

NOTICE OF PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

Notice Date: November 3, 2021
File No: Z04-2021
Property Owner: Heybolt Ontario Ltd.
Property Address: 17 Peel Street South

TAKE NOTICE THAT PURSUANT TO Section 34 of the *Planning Act*, R.S.O. 1990, the Council of the Corporation of the Town of St. Marys will hold a public meeting on **Tuesday, November 23 at 6:00 p.m.** to consider an Application (by Heybolt Ontario Ltd, File Z04-2021) to approve an amendment to the Town of St. Marys Zoning By-law.

PLEASE NOTE that due to the COVID-19 pandemic state of emergency, all Council meetings will be held online, until further notice. As this will be an online meeting, there will be no physical in person attendance. Please refer to "[Part II: Public Input and Attending the Public Meeting](#)" section of this Notice for details on how to attend the online meeting and/or provide comments to the Town respecting this Application.

Part I: Application for Zoning Amendment (Z04-2021)

The 1,670 m² (0.41 acre) subject property is located at the southeast corner of Peel Street South and Queen Street East as shown on the General Location Map. As per the Town's Zoning By-law, Z1-1997, as amended, the Subject Property is currently zoned "Institutional (I)".

There are two existing buildings on the property as shown on the concept plan provided in this notice: an institutional building (Building A), where the Salvation Army currently operates their outreach initiatives and an accessory building (Building B) used as a residence for the institutional leadership. There is an existing driveway access from Peel Street that connects to an asphalted off-street parking area on the east part of the property.

The Owner is proposing a phased adaptive reuse of the property, utilizing the two existing buildings to provide a range of residential and non-residential uses in Building 'A' and two residential units in Building 'B'.



TOWN OF ST. MARYS

Town Hall, 175 Queen Street East, PO Box 998, St. Marys ON N4X 1B6

Phone: 519-284-2340, ext. 212

jmccartney@town.stmarys.on.ca | www.townstmarys.com



The purpose and effect of the Application is to amend the Town's Zoning By-law to change the zoning from "Institutional Zone (I)" to "Residential Zone Five (R5-XX)" with the following site-specific special provisions:

- a) Permitted uses shall be limited to dwelling units, wholesale establishment (commercial), institutional use, and professional office including a registered massage therapist in buildings existing on the date of passage of this By-law
- b) The existing lot area, lot frontage, yard setbacks, lot coverage, sight and visibility triangles and building height shall be deemed to comply with the Zoning By-law
- c) A wholesale establishment (commercial) shall have a maximum gross floor area of 30 m²
- d) An institutional use shall have a maximum gross floor area of 400 m²
- e) A professional office shall have a maximum gross floor area of 30 m² and shall include the office of a registered massage therapist
- f) An off-street parking rate of 1.25 spaces per dwelling unit shall be required
- g) To permit a planting strip to include either a minimum 1.5 metres of opaque visual barrier or a solid wood fence with a height 1.8 metres
- h) Amenity space shall be provided at a rate of 5 square metres per dwelling unit

Part II: Public Input and Attending the Public Meeting

Any person may attend a public meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment.

There are multiple opportunities for public input as outlined below however, to ensure that your comments are clearly understood and received prior to the Council considering the Application, you are strongly encouraged to submit comments prior to the Statutory Public Meeting even if you intend to attend the online meeting. **Oral or written submissions will be received at the Public Meeting. Please ensure that any written submission (including by regular mail or email) contains your first and last name, mailing address and contact phone number or email.**

You can participate in 5 different ways:

1. **Mail** your comments to Jenna McCartney of the Town of St. Marys (mailing address below).
2. **Email** your comments to clerksoffice@town.stmarys.on.ca
3. **Leave a voicemail message** detailing your comments or questions regarding this Application by calling 519-284-2340 ext. 212. Your comments and other contents of your recorded message will become part of the public record. However, you must leave your first and last name, mailing address and contact phone number for your comments to be part of the public record.
4. **Register to be a delegation** by emailing clerksoffice@town.stmarys.on.ca no later than noon on Monday, November 22, 2021 requesting to be a delegation and include any materials you wish to share with the Council. Town Staff will assist delegates to become familiar with the online meeting process and provide specific connection instructions prior to the meeting.
5. **Attend the meeting** and participate by:
 - a. Visiting the Town's YouTube channel during the meeting for a live streaming of the proceedings, using the following link:
<https://www.youtube.com/channel/UCzuUpFqxcEI80G-dOYKteFQ>.

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You will be able to use the same link after the meeting for the archived record;

- b. Providing your comments and or questions by emailing clerksoffice@town.stmarys.on.ca. Public comments will be received until the Mayor states that the public commenting period is closed; and/or,
- c. Joining the Zoom Webinar as follows;
 - <https://us06web.zoom.us/j/83376225473?pwd=MWJHcXFDMEdFTFo5YUMrckdEK1FBdz09>

For those joining the visual component of the Zoom meeting, select the “raise hand” function to be placed in the queue for questions and comments. The moderator will unmute each attendee in sequence order for an opportunity to address Council.

For those joining by phone, select “*9” to be placed in queue to provide questions and comments

You are strongly encouraged to contact the Town prior to the meeting if you have any questions or require assistance regarding the online meeting.

