



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 05-2020

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) Graham Glousher + Brooke Strub	Home Telephone No. 226-688-4189	Business Telephone No.
Address 126 Millson Crescent	Postal Code N4X 1E3	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) Graham Glousher	Home Telephone No. 226-688-4189	Business Telephone No.
Address 126 Millson Crescent	Postal Code N4X 1E3	Fax No.

▶ 2.0 Location and Size of the Subject Land

Street No. 126	Name of Street/Road Millson Crescent	Registered Plan No. 44M-18	Lot(s)/Block(s) 39
Reference Plan No.	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage 17.250 m	Average Width 17.250 m	Average Depth 41.000 m	Lot Area 707.25 m 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

Scotiabank	131 Queen St. East, St. Marys, Ontario	N4X 1B7
	Box 1148	

▶ 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?

February 28, 2020

▶ 3.0 Proposed and Current Land Use

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

To build Accessory building in backyard

▶ 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

▶ 3.4 How is the subject land currently zoned in the applicable Zoning By-law?

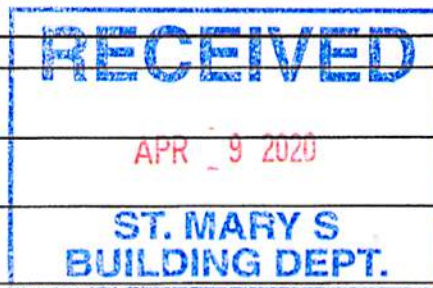
R2-4

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

Bylaw states 10% of lot or 50m² whichever is lesser. Proposed plan is 69m² but is still below the 10% lot coverage @ 9.77%

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

Personal storage - We have a summer vehicle, two motorcycles and an enclosed trailer. I would prefer to have them indoors in the backyard out of sight then sitting in the driveway in front of the house.



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

house

	Existing Buildings		Proposed Buildings	
	Existing Buildings	Proposed Buildings	Existing Buildings	Proposed Buildings
3.7.1 Front Yard	6.10		3.7.5 Height	4.5m mid peak / 4.29 mid peak
3.7.2 Rear Yard	20.27	1.22	3.7.6 Dimensions	47.250 x 41.000 / 7.315 x 9.449
3.7.3 Side Yard	1.60		3.7.7 Gross Floor Area	approx. 158m ² / 69.12m ²
3.7.4 Side Yard	1.37	1.22	3.7.8 Date Constructed	2014

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? *It was farm land previously then converted to a subdivision for residential*

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

The building will be at the rear part of my yard and shouldn't be a bother to the neighbors as they all have fenced in yards. The building will not be an eye sore. It is well designed and will meet all bylaw requirements.

8.0 Other Information (attach an additional page if necessary)

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

► 10.0 Affidavit or Sworn Declaration

I, Graham Glouster of the Town of St. Marys in the County/Region of Perth.

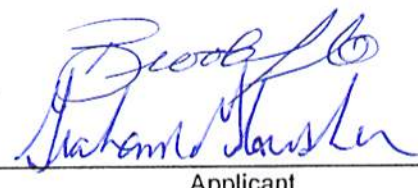
make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the Town of St. Marys

in the County/Region of Perth

this 9 day of April, 2020

Grant George Brouwer,
A Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of St. Marys.
Expiry Date of Oath
Expires September 5, 2021



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)

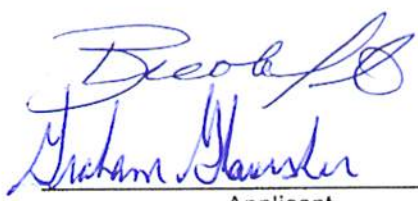
12.0 ACKNOWLEDGEMENT

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 9 day of April, 2020



Applicant

LOT GRADING SKETCH
LOT 39
PLAN 44M-18
TOWN OF ST. MARYS
COUNTY OF PERTH

MEASUREMENTS
 BSEP - 9 2009
 COPY

SCALE 1:300
 0 1 2 3 4 5 10 15 METRES
McNEIL SURVEYING LIMITED
ONTARIO LAND SURVEYORS

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES:

