



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 04-2020

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) <i>LARK CONTRACTING CO LTD.</i>	Home Telephone No. <i>519-273-0499</i>	Business Telephone No. <i>519-81-0333</i>
Address <i>54 CRAWFORD ST. STRATFORD.</i>	Postal Code <i>N5A 5Y4.</i>	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) <i>GERRY LARK</i>	Home Telephone No.	Business Telephone No.
Address <i>SAME.</i>	Postal Code	Fax No.

2.0 Location and Size of the Subject Land

Street No. <i>70</i>	Name of Street/Road <i>WILSON COURT.</i>	Registered Plan No. <i>44M-60</i>	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage	Average Width	Average Depth	Lot Area

➤ 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

➤ 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?
OCTOBER 2019.

3.0 Proposed and Current Land Use

➤ 3.1 What is the proposed use of the subject land?
RESIDENTIAL SINGLE FAMILY

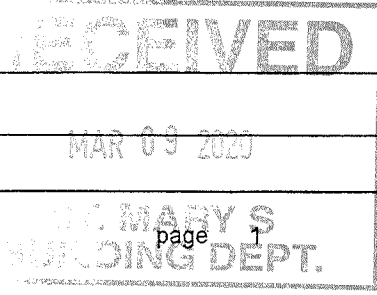
➤ 3.2 What is the current use of the subject land?
SINGLE FAMILY

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

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

➤ 3.5 What is the nature and extent of relief from the Zoning By-law requested?
*RELIEF OF BY-LAW FOR DECK ABOVE 4'-0" ABOVE GRADE
ADD PROTECTIVE EDGEWALK*

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



➤ 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				3.7.5 Height
3.7.2 Rear Yard	8'4" M.		3.7.6 Dimensions		
3.7.3 Side Yard	3.10 M		3.7.7 Gross Floor Area	23282 Sq. Ft.	
3.7.4 Side Yard	7.92 M.		3.7.8 Date Constructed	03/20	

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?

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	YES		a) Public piped water system	YES	
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	YES		a) Arterial Road		
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 PROPERTY TO THE EAST ON LOT 29 PARTIALLY HAS THE SAME STREET
 - THE PROPERTY TO THE NORTH HAS A REAR YARD OF 150' +/- FROM PROPERTY LINE

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

► 10.0 Affidavit or Sworn Declaration

I, Gerry Lamb of the Town of St. Marys 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 9th day of MARCH, 2020

[Signature]
Grant George Brouwer,
A Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of St. Marys.
Expires September 5, 2021

[Signature]
Applicant

► 11.0 Authorization of Owner(s) 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

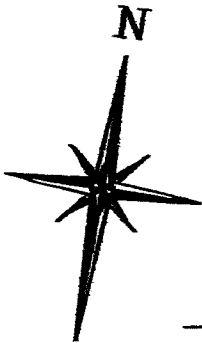
With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the Town of St. Marys for legal 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

