



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File No: A04-2022
Property Owner: B. Hinz
Property Address: 130 Maxwell Street

TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, August 3, 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

The 811.8 m² (0.2 acre) subject property is located at the northeast corner of Trillium Crescent and Maxwell Street as shown 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)” in the Town of St. Marys Zoning By-law Z1-1997, as amended. There is an existing single-detached dwelling and garden shed on the subject property.

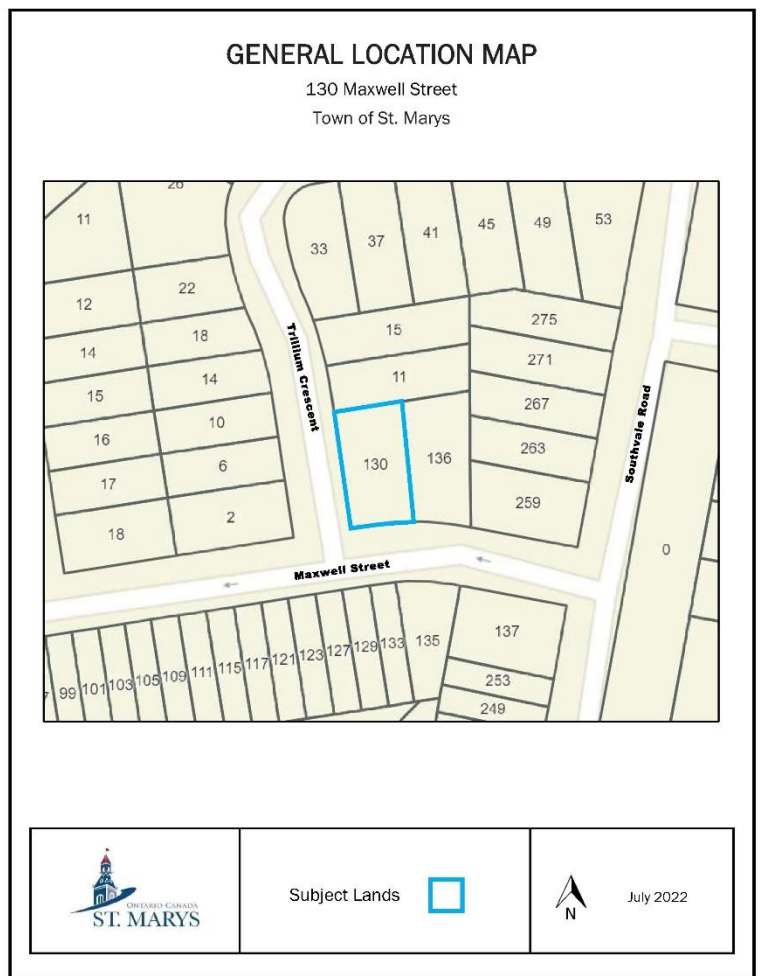
Purpose and Effect of Minor Variance Application

The Property Owners are seeking to install a 5.4m² diameter circular above ground swimming pool. According to Section 5.32.1(a) of the Town’s Zoning By-law Z1-1997, as amended, swimming pools shall be located “in the side yard of a lot, where no part of the swimming pool is located closer to any lot line or street line than the minimum yard distance required by this By-law for the main building on the lot”. In the “Residential Zone Three (R3)” Zone, the required minimum exterior side yard setback is 6.0 metres.

The purpose and effect of this Minor Variance Application is to seek a variance to allow for a 1.2 metre minimum setback from the exterior side yard lot line for the purpose of installing an above ground swimming pool, whereas Section 5.32.1(a) requires a minimum exterior side yard setback of 6.0 metres.

In addition, the Minor Variance shall address the existing non-complying garden shed which encroaches into the minimum exterior side yard setback of 6.0 metres, and whereas, the existing garden shed is 1.4 metres from the exterior lot line.

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, August 3, 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/89509931687?pwd=cERlUnBCRENma3RRcUJDeU00MkQxdz09>

Webinar ID: 895 0993 1687

Telephone: 1-855-703-8985

Passcode: 308742

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 Tuesday, August 2, 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 COA 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.

Notification

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 22nd day of July, 2022.

SITE SKETCH

