

# Corporation of the Town of St. Marys

Application for Approval of a Official Plan Amendment

(Under Section 22(4) of the Planning Act)

**Application for Zoning By-law Amendment** X(Under Section 34 or 39 of the Planning Act)

Application to Remove a Holding Symbol (Under Section 34 and 36 of the Planning Act)

#### 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).

Please bear in mind that additional information may be required by the Town, local and provincial agencies in order to evaluate the proposed Amendment. The required information may include studies or reports to deal with such matters as impacts on: the environment; transportation network; water supply; sewage disposal; and storm water management.

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 198/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information is not provided, the municipality will return the application or refuse to further consider the application.

The application form also sets out other information (eg. technical information or reports) that will assist the approval authority and others in their planning evaluation of the development proposal. 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) Council will determine whether there is sufficient merit in processing the application further (i.e. circulation of notice and the holding of a public meeting as required by the Ontario Planning Act). The applicant is encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Official Plan Amendments and Zoning By-law Amendment are adopted by St. Marys Council. If no notice of appeal is received within twenty days, the Official Plan Amendment and/or Zoning By-law Amendment is in force.

#### 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.

lease Print and Complete or	r (✔) Appropriate Box(es)				
.0 Application Information					
1.1 Name of Owner(s) An ov	vner's authorization is required if applicant is no	t the owner (See Section 12	2.0)		
Name of Ourses(a)	DS Construction (c/o Adriano		Home Telephone No	Business Telephone No 519-274-5678	
Address	101 Willow Street, Stratford,	ON	Postal Code N5A 7N5	Fax No.	
1.2 Agent/Applicant - Name of the per	rson who is to be contacted about the application	n, if different than the owner	r. (This may be a person	n or firm acting on behalf of the owner.	
Name of Contact Person (and Fire Caroline Baker, Ba	m) aker Planning Group		Home Telephone No.	Business Telephone No. 226-921-1130	
Address PO Box 23002 S	Stratford, ON		Postal Code N5A 7V9	Fax No.	
► 2.0 Location and Size o	of the Subject Land				
Street No. 347	Name of Street/Road James Street South	Registered Plan No.		Lot(s)/Block(s)	
Reference Plan No.	Part Number(s)	Concession Number	(s)	Lot Number(s)	
Lot Frontage 100 feet	Average Width 100 feet	Average Depth 14	10 feet	Lot Area 14,000 sq.ft.	
➤ 2.1 Is there a mortgage or cha	arge in respect of the subject land?	s X️No If yes, give	e the names and addr	esses of any mortgages or charges	
	or restrictive covenants affecting the subjection and subjection in the subjection of the subjection o	tland? ☐ Yes 🗖 No	If yes, describe the e	asement or covenant and its effect	
3.0 Proposed and Curr	ent Land Use				
➤ 3.1 What is the proposed use of	of the subject land? Residential -	three dwelling un	its		
➤ 3.2 What is the current use of	the subject land? Vacant (form	ner legal non-con	forming triplex		
➤ 3.3 How is the subject land cur	rently designated in the Official Plan? $$	sidential			
➤ 3.4 How is the subject land cur	rently zoned in the applicable Zoning By-law	n R2			

## > 3.5 Provide the following details for all buildings, both existing or proposed. (Should be shown on the Site Plan submitted with this Application).

	Existing Buildings Removed	Proposed Buildings		Existing Buildings	Proposed Buildings
3.5.1 Front yard			3.5.5 Height		1 storey
3.5.2 Rear yard			3.5.6 Dimensions		
3.5.3 Side Yard		1.6m	3.5.7 Gross Floor Area		
3,5,4 Side Yard		1.6m	3.5.8 Date Constructed	The second secon	