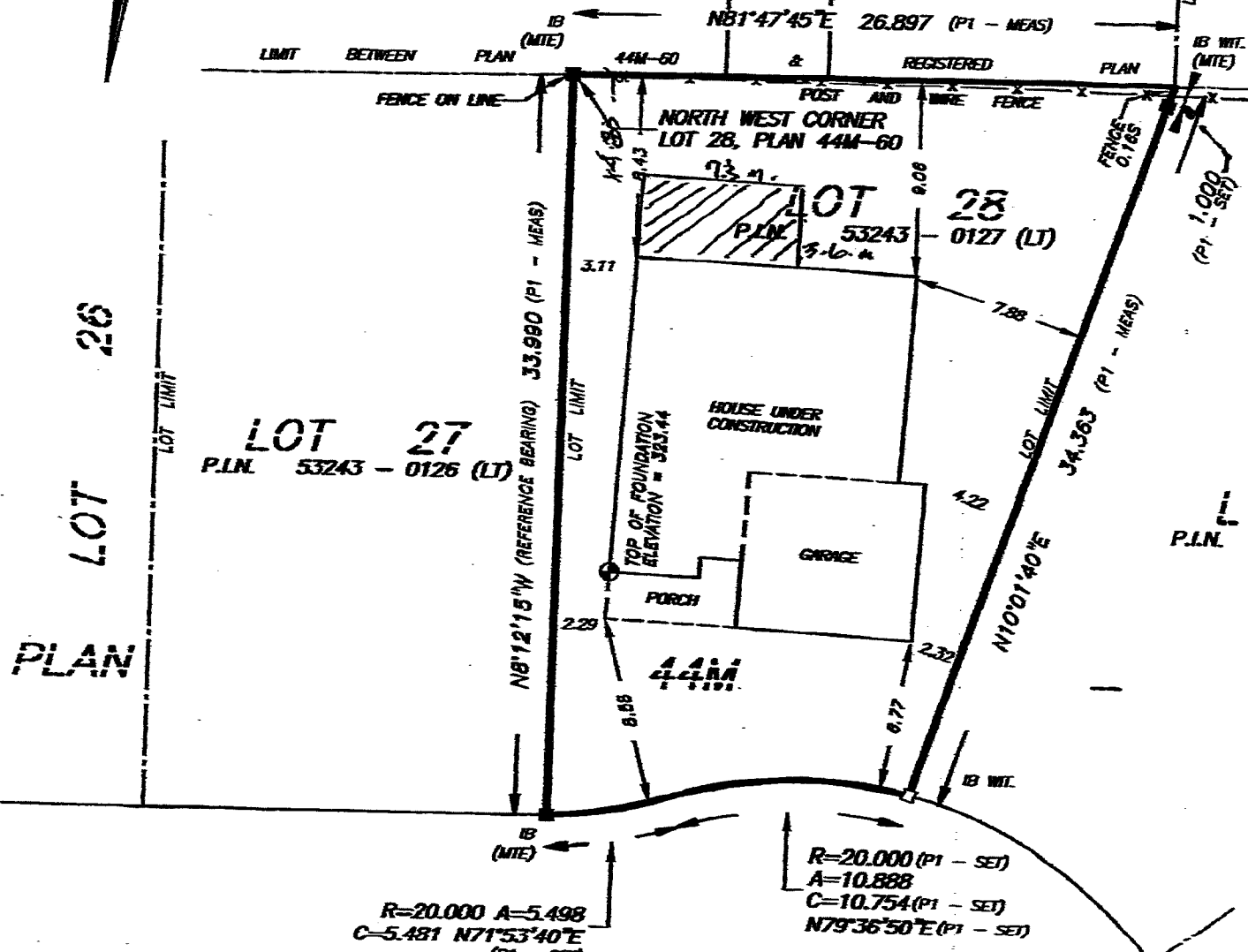
in the County/Region of Perth

this 9th day of MARCH, 2020

[Signature]
Applicant

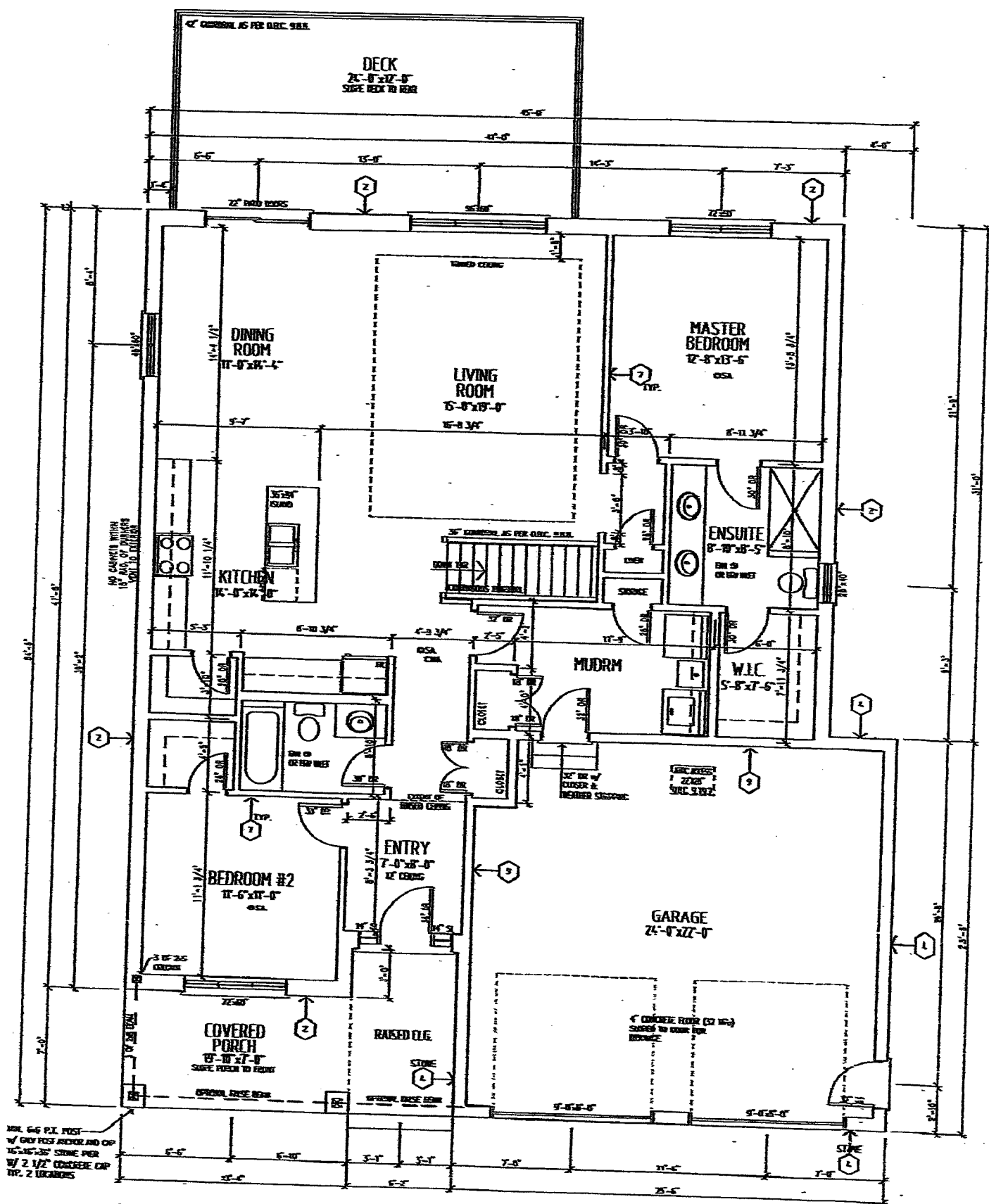


PARK LOT 14
 PART 7
 PLAN 44R-105
