



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

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) Diamond Estates London Inc	Home Telephone No. 519 495 5168	Business Telephone No.
Address PObox 28042 Oakridge London ON N6H 5E1	Postal Code	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) Steven Manicom	Home Telephone No. 519 495 5168	Business Telephone No.
Address 151 St Andrew St N St Marys	Postal Code	Fax No.

➤ 2.0 Location and Size of the Subject Land

Street No.	Name of Street/Road St. Andrew St N	Registered Plan No. 225	Lot(s)/Block(s) 12, 13 E/S
Reference Plan No. 4R2120	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage 62.54	Average Width	Average Depth 152	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.
Upper Thames Conservation Authority, Cannot Build closer than 12 meter to the top of Bank at rear of Property

➤ 2.3 When were the subject lands acquired by the current owner? 2018

➤ 3.0 Proposed and Current Land Use

➤ 3.1 What is the proposed use of the subject land? Single Family Residential

➤ 3.2 What is the current use of the subject land? Vacant Residential Land

➤ 3.3 How is the subject land currently designated in the Official Plan? R2 Residential, Natural Heritage, Environmental Constraint



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➤ 2.0 Location and Size of the Subject Land

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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

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➤ 2.3 When were the subject lands acquired by the current owner?

➤ 3.0 Proposed and Current Land Use

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

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

➤ 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?

R2-1

➤ 3.5 What is the nature and extent of relief from the Zoning By-law requested?

Shorter front yard setback

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

We would like to build closer to the road rather than the top of bank.

► 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	Vacant	4-5 Meter	3.7.5 Height	Vacant	13.2
3.7.2 Rear Yard	Vacant	12 meter	3.7.6 Dimensions	Vacant	48.3 x 66.2
3.7.3 Side Yard	Vacant	10'1 feet	3.7.7 Gross Floor Area	Vacant	2000
3.7.4 Side Yard	Vacant	4'3 feet	3.7.8 Date Constructed	Vacant	

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? *Research into Property's history*

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	<input checked="" type="checkbox"/>		a) Public piped water system	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>		a) Arterial Road		
b) Ditches or swales			b) Collector Road		
c) Other			c) Local Road	<input checked="" type="checkbox"/>	

► **7.0 Justification**

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

This lot is located in a developed neighborhood. The home next door had a similar proposal accepted. 151 St Andrew St W is closer so it should fit the neighborhood

8.0 Other Information (attach an additional page if necessary)

► 10.0 Affidavit or Sworn Declaration

I, STEVEN 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 7 day of FEBRUARY, 2022

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

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 TOWN OF ST. MARYS

in the County/Region of Perth

this 25 day of November, 2021

[Signature]
Applicant