County/Region of Perth.

this 19 day of May, 2021



Applicant