 REGISTERED PLAN



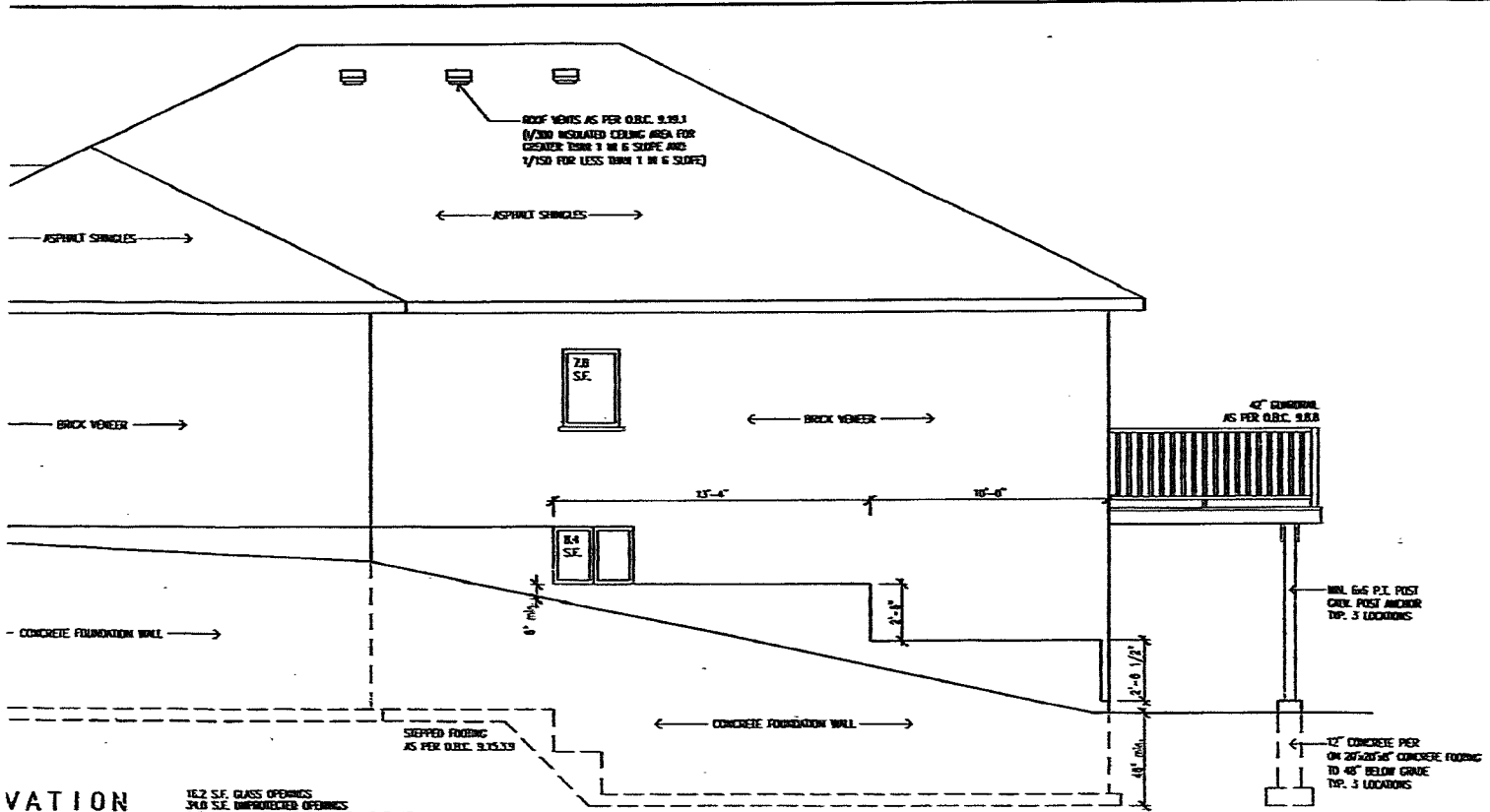
NOTES:

1. BEARINGS ARE UTM GRID AND REFERRED TO THE WEST LIMIT OF LOT 28 HAVING A BEARING OF N8°12'15"E AS SHOWN ON PLAN 44M-60.
