



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. A06-2020

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) Cyril/Dianne Downing	Home Telephone No. 519-284-2592	Business Telephone No. 519 272-6129
Address 332 Widder St E St. Marys	Postal Code N4X 1B9	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. 156	Name of Street/Road Church St N	Registered Plan No. 225	Lot(s)/Block(s) 15
Reference Plan No.	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage 20.12 m	Average Width 20.12 m	Average Depth 45.77 m	Lot Area 920.1 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 / Ontario St Stratford

➤ 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?
March 2017

➤ 3.0 Proposed and Current Land Use

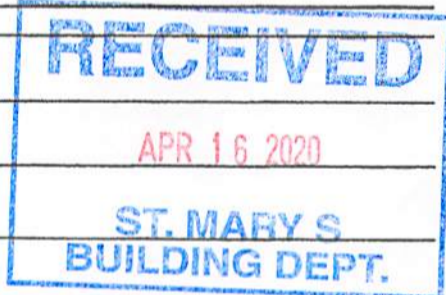
➤ 3.1 What is the proposed use of the subject land?
single family home

➤ 3.2 What is the current use of the subject land?
single family home

➤ 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?
R2-1 residential

➤ 3.5 What is the nature and extent of relief from the Zoning By-law requested?
proposed new front unenclosed porch will encroach into front yard setback



➤ 3.6 Why can the proposed use not comply with the provisions of the Zoning By-law?
proposed porch will leave a front yard setback of 2.8 metres (9.2 ft) - minimum required setback is 4.2 metres (13.8 ft) - south side setback of

new porch complies with minimum 1.2 m setback.

➤ 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	porch 1.8m x 2.4m		porch 2.4m x 6.4m		approx 9m	approx 9m
3.7.2 Rear Yard					185 sqm	185 sqm
3.7.3 Side Yard						
3.7.4 Side Yard						
					3.7.5 Height	
					3.7.6 Dimensions	
					3.7.7 Gross Floor Area	
					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?

current residential buildings are > 100 yrs old

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	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)			c)	Individual well(s)		
d)	Other			d)	Other		
Storm Drainage		Existing	Proposed	Road Access		Existing	Proposed
a)	Sewers	X	X	a)	Arterial Road		
b)	Ditches or swales			b)	Collector Road		
c)	Other			c)	Local Road	X	X

➤ 7.0 Justification

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

proposed open front porch will be similar in shape and size to neighbouring houses to the north and south on the same side of the street

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:

- (1) The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
- (2) The uses of adjacent and abutting land;
- (3) The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
- (4) 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;
- (5) Scale and north arrow.

➤ 10.0 Affidavit or Sworn Declaration

I, Dianne Downing 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 16 day of April, 2020

Leslee Lea Stacey,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of St. Marys.
Expires September 17, 2021

