Corporation of 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 09-2020

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 is required to 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.

Please Print and Complete or (√) Appropriate Box(es)

1.0 Application Information

> 1.1 Name of Owner(s)  
  Veterinary Wholesale Company Limited  
  Home Telephone No.  
  Business Telephone No. 519-284-1371

> 1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner.  
  Name of Contact Person (and Company)  
  Home Telephone No.  
  Business Telephone No.

2.0 Location and Size of the Subject Land

Street No.  
Please see attached schedule  
Name of Street/Road  
Registered Plan No.  
Lot(s)/Block(s)

Reference Plan No.  
Please see attached schedule  
Part Number(s)  
Concession Number(s)  
Lot Number(s)

Lot Frontage  
90.5m  
Average Width  
23.8m  
Lot Area  
45,422 m²

> 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?  
  Please see attached schedule

3.0 Proposed and Current Land Use

> 3.1 What is the proposed use of the subject land?  
  Light Industrial

> 3.2 What is the current use of the subject land?  
  Residential / vacant / Light Industrial

> 3.3 How is the subject land currently designated in the Official Plan?  
  General Industrial

> 3.4 How is the subject land currently zoned in the applicable Zoning By-law?  
  M1 & M1-H

> 3.5 What is the nature and extent of relief from the Zoning By-law requested?  
  Proposal to encroach on the 3m internal Sideyard Setback by 1.5m with two (2) HVAC units

> 3.6 Why can the proposed use not comply with the provisions of the Zoning By-law?  
  The HVAC units are preferred at ground level due to Health and Safety concerns for maintenance on a low slope pre-engineered roof.
  This is the preferred location as the alternative locations at ground level are either within the front yard or external side yards.

Town of St. Marys Minor Variance/Permission Application (Rev. March, 2005)
3.7 Provide the following details for all buildings, both existing or proposed. (Attach an additional page if necessary)

<table>
<thead>
<tr>
<th>3.7.1 Front Yard</th>
<th>Existing Buildings</th>
<th>Proposed Buildings</th>
<th>3.7.2 Height</th>
<th>Existing Buildings</th>
<th>Proposed Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>+/- 139m</td>
<td>+/- 76.3m</td>
<td>+/- 5.2m</td>
<td>+/- 7m</td>
<td>+/- 13.405m²</td>
<td>+/- 15.965m²</td>
</tr>
</tbody>
</table>

3.7.2 Rear Yard

3.7.3 Side Yard Exterior

3.7.4 Side Yard Interior

4.0 Previous Industrial or Commercial Use

4.1 Has there been an industrial or commercial use on the subject land or adjacent land? If Yes, specify the uses and dates.

4.2 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

4.3 What information did you use to determine the answers to the above questions? ESA Phase 1 and 2, and follow up boreholes and groundwater monitoring

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?

5.0 Status of Other Applications under the Planning Act

6.0 Servicing

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

<table>
<thead>
<tr>
<th>Sewage Disposal</th>
<th>Existing</th>
<th>Proposed</th>
<th>Water Supply</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Public piped sewage system</td>
<td>✔️</td>
<td>✔️</td>
<td>a) Public piped water system</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>b) Public or private communal septic</td>
<td>✔️</td>
<td>✔️</td>
<td>b) Public or private communal well(s)</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>c) Individual septic system(s)</td>
<td>✔️</td>
<td>✔️</td>
<td>c) Individual well(s)</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>d) Other</td>
<td>✔️</td>
<td>✔️</td>
<td>d) Other</td>
<td>✔️</td>
<td>✔️</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Storm Drainage</th>
<th>Existing</th>
<th>Proposed</th>
<th>Road Access</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Sewers</td>
<td>✔️</td>
<td>✔️</td>
<td>a) Arterial Road</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>b) Ditches or swales</td>
<td>✔️</td>
<td>✔️</td>
<td>b) Collector Road</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>c) Other</td>
<td>✔️</td>
<td>✔️</td>
<td>c) Local Road</td>
<td>✔️</td>
<td>✔️</td>
</tr>
</tbody>
</table>

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 current adjacent lands are zoned M1, and the proposed zoning is M1

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:

- The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
- The uses of adjacent and abutting land;
- The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
- The location of all natural and man-made features on the land and the location of all of these features on adjacent and abutting lands;
- Scale and north arrow.

Town of St. Marys Minor Variance/Permission Application (Rev. March, 2005)
10.0 Affidavit of Sworn Declaration

I, ________ of the ________ in the County/Region of ________, 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 ________ in the County/Region of ________ this ________ day of ________ ________, 2020.

______________________________
Commissioner of Oaths

Leslee Lea Stacey, a Commissioner, etc., Province of Ontario, for the Corporation of the Town of St. Marys. Expires September 17, 2021

______________________________
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 ________ in the County/Region of ________, this ________ day of ________, 2020.

______________________________
Applicant