



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File No: A02-2022
Property Owner: M. and T. Armstrong
Property Address: 469 Queen Street East

TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, June 1, 2022 at 6:00 p.m. to hear an Application for Minor Variance under Section 45(1) and (2) of the Planning Act, R.S.O. 1990 and you are invited to attend.

Description and Location of Subject Lands / Purpose and Effect of Minor Variance Application

The 1,027.7 m² (0.25 acre) subject property is located on the north side of Queen Street East, between Brock Street and Waterloo Street North, as show on the General Location Map. The property is designated “Residential” in the Town of St. Marys Official Plan and is zoned ‘Residential Zone Three (R3)’ as per the Town’s Zoning By-law, Z1-1997, as amended and is partly within the Upper Thames River Conservation Authority Regulation Limit. On the subject property there is an existing:

- Two-storey detached dwelling (250 m² / 2700 ft²)
- Woodshed (7.8 m² / 84 ft²)
- Pool equipment shed (7.15 m² / 77 ft²)
- Pool change room (4.55 m² / 49 ft²)
- Storage shed (31.22 m² / 336 ft²)

The Owner is proposing to demolish the existing storage shed and replace it with a new 60 m² / 648 ft² storage shed. According to Section 5.1.5A(b) of the Town’s Zoning By-law, in an R3 Zone, the total lot coverage of all accessory buildings and structures on a lot shall not exceed the lesser of 10 percent of the lot area or 50 m². Through this Application for Minor Variance, the Owner is requesting relief from Section 5.1.5A(b) of the Zoning By-law to permit a maximum total lot coverage of 7.8 percent in the amount of 80 m² / 861.1 ft² for the proposed replacement storage shed, and existing woodshed, pool equipment shed and change room.



Additional details related to this Application can be found on the Town of St. Marys website:

www.townofstmarys.com/en/current-planning--development-applications.aspx



Meeting Details

The Town's Committee of Adjustment (COA) will be reviewing the Application at its meeting as follows:

Date: Wednesday, June, 1, 2022

Time: 6:00 P.M.

Place: This will be a virtual meeting.

To **participate** in this meeting (provide comments or questions), join the Zoom Webinar as follows:

<https://us06web.zoom.us/j/82636072083?pwd=OHZqVE1KQkNEYWRiWGdwWXIQTFFrQT09>

Webinar ID: 826 3607 2083

Telephone: 1-855-703-8985

Passcode: 994482

To **observe** the meeting (no comments or questions), visit the Town's YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>.

Send any comments or concerns for COA's consideration in writing to the Planning Department, via email to planning@town.stmarys.on.ca or by mail to the Town Office (175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6) before **12 Noon on Monday, May 30, 2022**.

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a staff report and will be included in the Council agenda and minutes. Agendas and minutes are published on the Town of St. Marys website:

<https://calendar.townofstmarys.com/council?mid=100956>

Other Information:

An appeal to the decision of the Committee of Adjustment to the Ontario Land Tribunal must be filed to the Secretary-Treasurer outlining the reasons for the appeal. The appeal must include a completed Ontario Land Tribunal Appeal Form and the appeal fee for each Application appeals, paid by certified cheque or money order or made payable to the Minister of Finance. Ontario Land Tribunal Forms can be obtained at www.olt.gov.on.ca.

If a person or public body does not make oral submission at a Public Hearing or make written submissions to the Committee of Adjustment before the proposed Minor Variance is approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you have any questions regarding the application please contact Grant Brouwer, Secretary-Treasurer /Director of Building and Development, at 519-284-2340 ext. 215 or gbrouwer@town.stmarys.on.ca

Information can also be provided in an accessible format upon request.

DATED at the Town of St. Marys, this 19th day of May, 2022



Concept Site Plan