- 1) BEARINGS AND DISTANCES SHOWN HEREON WERE DERIVED FROM PLAN 44M-18.
- 2) GRADE PLAN INFORMATION WAS DERIVED FROM THE SUBDIVISION LOT GRADING PLAN PREPARED BY ARCHIBALD, GRAY & MCKAY LIMITED.
- 3) LOT COVERAGE: 22.4% (INCLUDING PORCH) 23.4+3.19 dr. & l.e. incl. deck

CONSTRUCTION NOTES:

- 1) EXTEND SERVICES TO PROPOSED HOUSE LOCATION PRIOR TO EXCAVATION OF THE FOUNDATION.
- 2) ANY DISCREPANCIES IN ELEVATION OF STORM OR SANITARY CONNECTIONS MUST BE REPORTED TO THE DEVELOPER'S ENGINEER PRIOR TO BACKFILLING PLANS PRIOR TO CONSTRUCTION.
- 3) BUILDING DIMENSIONS SHOULD BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- 4) PREVENTATIVE BASEMENT FLOODING REQUIREMENTS SHOULD BE CONFIRMED WITH THE MUNICIPALITY WHEN OBTAINING THE BUILDING PERMIT.
- 5) UTILITIES SHOULD BE LOCATED PRIOR TO EXCAVATING.

NOTE: DEPTH OF ALL UNDERSIDE OF FOOTINGS MUST MAINTAIN A MINIMUM OF 1.219m (4'-0") OF FROST COVER BELOW FINISHED GRADE.

LEGEND:

- X --- EXISTING ELEVATION
- P --- PROPOSED ELEVATION
- RE --- RE-BAR AT 1.829m (6.00') OFFSET
- S --- SURFACE DRAINAGE DIRECTION
- SW --- PROPOSED SWALE

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

FEBRUARY 11, 2009
 THIS SKETCH PREPARED FOR WHO CONTRACTING.

McNEIL SURVEYING LIMITED
 ONTARIO LAND SURVEYORS
 160 ERIE STREET
 STRATFORD, ONTARIO, N5A 2M7
 TEL: (519) 271-7952
 FAX: (519) 271-3045

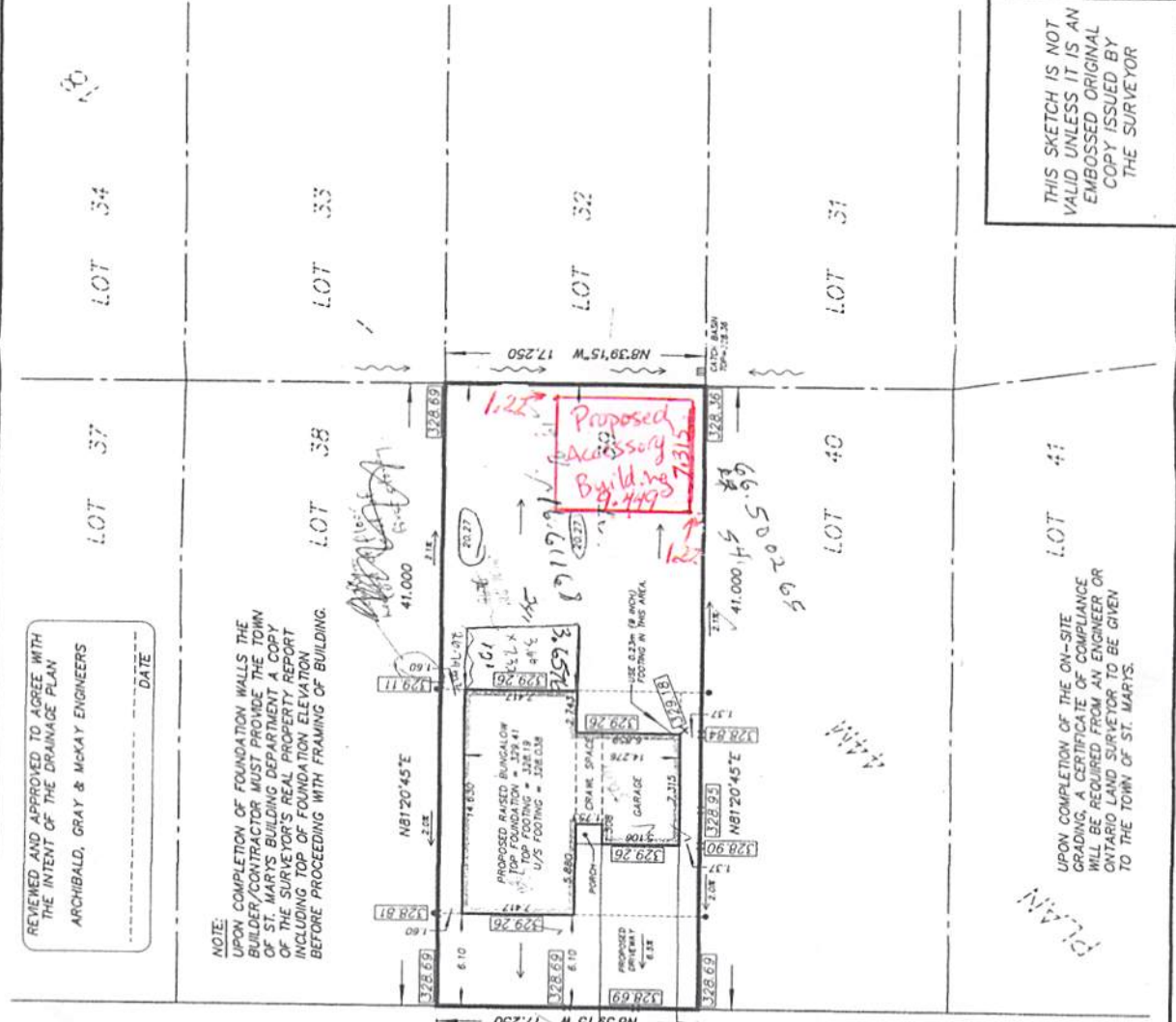
Drawn By: Peter Betto
 Checked By: D. McNeil
 File No: 10409-1 (5)

