

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Please note that this online Public Hearing was originally scheduled for May 27, 2020 but was cancelled due to technical difficulties. The Public Hearing has been rescheduled and will be held on Monday, June 8, 2020 at 6:00 pm as noted below.

Date: May 28, 2020
File No: A06-2020
Property Owners: Cyril Downing and Helen Downing
Legal Description of Property: 156 Church Street North
 Part Lot 15, West Side Church Street, Plan 225
 St. Marys, ON

The Committee of Adjustment for the Town of St. Marys will hold a public hearing on **Monday, June 8, 2020 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.

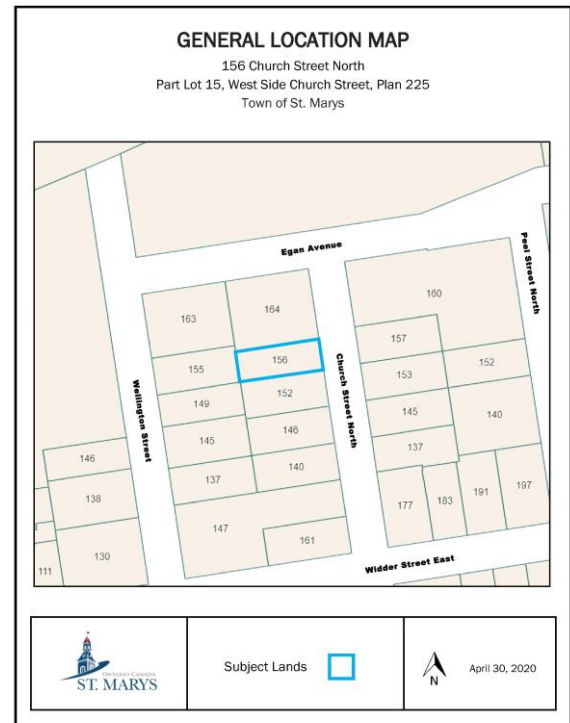
PLEASE NOTE that due to the COVID-19 pandemic state of emergency, all Committee of Adjustment meetings will be held online, until further notice. As this will be an online meeting, there will be no physical in person attendance. Please refer to the **SPECIAL INSTRUCTIONS** section of this Notice for details on how to attend the online meeting and/or provide comments to the Town respecting this Application.

The 920.1 m² (0.23 acre) subject property fronts onto the west side of Church Street North, between Egan Avenue and Widder Street East as shown on the General Location Map. The subject property is designated Residential in the Town’s Official Plan and zoned Residential Zone Two (R2-1) according to the Town’s Zoning By-law No. Z1-1997, as amended.

There is an existing 185 m² (1,991.3 ft²) single detached dwelling on the subject property. The owners of the property are proposing to replace the existing porch with a new 6.4 metre wide by 2.4 metre deep porch, as shown on the site plan sketch and elevation submitted with this Application and included in this Notice.

According to Section 9.2.4 of the Zoning By-law, the minimum front yard setback requirement is 6.0 metres. The front yard setback of the existing house is approximately 5.2 metres and is therefore legal non-complying. Section 5.24.2 of the Zoning By-law permits projections of unenclosed porches, steps and patios into any required front yard a distance of no more than 1.8 metres provided the floor level of such structure is not greater than 1.2 metres above finished grade. The existing legal non-complying porch is setback approximately 3.4 metres (11.2 ft) from the front lot line. Through this Application for Minor Variance, the owners are requesting relief from the Zoning By-law to permit a minimum front yard setback of 2.8 metres for the proposed new porch.

Any person(s) wishing to support or oppose this Application is permitted to attend or may submit comments in writing to the Secretary-Treasurer of the Committee of Adjustment prior to the date and time of the hearing. If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to the Secretary-Treasurer (contact information provided in the page footer). This will also entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing. If you do not make a written submission prior to a decision, or make an oral submission at the Public Hearing, and subsequently submit an appeal of the decision, the Local Planning Appeal Tribunal may dismiss the appeal.



An appeal to the decision of the Committee of Adjustment to the Local Planning Appeal Tribunal must be filed to the Secretary-Treasurer outlining the reasons for the appeal. The appeal must include a completed Local Planning Appeal Tribunal Appeal Form and the appeal fee of \$300.00 for each Application appealed, paid by certified cheque or money order made payable to the **Minister of Finance**. Local Planning Appeal Tribunal Appeal Forms can be obtained at www.elto.gov.on.ca.

Please note: 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 Planning Report and will be included in the Committee agenda and minutes.

SPECIAL INSTRUCTIONS for attending the online meeting and/or providing comments

There are multiple opportunities for public input as outlined below however, to ensure that your comments are clearly understood and received prior to Committee considering the Application, you are strongly encouraged to submit comments prior to the Committee meeting even if you intend to attend the online meeting. **Oral or written submissions will be received at the Public Hearing. Please ensure that any written submission (including by regular mail, email or fax) contains your first and last name, mailing address and contact phone number.**

You can participate in 5 different ways:

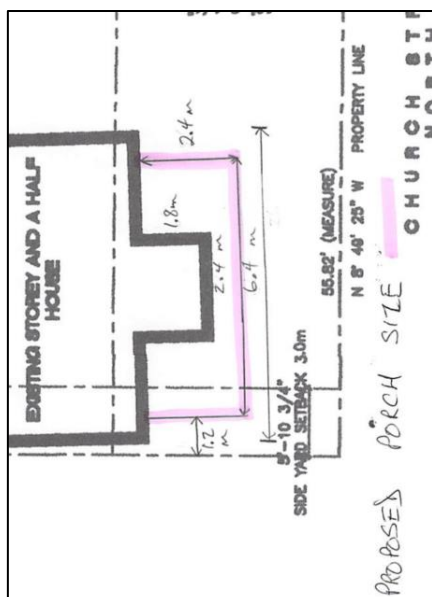
1. **Mail** your comments to Grant Brouwer, Secretary Treasurer (contact information provided in the page footer).
2. **Email** your comments to planning@town.stmarys.on.ca.
3. **Leave a voicemail message** detailing your comments questions regarding the Application by calling 519-284-2340 ext. 213. Your comments and other contents of your recorded message will become part of the public record. However, you must leave your first and last name, mailing address and contact phone number for your comments to be part of the public record.
4. **Register to be a delegation** by emailing planning@town.stmarys.on.ca no later than noon on Friday, June 5 requesting to be a delegation and include any materials you wish to share with the Committee. Town Staff will assist delegates to become familiar with the online meeting process and provide specific connection instructions prior to the date of the meeting.
5. **Attend the meeting** by visiting the Town’s YouTube channel during the meeting for a livestreaming of the proceedings, using the following link: <https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>. You will be able to use the same link after the meeting for the archived record. During the meeting, you can provide your comments and/or questions by emailing planning@town.stmarys.on.ca. Public comments will be received until the Chair or Secretary-Treasurer states that the public commenting period is closed.

You are strongly encouraged to contact the Town prior to the meeting if you have any questions or require assistance regarding the online meeting.

ADDITIONAL INFORMATION relating to the Application is available for inspection by contacting Grant Brouwer, Secretary Treasurer (contact information provided in the page footer) or can be accessed on the Town’s Current Planning / Development Applications webpage at:

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

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



Grant Brouwer, Secretary-Treasurer, Committee of Adjustment



TOWN OF ST. MARYS | BUILDING & DEVELOPMENT

Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys, ON N4X 1B6