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 Perth Town of St. Marys

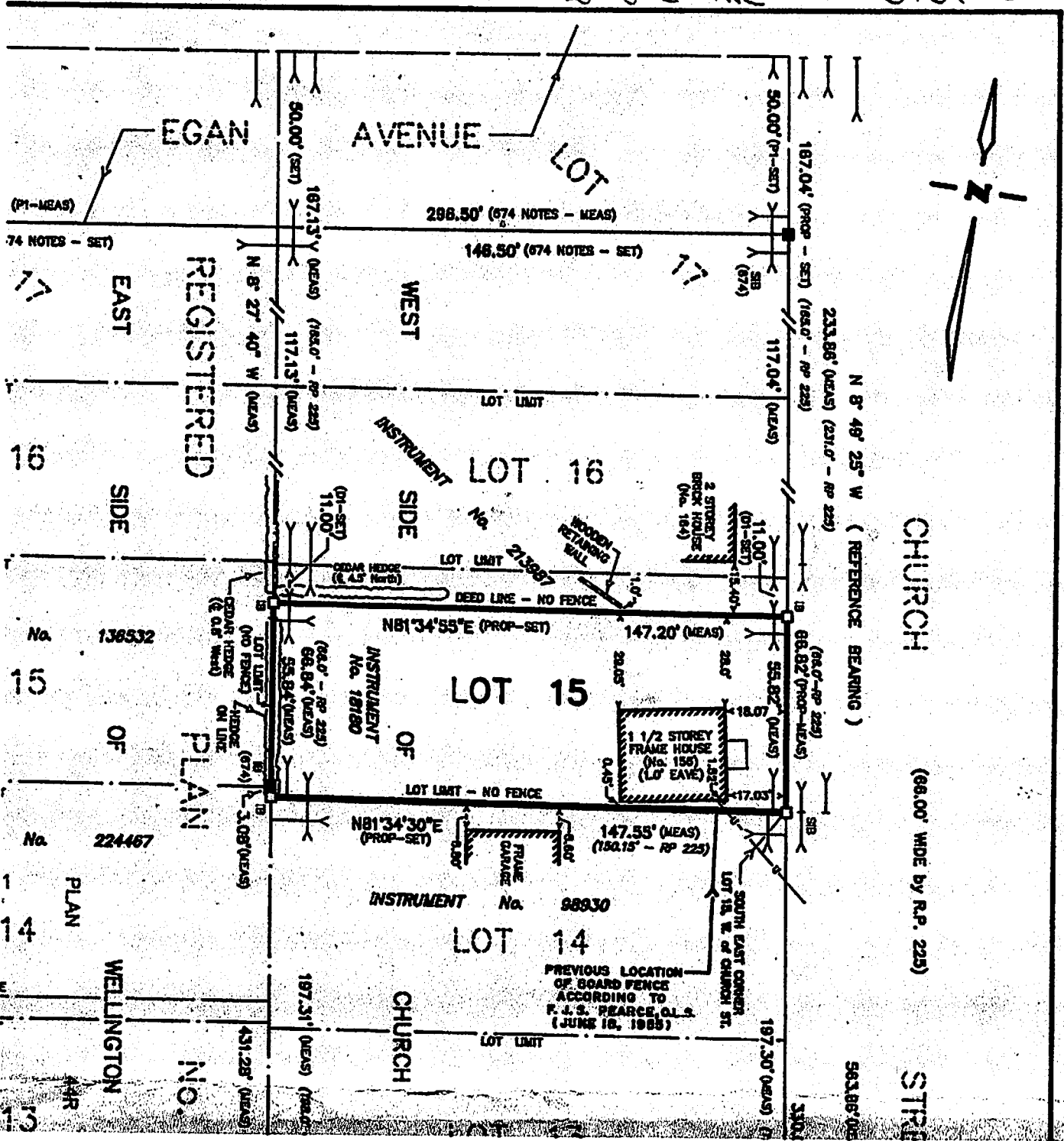
in the County/Region of Perth

this 16 day of April, 2020

[Signature]
Applicant

2-19-73

W-3-8-8



CHURCH STREET (86.00' WIDE BY R.P. 225)

N 8° 48' 25" W (REFERENCE BEARING)

233.86' (MEAS) (231.0' - RP 225)

117.04' (MEAS)

187.04' (PROP - SET) (186.0' - RP 225)

146.50' (674 NOTES - SET)

LOT

298.50' (674 NOTES - MEAS)

EGAN AVENUE

EGAN

WEST

EAST

REGISTERED

SIDE

LOT 16

INSTRUMENT No. 213997

WOODEN RETAINING WALL

2 STOREY BRICK HOUSE (No. 164)

11.00' (01-SET)

15.40'

DEED LINE - NO FENCE

N81°34'55"E (PROP-SET)

147.20' (MEAS)

LOT 15

1/2 STOREY FRAME HOUSE (No. 156) (LO' EAVE)

17.03'

147.55' (MEAS) (150.15' - RP 225)

N81°34'30"E (PROP-SET)

LOT 14

INSTRUMENT No. 98930

PREVIOUS LOCATION OF BOARD FENCE ACCORDING TO F. J. S. PEARCE, O.L.S. (JUNE 18, 1985)

SOUTH EAST CORNER LOT 14, W. OF CHURCH ST.