REVIEWED AND APPROVED TO AGREE WITH THE INTENT OF THE DRAINAGE PLAN
 ARCHIBALD, GRAY & MCKAY ENGINEERS
 DATE _____

NOTE: UPON COMPLETION OF FOUNDATION WALLS THE BUILDER/CONTRACTOR MUST PROVIDE THE TOWN OF ST. MARYS BUILDING DEPARTMENT A COPY OF THE SURVEYOR'S REAL PROPERTY REPORT INCLUDING TOP OF FOUNDATION ELEVATION BEFORE PROCEEDING WITH FRAMING OF BUILDING.

UPON COMPLETION OF THE ON-SITE GRADING, A CERTIFICATE OF COMPLIANCE WILL BE REQUIRED FROM AN ENGINEER OR ONTARIO LAND SURVEYOR TO BE GIVEN TO THE TOWN OF ST. MARYS.

THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR



CRESCENT

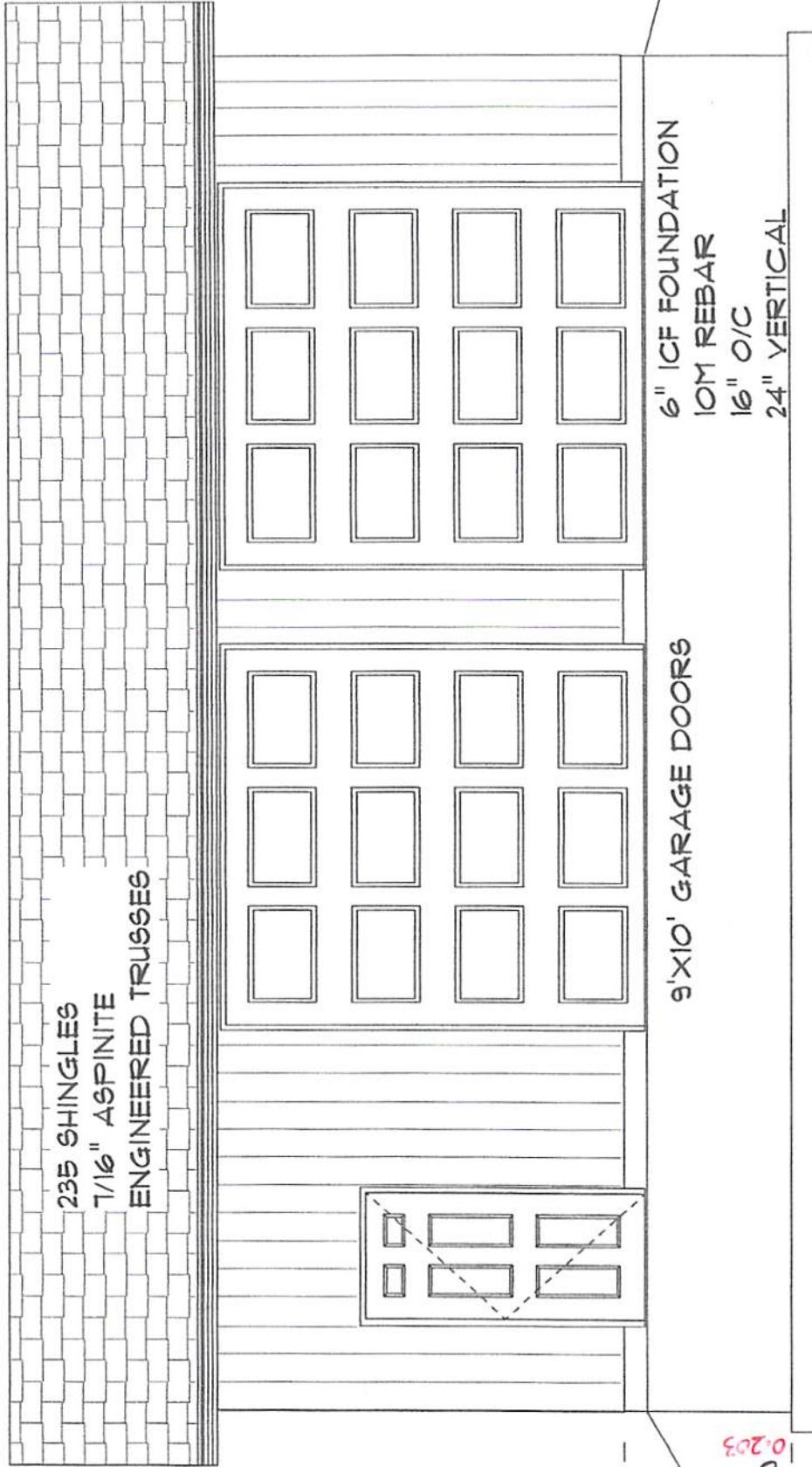
(20,000 WDE, PLAN 44M-18)

MILLSON

Zone R2-4

GRAHAM GLOUSHER
126 MILLSON
226-688-4189

235 SHINGLES
7/16" ASPINITE
ENGINEERED TRUSSES



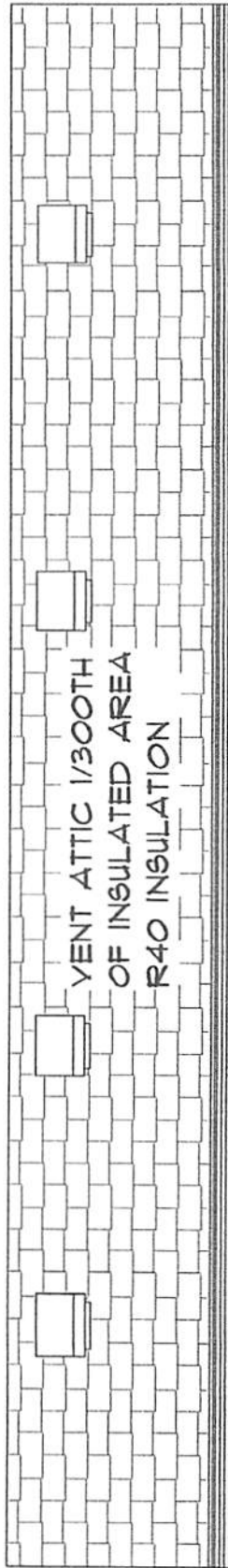
6" ICF FOUNDATION
10M REBAR
16" O/C
24" VERTICAL