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 www.townofstmarys.com .

Part III: Appealing a Decision of Council

If a person or public body would otherwise have an ability to appeal the decision of Council of the Corporation of the Town of St. Marys to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of St. Marys before the proposed zoning by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Town of St. Marys before the proposed zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Part IV: Notification

If you wish to be notified of the decision of the Town of St. Marys on the proposed zoning by-law amendment, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys (175 Queen Street East, P.O. Box 998, St. Marys, ON N4X 1B6; Telephone: 519-284-2340 212; Email: jmccartney@town.stmarys.on.ca).

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Additional Information relating to this Application is available for inspection by contacting Grant Brouwer, Director of Building and Development (gbrouwer@town.stmarys.on.ca or 519-284-2340 ext. 215) or can be accessed on the Town's Current Planning / Development Applications webpage at:

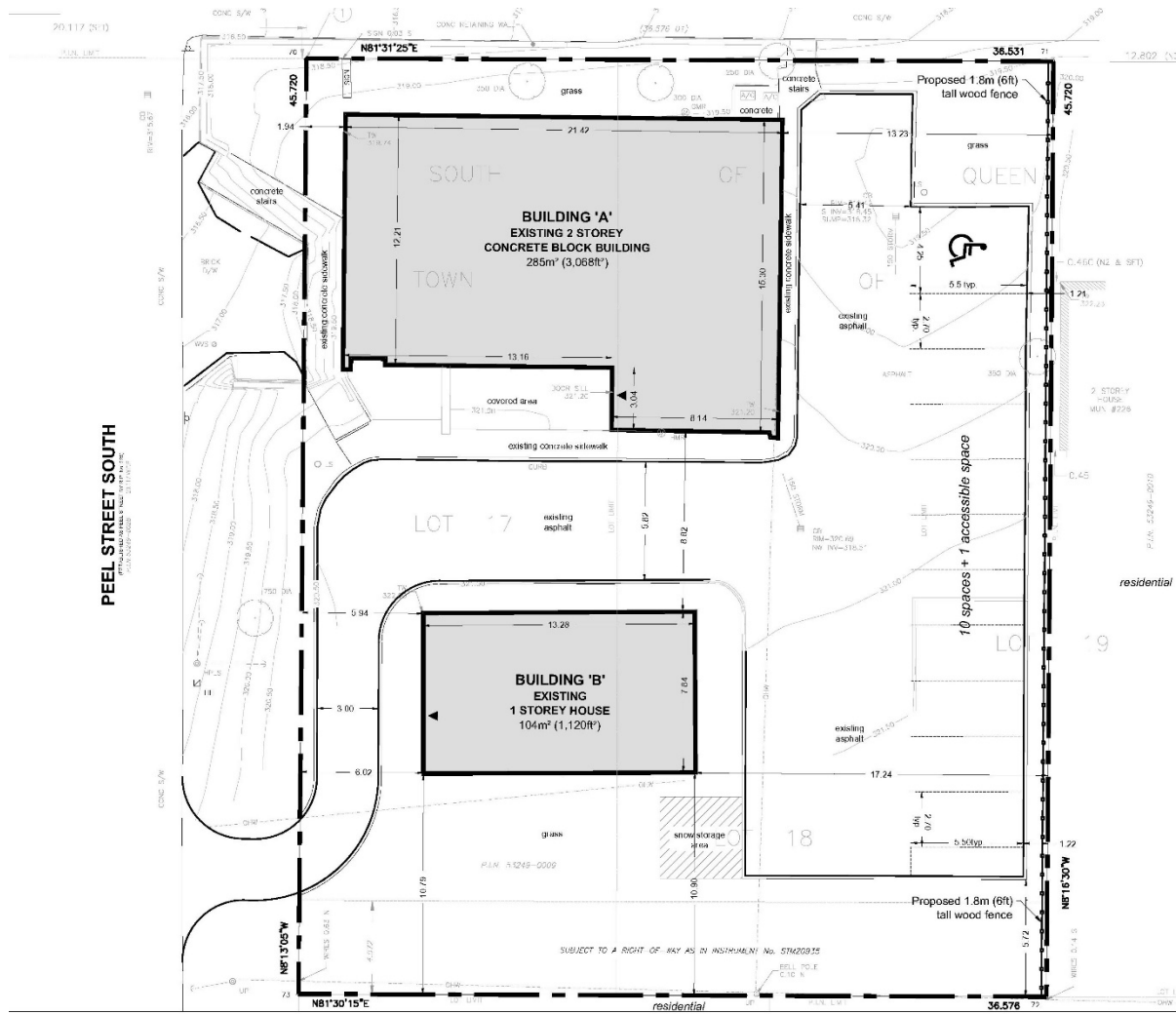
www.townofstmarys.com/en/current-planning--development-applications.aspx

DATED AT THE TOWN OF ST. MARYS THIS 3RD DATE OF NOVEMBER 2021.

Jenna McCartney, Clerk – Town of St. Marys

175 Queen Street East, P.O. Box 998, St. Marys, Ontario N4X 1B6

Telephone: (519) 284-2340. Email: jmccartney@town.stmarys.on.ca



CONCEPT PLAN

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