

COMMITTEE OF ADJUSTMENT NOTICE OF DECISION

IN THE MATTERS of Section 45 (1&2) of the Planning Act, R.S.O. 1990 and
Application for Minor Variance (File No. A02-2024) described below.

File No: A02-2024
Property Addresses: 365 Widder Street East
Property Owner: 2492780 Ontario Inc.

Summary of Application

The approximately 743.16 m² property is located at the northwest corner of Widder Street East and St. Andrew Street North, as shown on the General Location Map. The property is designated Residential in the Official Plan, and zoned Residential Zone Two (R2-1) in the Town's Zoning By-law Z1-1997, as amended.

There is an existing bungalow on the property with a floor area of approximately 66.89 m² (720 ft²) and an existing detached garage. The owner is proposing to demolish the existing detached garage and construct a 172.33 m² (1,854.95 ft²) single storey addition extending from the north wall of the existing bungalow and will provide additional living space and a two-car garage. In addition, the owner is proposing to increase the size of the existing porch located on the front/south wall of the bungalow.

Purpose and Effect of Minor Variance Application

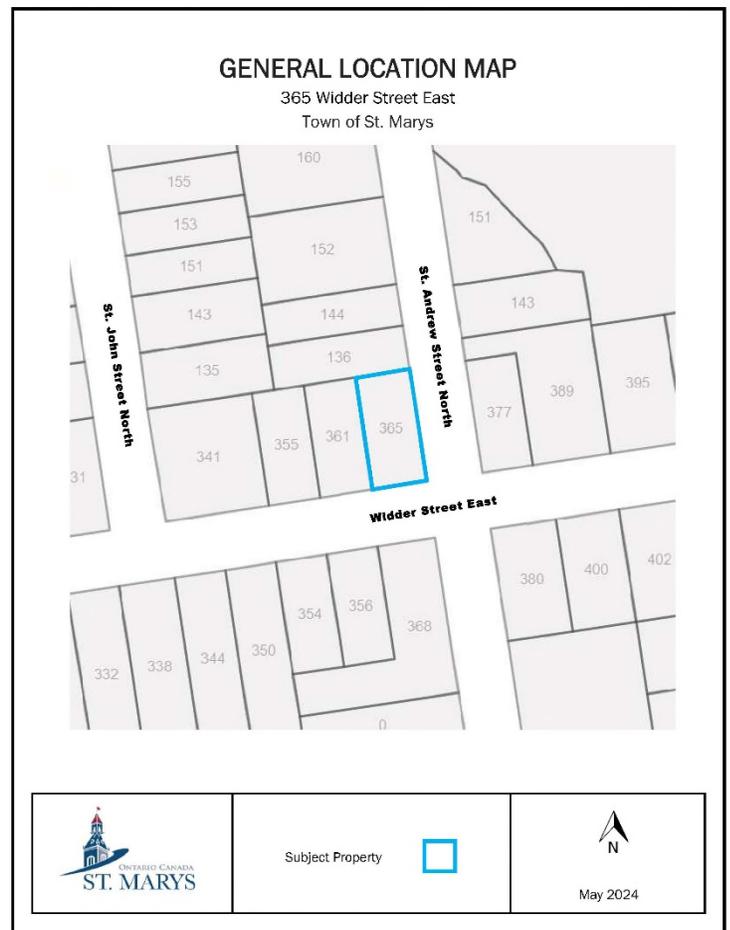
The purpose and effect of the Minor Variance Application is to seek approval to:

- recognize an existing lot area of 743 m² whereas the R2 Zone requires a minimum lot size of 795.5 m² for a corner lot;
- recognize an existing lot frontage of 18.47 metres whereas the R2 Zone requires a minimum frontage of 21.5 metres for a corner lot;
- recognize an existing exterior side yard of 3.17 metres and a proposed exterior side yard of 5.05 metres whereas the R2 Zone requires a minimum of 6.0 metres; and,
- permit a maximum driveway width of 11.1 metres in a Residential Zone whereas the Zoning By-law permits a maximum width of 8.0 metres.

Decision

THAT the Application for Minor Variance by 2492780 Ontario Inc. (Application File No. A02-2024), affecting land described as 365 Widder Street East in the Town of St. Marys to seek relief from the Zoning By-law to:

- recognize an existing lot area of 743 m² whereas the R2 Zone requires a minimum lot size of 795.5 m² for a corner lot;
- recognize an existing lot frontage of 18.47 metres whereas the R2 Zone requires a minimum frontage of 21.5 metres for a corner lot;
- recognize an existing exterior side yard of 3.17 metres and a proposed exterior side yard of 5.05 metres whereas the R2 Zone requires a minimum of 6.0 metres; and,



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- d. permit a maximum driveway width of 11.1 metres in a Residential Zone whereas the Zoning By-law permits a maximum width of 8.0 metres,

be **APPROVED** as the request conforms to the general intent and purpose of the Official Plan and the Zoning By-law, is considered minor in nature, and is desirable for the appropriate development or use of the subject property, subject to the following conditions:

1. This approval is granted only to the nature and extent of this Application (File A02-2024).
2. Any required building permit(s) shall be obtained within two (2) years of the Committee's decision.
3. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

CARRIED

I, hereby, certify that this is the decision of the Committee of Adjustment with respect to File No. A02-2024 with its following members in attendance: Vice-Chair Paul King, Member William Galloway, Member Mike Bolton, and Member Burton Pickel.

Date of Decision: June 5, 2024

Last Date of Appeal for Minor Variance Application (A02-2024): June 25, 2024

This decision or any condition therein may be appealed to the Ontario Land Tribunal in accordance with Section 45(12) of the Planning Act, R.S.O. 1990. A notice of appeal, setting out the written reasons for the appeal, must include a completed Ontario Land Tribunal Appeal Form and the appeal fee of \$400.00 for each application appealed, paid by certified cheque or money order made payable to the Minister of Finance.

Ontario Land Tribunal Forms can be obtained at www.olt.gov.on.ca and should be received on or before the dates provided above by the Secretary-Treasurer, Committee of Adjustment, 408 James Street South, P.O. Box 998, St. Marys, Ontario, N4X 1B6. Submissions may be received at the Municipal Operations Centre in person, or via regular mail or courier to the address listed below.

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 15th day of June, 2024.

Grant Brouwer, Secretary Treasurer
Town of St. Marys Committee of Adjustment