197.30' (MEAS)

CHURCH

WELLINGTON

NO.

PLAN

No. 136532

15

OF

No. 224467

14

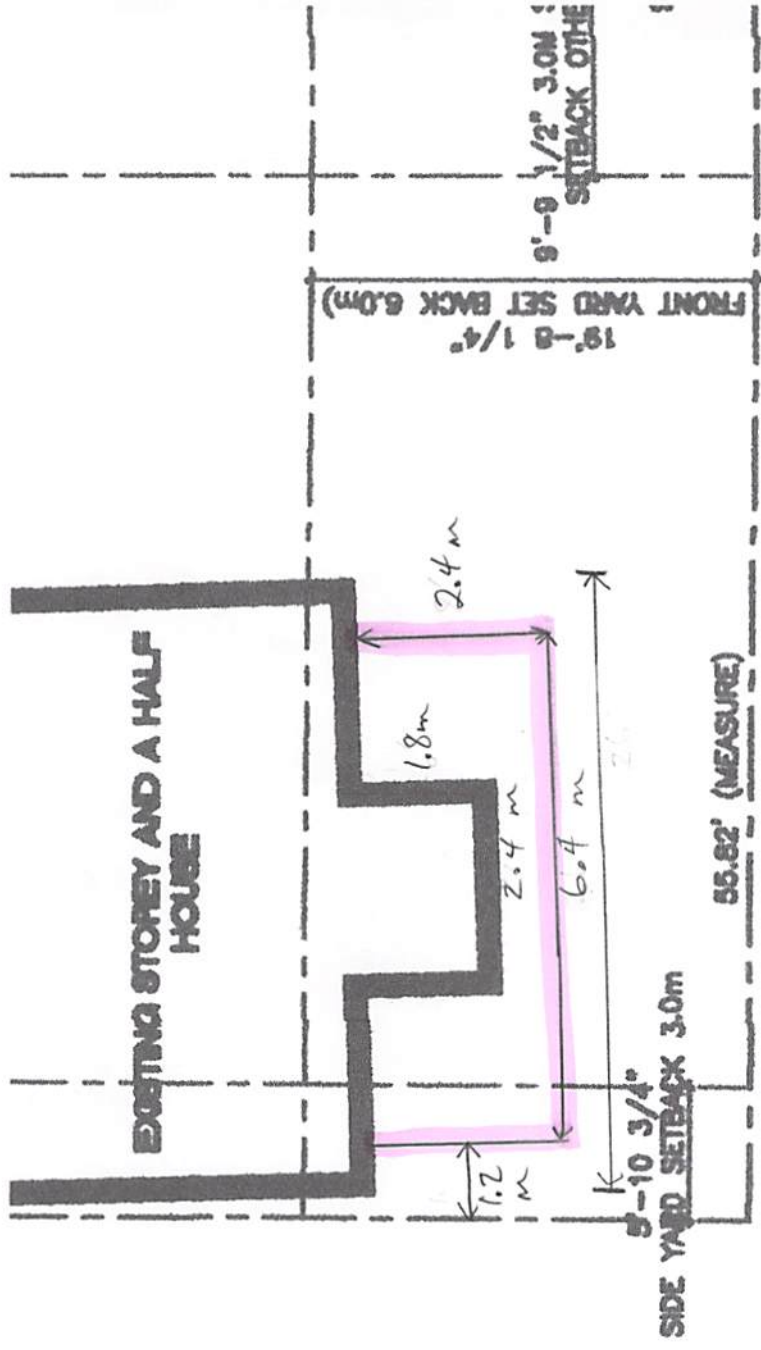
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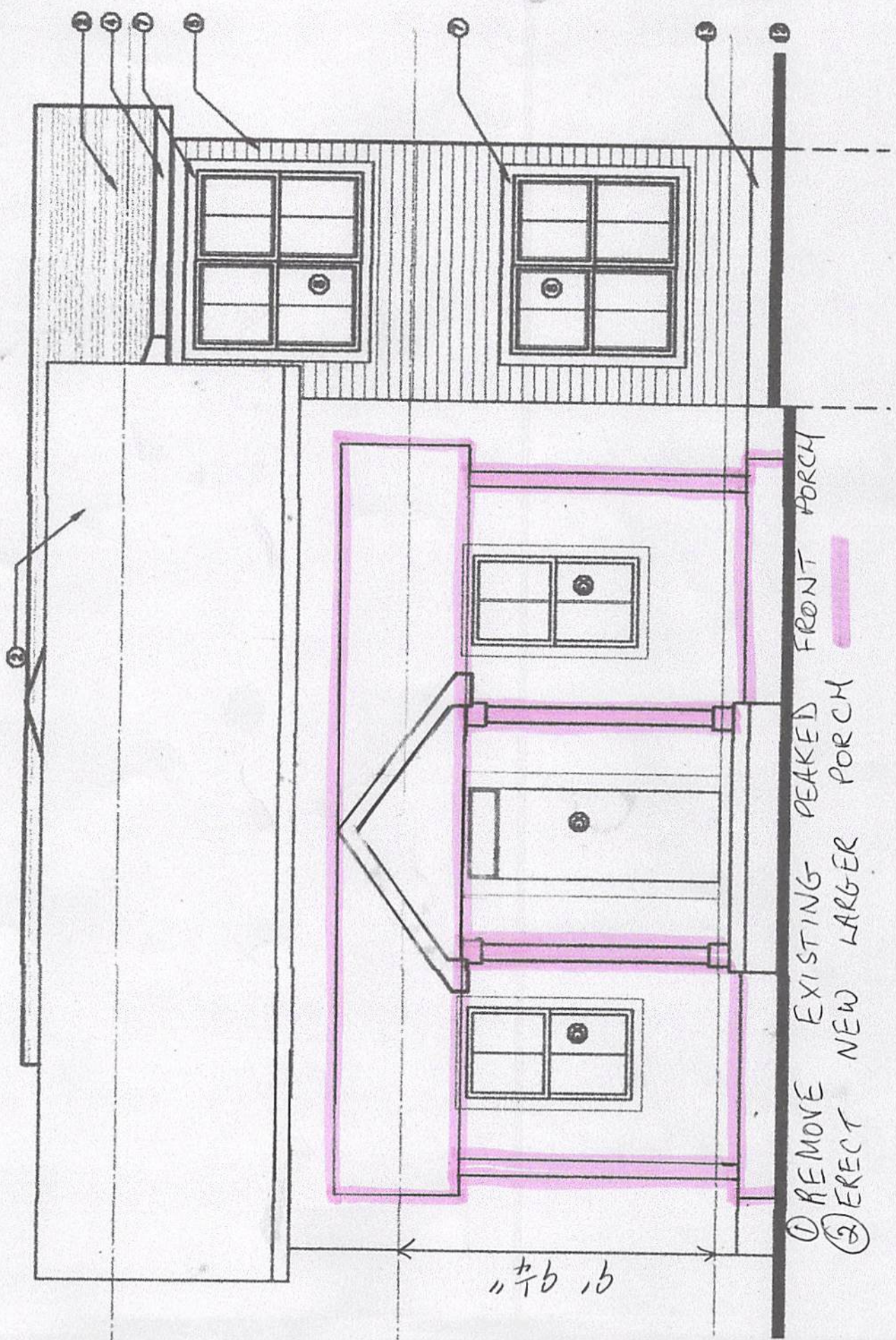
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55.82' (MEASURE)
 N 8° 48' 25" W PROPERTY LINE

PROPOSED PORCH SIZE: CHURCH NORTH STREET





- ① REMOVE EXISTING PEAKED FRONT PORCH
- ② ERECT NEW LARGER PORCH

11' 6"