3,5,4 Side Yard		1.0111	3.5.6 Date Constructed			
➤ 4.0 Official Plan Ame	endment (proceed to	Section 5.0 if a Official	Plan Amendment is not	t proposed) N/A		
4.1 Does the Proposed Office 4.1.1 Add a Land Use de 4.1.2 Change a land use 4.1.3 Replace a policy in 4.1.4 Delete a policy from 4.1.5 Add a policy to the	signation to the Official Pl designation in the Official the Official Plan? the Official Plan? Official Plan?	Plan?	liov wording on a congrato na	Yes	No	
If applicable, please provide the	policy section number to t	be changed, and suggested po	licy wording on a separate pag	ye.		
		,				
4.2 What is the purpose of the	Official Plan Amendment	and land uses that would be p	ermitted by the proposed Offic	cial Plan Amendment?		<del>u Kris</del> v – rite i i i
4.3 Explain how this proposal h	as regard to the principle	s of the Provincial Policy State	ment issued under the Plannir	ng Act (attach a separate	e page if nece	ssary).
<b>79</b>						
➤ 5.0 Zoning By-law Ar	mendment (proceed	to Section 6.0 if a Zonin	g By-law Amendment is	s not proposed)		
5.1 Does the Proposed Zoni 5.1.1 Add a Zone Categor 5.1.2 Change a Zone Cate 5.1.3 Replace a zoning pro 5.1.4 Delete a zoning prov 5.1.5 Add a zoning provision	y to the Zoning By-law? egory in the Zoning By-lav ovision in the Zoning By-lav vision from the Zoning By- ion to the Zoning By-law?	w? aw? law?	I provision wording on a const	Yes	No	
If applicable, please provide the	provision section number	to be changed, and suggested	provision wording on a separ	ate page.		
MARKET STATE OF THE STATE OF TH	*	s as shown on Map 18				
5.2 What is the purpose of the	proposed Zoning By-law	Amendment and what are the I	and uses proposed?			
To permit the co	onstruction of thre	ee street townhouse d	welling units			
6.0 Previous Industrial or 6.1 Has there previously been an		use on the subject land or adja	cent land? If Yes, specify the	uses and dates.	☐ Yes	₩ No
6.2 Is there reason to believe the	subject land may have be	een contaminated by former us	es on the site or adjacent sites	§?	☐ Yes	Ŋ No
6.3 What information did you use 6.4 If Yes, to (6.1), (6.2) or (6.3) Is the previous use inventory	, a previous use inventory	showing all former uses of the	Iistorical residential u e subject land, or if appropriate		eeded.	
➤ 7.0 Status of Other Ap	oplications under the	Planning Act				
Is the subject land also the s Amendment?		or a consent, approval of a site cate the type of application, the			oning Order	
A						

### ➤ 8.0 Servicing

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

Sewage Disposal	Existing	Proposed Water Supply		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)	The state of the s		c) Individual well(s)		
d) Other			d) Other		

L	a) Sewers	X	X	a) Arterial Road		Λ	Λ
	b) Ditches or swales			b) Collector Road			
PATCH CHICAGO	c) Other			c) Local Road		• CONTRACTOR CONTRACTO	
L							
<b>≻</b> 9.0	0 Justification						
	9.1 Indicate how the proposed use(s)/ 2	one complies with	the relevant portion	ns of the Official Plan - o	r complete an Official Plan Amer	ndment Applic	ation.
	Please see attached Plann	ing Justificat	ion Report				
			· Ammong access				
	9.2 Indicate how the proposed use(s) w			land uses.			· · · · · · · · · · · · · · · · · · ·
-	Please see attached Plan	ning Justifica	tion Report				
Pro-							
40.0	Other lafe marking						
10.0	Other Information					ALEXANDER OF THE STATE OF THE S	
				***************************************			
<del></del>					<u> </u>	****	
<u>≻ 11</u>	.0 Application Drawing						
t c	The subject land, including its bour The uses of adjacent and abutting The location of all existing as well a The location of all natural and man- Scale and north arrow.	land; is proposed buildi	ngs and their dimer	isions, uses, and setback	rs from lot lines;		
<u>≻ 12</u>	2.0 Affidavit or Sworn Declarati						
I	Caroline Baker	of th	e City of Stra	tford	in the County/Region of $\_{}^{ m I}$	erth	
	make oath and say (or solemnly d			tained in the docume	nts that accompany this ap	plication is	true.
5	Sworn (or declared) before me at t	he City of	Stratford	-			
i	n the County/Region of Perth						
	this day ofJanuary		, _	2021			
	Commiss	ioner of Oaths	un de liveren e e		Applio	cant	
	3.0 Authorization of Owner for					Develo	
l	I (we),Adriano Paola		of the C	ity of Stratford	in the County/Region o	f Pertn	
	am the owner of the land that is th		s application for	an Official Plan Ame	ndment/Zoning By-law Ame	endment an	d I hereby
	authorize Baker Planning C	Group		to act as m	y agent in the application.		
-	Date			Signature o	f Owner		
<u>≻1</u>	4.0 Acknowledgement						
	KNOWLEDGEMENT						
With this	n the filing of this application, the a application is appealed by a third nsel and other associated costs to be solely the responsibility of, and	party (a party o	ther than the ap Corporation of th	plicant), all costs inc	urred by the Corporation of	the St. Mary	s for legal
	ed as the City of Stratford						
	ed at the City of Stratford		· · · · · · · · · · · · · · · · · · ·				
in th	ne County/Region of Perth			-	Applicant		
this	day ofJanuary		2021		- th b + 2010		

