

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File Nos: A04-2024
Property Addresses: 125 St. Maria Street
Property Owner: R. and T. Snook

TAKE NOTICE THAT the Corporation of the Town of St. Marys will hold a public hearing on Wednesday, August 21, 2024, 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. Details for attendance are provided below.

Description and Location of Subject Lands

The approximately 805 m² property is located at the northwest corner of St. Maria Street and Wellington Street South, as shown on the General Location Map. The property is designated Residential in the Official Plan, and zoned Residential Zone Four (R4) 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 130 m² (1,400 ft²) and an attached single vehicle garage. The owner is proposing a 13 m² (140 ft²) porch addition and a 41 m² (440 ft²) addition to the garage.

Purpose and Effect of Minor Variance Application

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

- minimum exterior side yard of 4.0 metres (along St. Maria Street) whereas the By-law requires a minimum of 6.0 metres; and,
- recognize an existing driveway width of approximately 9.2 metres whereas the By-law permits a maximum width of 8.0 metres.

Meeting Details

The Town's Committee of Adjustment will be considering the Application at its meeting as follows:

Date: Wednesday, August 21, 2024

Time: 6:00 P.M.

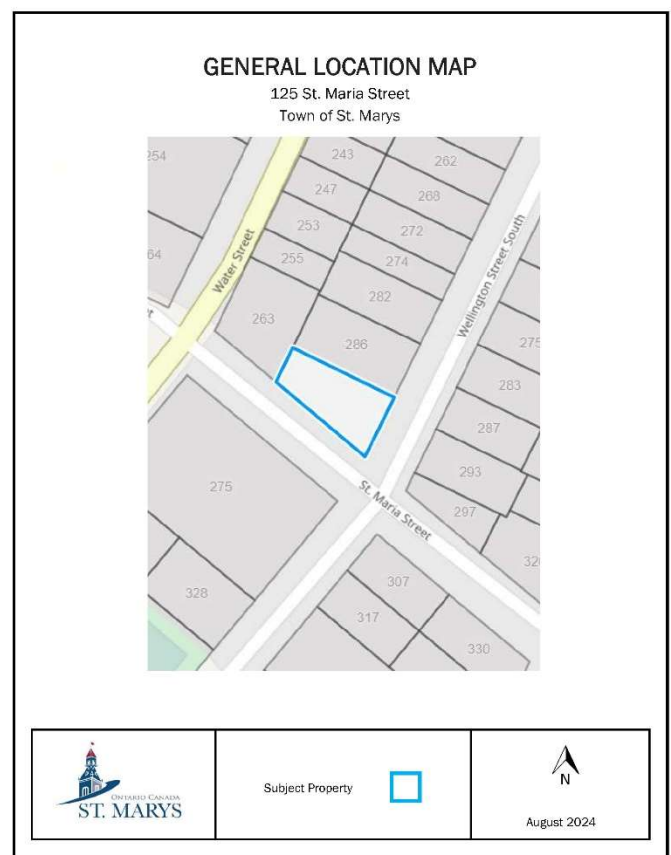
Place: To **observe** the meeting:

In-person: 408 James Street South – Municipal Operations Centre Boardroom

Town's YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

To attend as a **delegation** please email planning@town.stmarys.on.ca no later than noon Friday, August 16, 2024, requesting to be a delegation and include any materials you wish to share with the Committee of Adjustment.





To provide comment for the Committee's consideration, comments can be submitted via email to planning@town.stmarys.on.ca, by mail to the Town Office P.O. Box 998, St. Marys ON N4X 1B6 before 12 noon on Wednesday, August 21, 2024.

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 staff report and will be included in the Council agenda and minutes. Agendas and minutes are published on the Town of St. Marys website:

<https://calendar.townofstmarys.com/council?mid=100956>

Other Information:

The Committee of Adjustment decision(s) may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body as defined under subsection 1(1) of the Planning Act, R.S.O 1990, c. P.13. If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance does not make oral submission at a Public Hearing or make written submissions to the Committee of Adjustment before a decision is made on the Minor Variance, the Ontario Land Tribunal may dismiss the appeal.

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

Notification

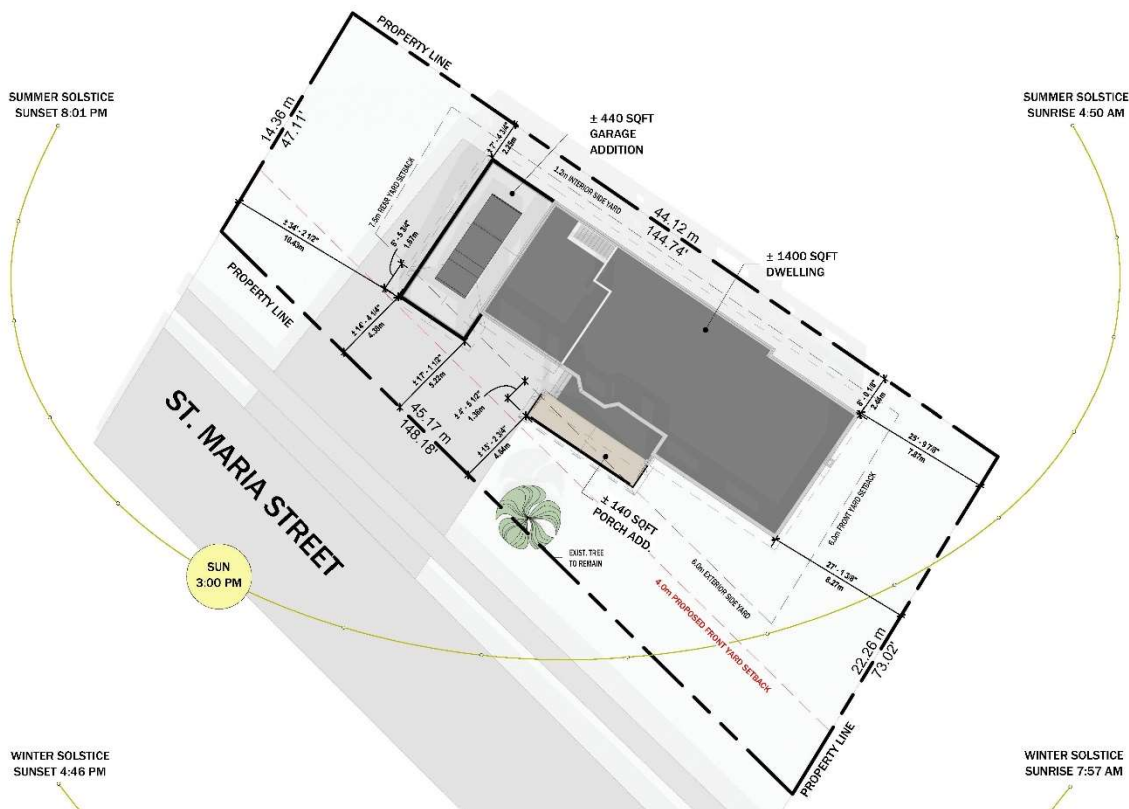
If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed Minor Variance, you must make written request to the above address. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) Hearing.

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 7th day of August, 2024.

Concept Site Plan



TOWN OF ST. MARYS | BUILDING & DEVELOPMENT
Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6

Phone: 519-284-2340, ext. 215 | Fax: 519-284-0902
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