



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) MARK & TAMMY ARMSTRONG	Home Telephone No. 519-284-3171	Business Telephone No.
Address 469 QUEEN ST. E.	Postal Code N4X 1A3	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. 469	Name of Street/Road QUEEN	Registered Plan No. 225	Lot(s)/Block(s) 1
Reference Plan No. 44R3345	Part Number(s) 2 & 3	Concession Number(s)	Lot Number(s)
Lot Frontage 22.479m	Average Width 22.479m	Average Depth 45.720m	Lot Area 1027.74m 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

Scotia Bank St. Marys 131 Queen St. E
St. Marys

▶ 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?
September 1998

▶ 3.0 Proposed and Current Land Use

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

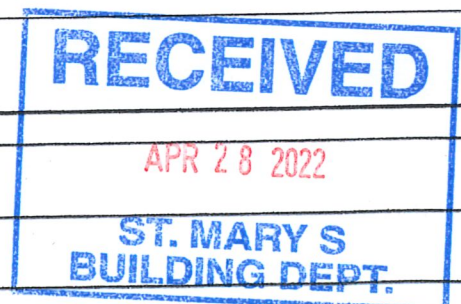
Residential

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

Residential

▶ 3.3 How is the subject land currently designated in the Official Plan?

Residential



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

Attached ✓

	Existing Buildings		Proposed Buildings	
	Existing Buildings	Proposed Buildings	Existing Buildings	Proposed Buildings
3.7.1 Front Yard			3.7.5 Height	
3.7.2 Rear Yard			3.7.6 Dimensions	
3.7.3 Side Yard			3.7.7 Gross Floor Area	
3.7.4 Side Yard			3.7.8 Date Constructed	

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?

Subject property and abutting properties are residential for 70+ years

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	✓	same	a) Public piped water system	✓	same
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	✓	same	a) Arterial Road	✓	same
b) Ditches or swales	—	—	b) Collector Road	—	—
c) Other	—	—	c) Local Road	—	—

7.0 Justification

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

The proposed building will replace an existing building used for personal storage. The use of the proposed building will continue to be used for personal residential storage, conforming with other residential uses in the neighbourhood and matching the others.

8.0 Other Information (attach an additional page if necessary)

Structures on the property (asphalt shingles, fusion stone and vinyl siding)

► 10.0 Affidavit or Sworn Declaration

I, MARY ARMSTRONG 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 28th day of APRIL, 2022.

Leslee Lea Stacey,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of St. Marys.
Expires December 8, 2024.

Leslee Stacey
Commissioner of Oaths

[Signature]
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 28th day of APRIL, 2022

[Signature]
Applicant

Existing and Proposed Structures
469 Queen Street East

Primary Residence (2 storey)	27'x50'	1350sq.ft. 2700sq.ft.
Height	30'	
Date Constructed	1950	

Wood Shed	7'x12'	84sq.ft.
Height	8'	
Date Constructed	2009	

Pool Equipment Shed	7'x11'	77sq.ft.
Height	8'	
Date Constructed	2015	

Change Room	7'x7'	49sq.ft.
Height	8'	
Date Constructed	2015	

<u>Storage Shed to be removed</u>	<u>12'x28'</u>	<u>336sq.ft.</u>
<u>Height</u>	<u>10'</u>	
<u>Date Constructed</u>	<u>Prior to 1998</u>	

<u>Proposed Storage Shed</u>	<u>18'x36'</u>	<u>648sq.ft.</u>
<u>Height</u>	<u>14'7-3/4"</u>	
<u>Proposed Structure</u>		