**Road Access** 

Existing

Proposed

Storm Drainage

Existing

Proposed

な			
9,6	3	Ī	
5	ξ		
88			
5:	ģ		
3	Ž.		
20	Š	8	2
3	5	ទី	8
1		š	2
5	-	0	ŽĮ,
-4	4	6	8

Catherine Mae Rodd, a Commissioner, etc... County of Perth, for Ronald J. White, Barrister and Solicitor. Expires May 29, 2021.

4	Other			i) Cocal Brook			
	stification ndicate how the proposed use(4)/ 2			of two Owners Die	on an expensive day (Officia	V Plan Amendment Apr	écasion.
				DI CHE CHILLIAN FIN			
_	Please see attached Plann	ing justificati	ion report				
							***************************************
-							
9.2	indicate how the proposed soe(a) is	el be compatible w	with the nurrounding l	est upex.			
	Please see attached Plan		and the control of the last of				
100,000							
- Carried State							
0.0	Other Information						
-	A CONTRACTOR OF THE PARTY OF TH						
VIOLENCE IN							
yeurununu							
- 11.0	Application Drawing						
80 61 61 6)	The uses of adjacent and abulting The location of all existing as well The location of as natural and mar Scale and north arrow.	no recognized bests	ings and their diment n the land end the fis	dees, uses, and s ation of these fee	uetbecks from fot Snes; runs on adjacent and abi	idting lands; and	
12.0	Affidavit or Sworn Declara		ne Town of St.	Marris	in the County/R	noise of Perth	
ι.	Caroline Baker						is trus
ma	ke ooth and eay (or solemnly :	riaciase) that the	of St. Marris	ashed in the do	CREDITION TANK SCORING	NEW THIS STANCESON	TO HUME.
Sw	orn (or declared) before me at	the Towns	on one trial to				
ón t	he County/Ragson of Port			2021			
the		I M.	and the second second second	2021	103	Applicarlt	
➤ 13.0	Authorization of Owner to	e Agent to Mak	ke the Applicatio	n			
2 (4	ne). Adriano Paola		of the C	ity of Stratfo	in the Cour	sty/Region of Perth	i .
am	the owner of the land that is	the subject of th	sis application for	an Official Plan	a Asinendment/Zoming	By-law Americans	and I hereby
311	thorize Baker Planning				t as my agent in the a		
I	Telocn1			1	-		
-1	-017/21			Segr	nabase of Owner		
>14.	0 Acknowledgement						
ACKN	OWLEDGEMENT						
this ap	the filing of this application, the phostion is appealed by a thin is and other associated costs to solely the responsibility of, an	d party (a party to represent the	other than the ap Corporation of th	pticant), all cos	sts incurred by the Co	reporation of the St.	Marys for legal
0	City of Stratford				D	1)/	3

Road Access

X

Dated at the City of Stratford

in the County/Region of Perth

this 26 day of January 3021

Town of St. Marye (Afficial Plan Amendment and Zoning Dy-Les Assembnent Application (Rev. March, 200)

Existing

X

X