2. TOP OF FOUNDATION ELEVATION IS REFERRED TO THE SUBDIVISION LOT GRADING PLAN PREPARED BY MTE CONSULTANTS INC.

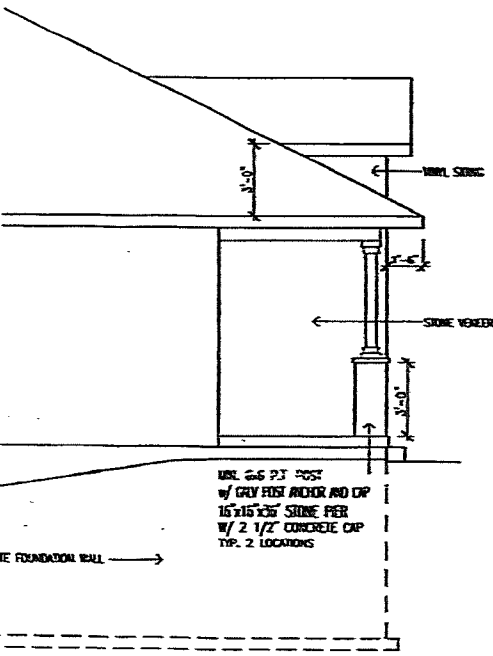


MAIN FLOOR PLAN

MAIN FLOOR AREA: 1610 SF.