9'X10' GARAGE DOORS

8"
4'-0"
1.22
0.203

4'-0"
1.22
11'-6"
3.505

FRONT ELEVATION



VENT ATTIC 1/300TH
OF INSULATED AREA
R40 INSULATION

2X6" WALL 16" O/C
R24 INSULATION
7/16" ASPINITE SHEETING
TYPAR AND SIDING

PRESSURE TREATED PLATE
1/2" ANCHOR BOLTS
2.4M O/C MIN

SLOPE
GRADE
FROM
GARAGE

MAINTAIN 4' OF FROST
PROTECTION ON ALL
OF FOUNDATION

150MM
ABOVE
GRADE

REAR ELEVATION

16" OVERHANG
ALUMINUM SOFFIT
AND FACIA
5" EYETROUGH

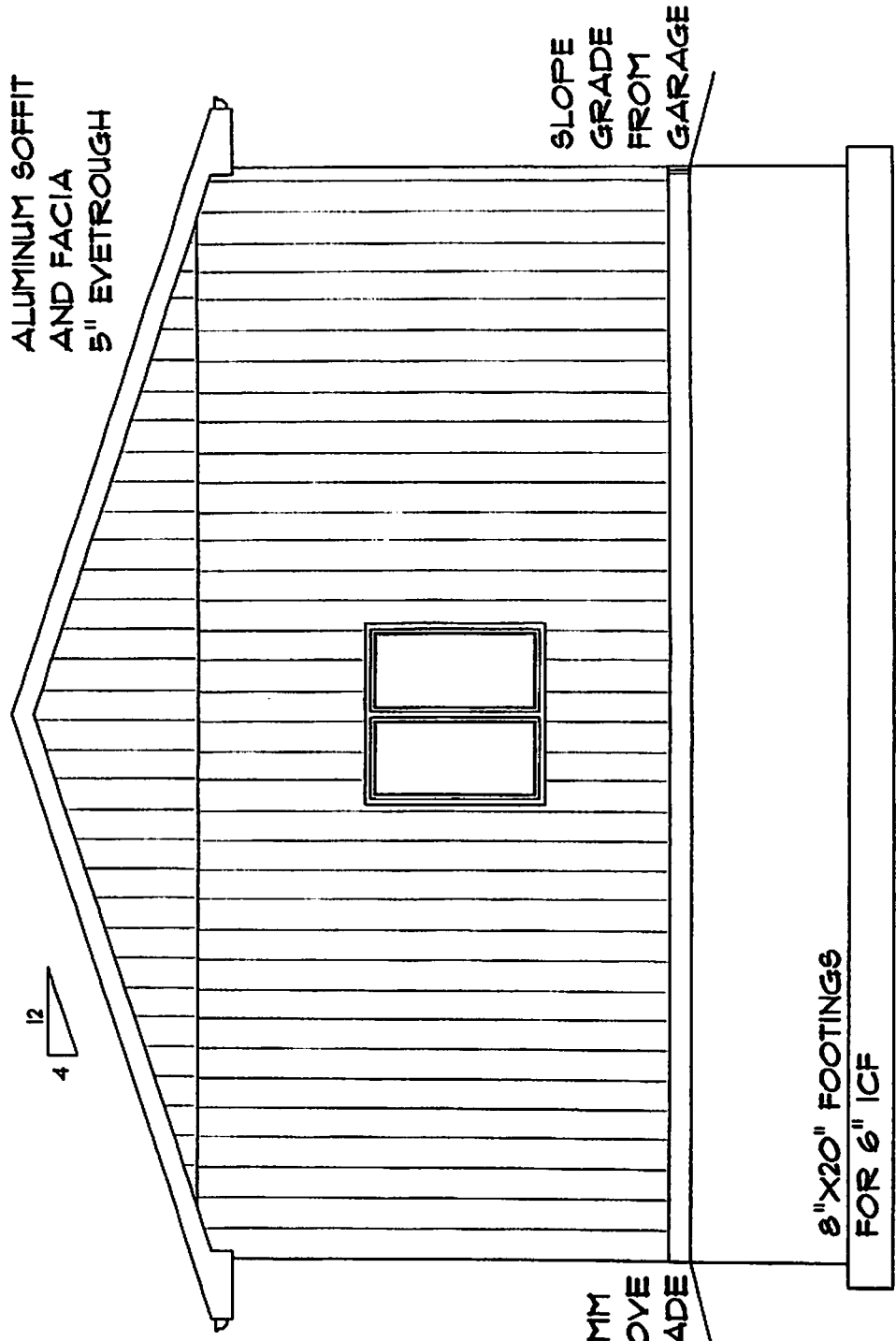


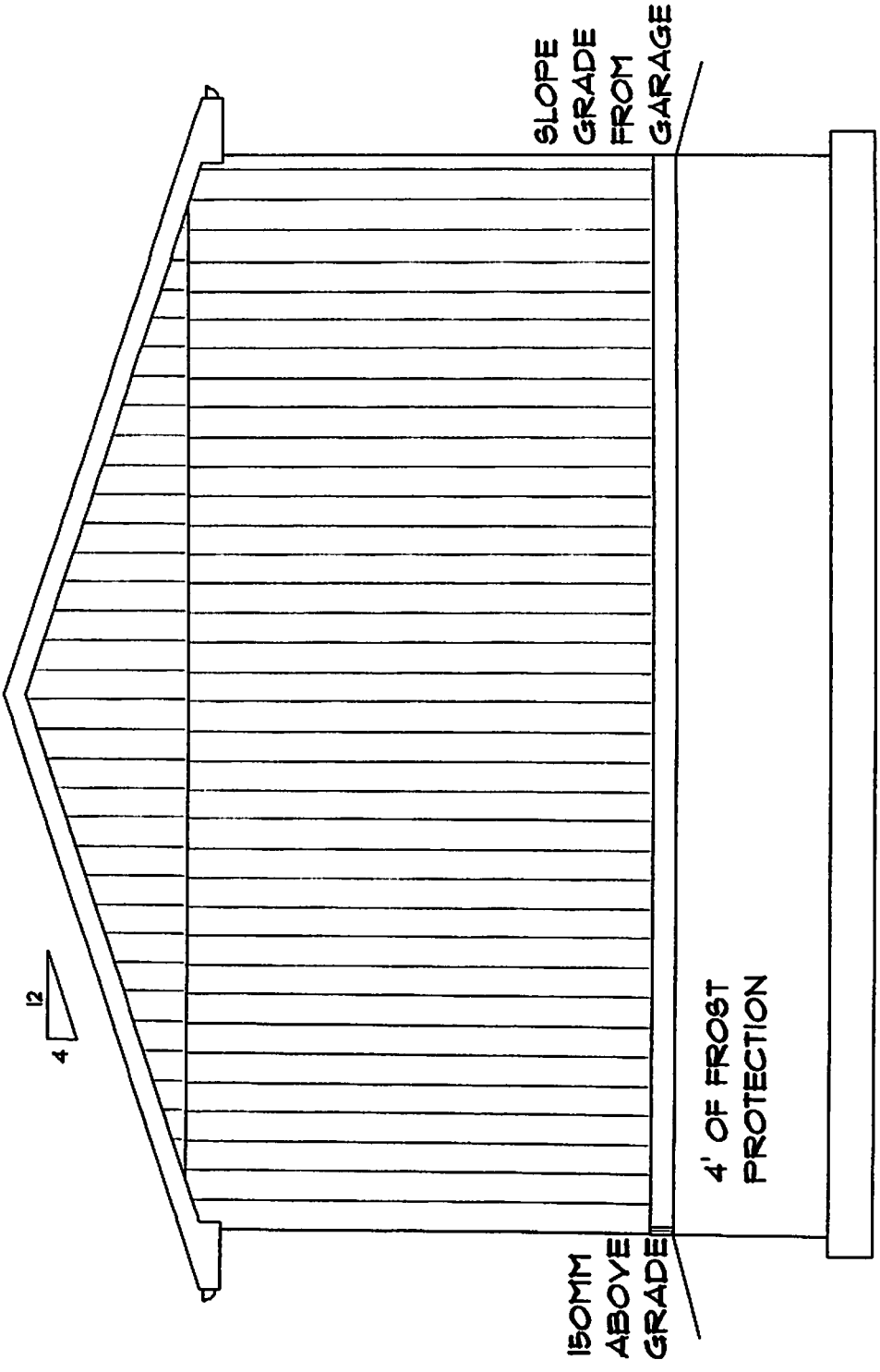
SLOPE
GRADE
FROM
GARAGE

150MM
ABOVE
GRADE

8"X20" FOOTINGS
FOR 6" ICF

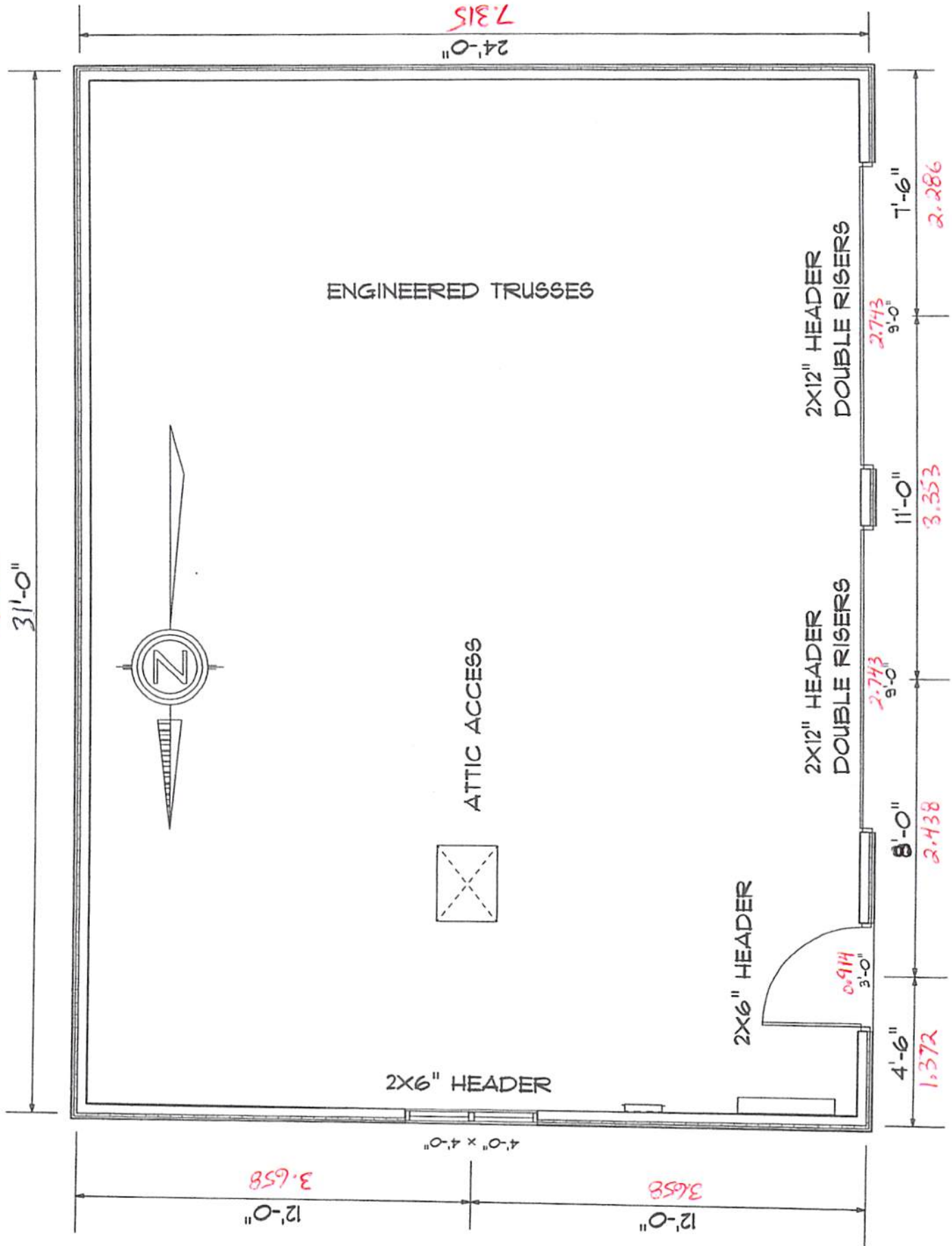
LEFT SIDE





RIGHT ELEVATION

9.449
31'-0"



FLOOR PLAN

9.449
31'-0"

7.315
24'-0"

32 MPA CONCRETE
6X6X9 MESH
INFLOOR TUBING
RIO INSULATION 30 PSI

3" TO DOOR
SLOPE FLOOR

CUT DOOR 40"
12" DEEP

CUT DOOR 9'3"
12" DEEP

CUT DOOR 9'3"
12" DEEP

0.914
3'-0"

2.743
9'-0"

2.743
9'-0"

4'-6"
1.372

8'-0"
2.438

11'-0"
3.353

1'-6"
2.286

FOUNDATION PLAN