



**Corporation  
of the Town of St. Marys**

- Application for Approval of a Official Plan Amendment**  
(Under Section 22(4) of the Planning Act)
- Application for Zoning By-law Amendment**  
(Under Section 34 or 39 of the Planning Act)
- Application to Remove a Holding Symbol**  
(Under Section 34 and 36 of the Planning Act)

**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 13.0).

Please bear in mind that additional information may be required by the Town, local and provincial agencies in order to evaluate the proposed Amendment. The required information may include studies or reports to deal with such matters as: the environment; transportation network; water supply; sewage disposal; and storm water management.

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 198/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information is not provided, the municipality will return the application or refuse to further consider the application.

The application form also sets out other information (eg. technical information or reports) that will assist the approval authority and others in their planning evaluation of the development proposal. 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) Council will determine whether there is sufficient merit in processing the application further (i.e. circulation of notice and the holding of a public meeting as required by the Ontario Planning Act). The applicant is encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Official Plan Amendments and Zoning By-law Amendment are adopted by St. Marys Council. If no notice of appeal is received within twenty days, the Official Plan Amendment and/or Zoning By-law Amendment is in force.

**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 applicant is not the owner (See Section 12.0)

Name of Owner(s) Forman Electric Ltd.	Home Telephone No. 519-284-0833	Business Telephone No. 519-284-0833
Address 185 King Street, PO Box 1801, St. Marys, ON	Postal Code N4X 1C2	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 firm acting on behalf of the owner.)

Name of Contact Person (and Firm) Stewart Findlater, Findlater & Associates Inc.	Home Telephone No.	Business Telephone No. 519-318-0128
Address 30 Village Gate Crescent, Dorchester, ON	Postal Code N0L 1G3	Fax No.

**➤ 2.0 Location and Size of the Subject Land**

Street No. 478	Name of Street/Road Water Street South	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage 63.2 m	Average Width 63.2	Average Depth 39.7 m	Lot Area 0.25 ha.

➤ 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? Dec 2020

**➤ 3.0 Proposed and Current Land Use**

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

Relocate Forman Electric business to this site from 185 King Street

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

Vacant

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

Highway Commercial

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

Highway Commercial C3-8

► 3.5 Provide the following details for all buildings, both existing or proposed. (Should be shown on the Site Plan submitted with this Application).

	Existing Buildings		Proposed Buildings		Existing Buildings		Proposed Buildings	
3.5.1 Front yard			16.85 m	3.5.5 Height				
3.5.2 Rear yard			23.4 m	3.5.6 Dimensions			15.2m X 48.8 m	
3.5.3 Side Yard			6.5 m (E)	3.5.7 Gross Floor Area			743 Sq. m	
3.5.4 Side Yard			7.2 m (W)	3.5.8 Date Constructed			Summer 2022	

► 4.0 Official Plan Amendment (proceed to Section 5.0 if a Official Plan Amendment is not proposed)

4.1 Does the Proposed Official Plan Amendment:

- 4.1.1 Add a Land Use designation to the Official Plan?
- 4.1.2 Change a land use designation in the Official Plan?
- 4.1.3 Replace a policy in the Official Plan?
- 4.1.4 Delete a policy from the Official Plan?
- 4.1.5 Add a policy to the Official Plan?

Yes       
 No

If applicable, please provide the policy section number to be changed, and suggested policy wording on a separate page.

4.2 What is the purpose of the Official Plan Amendment and land uses that would be permitted by the proposed Official Plan Amendment?

4.3 Explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act (attach a separate page if necessary).

► 5.0 Zoning By-law Amendment (proceed to Section 6.0 if a Zoning By-law Amendment is not proposed)

5.1 Does the Proposed Zoning By-law Amendment:

- 5.1.1 Add a Zone Category to the Zoning By-law?
- 5.1.2 Change a Zone Category in the Zoning By-law?
- 5.1.3 Replace a zoning provision in the Zoning By-law?
- 5.1.4 Delete a zoning provision from the Zoning By-law?
- 5.1.5 Add a zoning provision to the Zoning By-law?

Yes       
 No

If applicable, please provide the provision section number to be changed, and suggested provision wording on a separate page.

5.2 What is the purpose of the proposed Zoning By-law Amendment and what are the land uses proposed?  
 To add "contractors yard or shop" as a permitted use on the subject lands.

To add "contractors yard or shop" as a permitted use on the subject lands.

6.0 Previous Industrial or Commercial Uses

6.1 Has there previously been an industrial or commercial use on the subject land or adjacent land? If Yes, specify the uses and dates.  Yes  No

6.2 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?  Yes  No

6.3 What information did you use to determine the answers to the above questions?

6.4 If Yes, to (6.1), (6.2) or (6.3), 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

► 7.0 Status of Other Applications under the Planning Act

Is the subject land also the subject of an application for a 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.

USE NEXT APPLICATION TO THE NEXT ENTRY.

Site Plan Application to be filed shortly.

► 8.0 Servicing

8.1 Indicate the existing/proposed servicing type for the subject land.

Sewage Disposal	Existing	Proposed	Water Supply			
			a)	b)	c)	d)
a) Public piped sewage system	Yes	Yes		Public piped water system	Yes	Proposed
b) Public or private communal septic		No		Public or private communal well(s)		
c) Individual septic system(s)				Individual well(s)		
d) Other				Other		

Storm Drainage	Existing	Proposed	Road Access	Existing	Proposed
a) Sewers			a) Arterial Road		
b) Ditches or swales			b) Collector Road		
c) Other			c) Local Road		

➤ 9.0 Justification

9.1 Indicate how the proposed use(s)/ zone complies with the relevant portions of the Official Plan - or complete an Official Plan Amendment Application.

The lands are designated Highway Commercial. The proposed use is in conformity with this designation

9.2 Indicate how the proposed use(s) will be compatible with the surrounding land uses.

The proposed building will be similar in scale to existing business in the area.

10.0 Other Information

The site is much better suited than the current location at 185 King St. It is on an arterial road with good access.

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

➤ 12.0 Affidavit or Sworn Declaration

I, Stewart Findlater of the Village of Dorchester in the County/Region of Mississauga 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 14<sup>th</sup> day of March, 2022

Leslee Stacey  
Commissioner of Oaths

**Leslee Lea Stacey,**  
a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the Town of St. Marys.  
Expires December 8, 2024.

Stewart Findlater  
Applicant

➤ 13.0 Authorization of Owner for Agent to Make the Application

I (we), Andy Foreman of the Town of St. Marys in the County/Region of \_\_\_\_\_

am the owner of the land that is the subject of this application for an Official Plan Amendment/Zoning By-law Amendment and I hereby

authorize Stewart Findlater to act as my agent in the application.

March 1, 2022  
Date

Andy Foreman  
Signature of Owner

➤ 14.0 Acknowledgement

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 St. Marys for legal counsel and other associated costs to represent the Corporation of the 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 15 day of March, 2022

Stewart Findlater  
Applicant