VATION
 16.2 S.F. GLASS OPENINGS
 31.0 S.F. UNIMPROVED OPENINGS
 85 S.F. MIN. 720 S.F. FOR LANDING DISTANCE

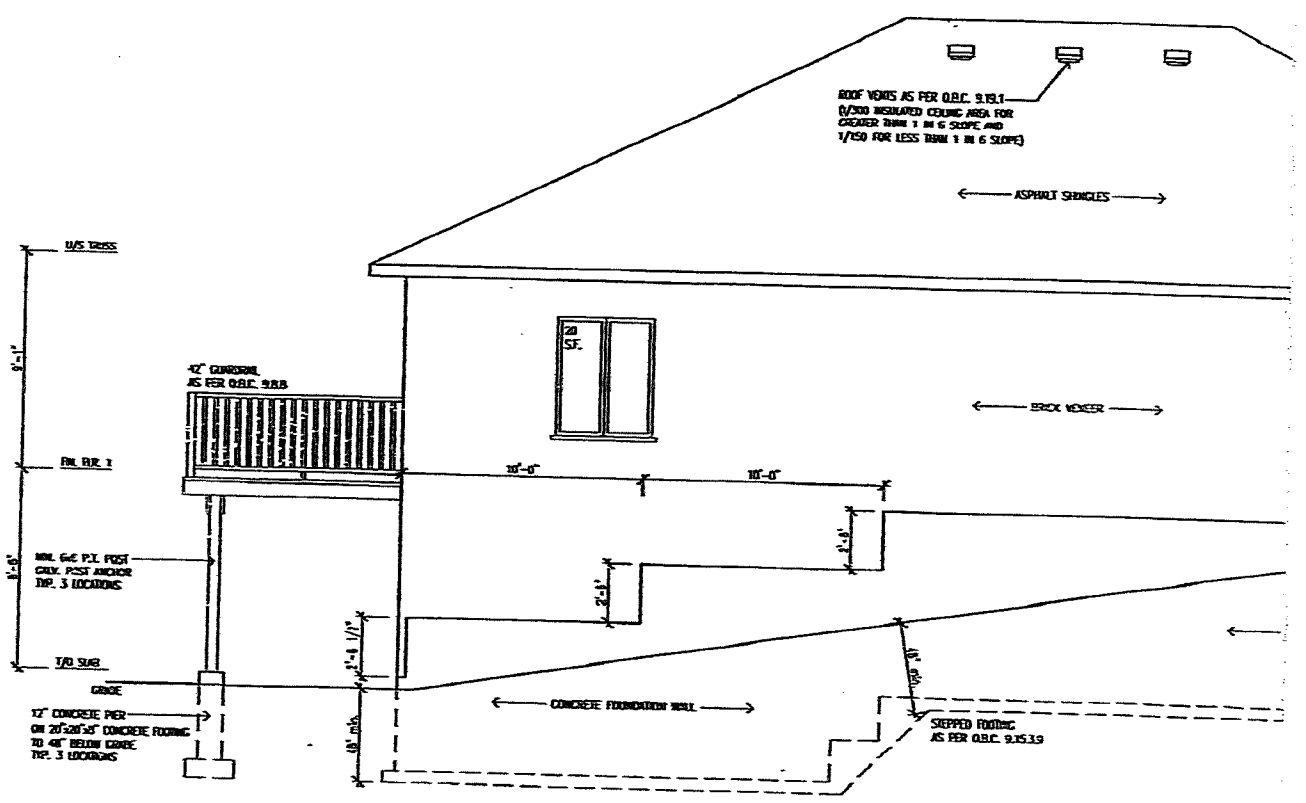


I, Jeremy Hunt have reviewed and taken responsibility
 for the design activities. I am qualified, and am
 registered in the appropriate classes/ categories.

Jeremy Hunt *Jeremy Hunt*
 BCIN: 33136 BCIN: 27166

	LANG CONTRACTING			TITLE:		
	PROJECT: BUNGALOW LOT 28 WILSON CRT., ST. MARYS, ONTARIO			BUILDING ELEVATIONS		
519-276-1324 info@jphdesign.ca	SCALE: 1/8" = 1'-0"	DRAWN: JH	DATE: OCT. 22/19	DWG #: 19-2911	SHEET: A2	REV: PERMIT

CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION - DESIGNER IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS - DRAWINGS NOT TO BE SCALED



20 S.F. GLASS OPENINGS
 20 S.F. UNPROTECTED OPENINGS
 677 S.F. WALL, 677 S.F. FOR LANDING DISTANCE