

**NOTICE OF THE ADOPTION OF AN OFFICIAL PLAN AMENDMENT
AND PASSING OF A ZONING BY-LAW BY
THE CORPORATION OF THE TOWN OF ST. MARYS**

TAKE NOTICE that the Council of the Corporation of the Town of St. Marys adopted Official Plan Amendment No. 36 (OPA 36) on the 27th day of October, 2020 under Section 17 of the *Planning Act*, R.S.O. 1990.

AND TAKE NOTICE that the Council of the Corporation of the Town of St. Marys passed By-law No. Z140-2020 on the 27th day of October, 2020 under Section 34 of the *Planning Act*, R.S.O. 1990.

AND TAKE NOTICE that any person or public body may appeal the Town's decisions to adopt OPA 36 and/or pass Z140-2020 to the Local Planning Appeal Tribunal by filing with the Clerk of the Town of St. Marys not later than the **26th day of November, 2020** a notice of appeal.

An explanation of the purpose and effect of the proposed Official Plan Amendment and Zoning By-law, describing the lands to which the Official Plan Amendment and By-law apply, and a map showing the location of the lands to which the Official Plan Amendment and Zoning By-law apply are attached. Additional information, including copies of OPA 36 and Zoning By-law Z140-2020, is available for inspection:

- in my office (by appointment only);
- by contacting Grant Brouwer, Director of Building and Development of the Town of St. Marys (408 James Street South, Telephone: 519-284-2340 ext. 215; Email gbrouwer@town.stmarys.on.ca); or
- via the Town's Current Planning / Development Applications webpage at:
www.townofstmarys.com/en/current-planning---development-applications.aspx

PLEASE NOTE

1. Proposed OPA 36 is exempt from approval by the Ministry of Municipal Affairs and Housing. The decision of the Council of the Corporation of the Town of St. Marys is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.
2. Only individuals, corporations and public bodies may appeal a decision of the municipality or appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.
3. No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted or the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.
4. A notice of appeal must include a completed Local Planning Appeal Tribunal Appeal Form (appeal forms are available from the Local Planning Appeal Tribunal website

at www.elto.gov.on.ca). A notice of appeal must be filed with Jenna McCartney, Clerk of the Town of St. Marys (see contact information below), **no later than November 26, 2020**, and must:

- (a) set out reasons for the appeal and in the case of an appeal related to a request for official plan amendment, the specific part of the requested plan amendment to which the appeal applies;
- (b) be accompanied by the fee prescribed by the Tribunal for each application appealed, payable to the Minister of Finance; and,
- (c) meet submission requirements as set out on the appeal forms.

Fees are payable by certified cheque or money order and must be in Canadian funds.

Dated at the Town of St. Marys this 6th day of November, 2020.

Jenna McCartney, Clerk
Town of St. Marys
175 Queen Street East, P.O. Box 998
St. Marys, Ontario N4X 1B6
Telephone (519) 284-2340; Fax (519) 284-3881

THE TOWN OF ST. MARYS

OFFICIAL PLAN AMENDMENT NO. 36 AND BY-LAW NO. Z140-2020 (by the Corporation of the Town of St. Marys, Files OP01-2020 and Z02-2020)

EXPLANATORY NOTE

The vacant 0.2 hectare (0.49 acre) subject property is located at the northeast corner of Queen Street West and Ann Street as shown on the General Location Map provided herein.

The purpose and effect of the Applications is to amend the Town's Official Plan and Zoning By-law to permit the development of two townhouse buildings with a total of nine units, as shown on the Conceptual Layout Plan provided in this notice. Proposed Building 'A' with three units fronts onto Queen Street West and proposed Building 'B' with six units fronts onto Ann Street. Both buildings will be two storeys in height, and each unit will have a minimum of one single-car garage and one driveway parking space.

The proposed official plan amendment would redesignate the property from "Highway Commercial" to "Residential", and the proposed zoning by-law amendment would rezone the property from "Highway Commercial (C3-H)" to "Residential Zone Five (R5-13)" with the following site specific regulations.

- a) The requirements for row and townhouse dwellings in By-law No. Z1-1997 shall also apply to stacked townhouse dwellings.
- b) Notwithstanding the provisions of Sections 12.1, 12.4, 12.4.1, 12.4.2, 12.4.5, 12.4.6, 12.4.7, 12.4.8, 12.4.10 and 12.4.13, the following provisions shall apply to those lands zoned "R5-13":
 - (i) Stacked townhouse dwellings shall be an additional permitted use.
 - (ii) Dwelling, Stacked Townhouse means a separate building that has been divided vertically and horizontally into three (3) or more dwelling units each of which has a separate and independent entrance and which are separated from the adjoining unit or units by a common unpierced wall with no interior access between the units.
 - (iii)

Lot Area, Minimum	2,000 square metres and a maximum gross density of 50 units per hectare
Lot Frontage, Minimum (Corner Lot)	45.0 metres
Front Yard, Minimum	4.5 metres
Interior Side Yard, Minimum	1.5 metres
Exterior Side Yard, Minimum	4.5 metres
Rear Yard, Minimum	1.5 metres
Lot Coverage, Maximum	40 percent
Planting Strip Requirement	2.0 metre high fence
 - (xi) Minimum Number of Required Parking Spaces 2 per dwelling unit, and a cumulative total of 22 for those lands zoned R5-13
- c) Section 5.18.3 shall also apply to dwellings with direct access to an internal private driveway connecting to a public street.

By-law Z140-2020 shall be deemed to have come into force on the day it was passed, if no notice of appeal is filed pursuant to the provisions of the Planning Act, and when OPA 36 comes into full force and effect.

Prior to making these decisions, Council considered all written and oral submissions received.

General Location Map



Proposed Concept Layout Plan

SITE DATA

RESIDENTIAL ZONE FIVE (R5)

PERMITTED USES	REGULATION	SITE PLAN (RS*)
APARTMENT OR TOWNHOUSE OR TOWNHOUSE DWELLING	1017.5m ² for each townhouse dwelling, not exceeded 50 units	TOWNHOUSE DWELLINGS
LOT AREA (MIN.)	20m by 30m plus 5m for each additional parking unit	2037m ²
FRONTAGE CORNER LOT (MIN.)	8	45m
NUMBERS OF ATTACHED DWELLING UNITS (MAX.)	37m	8
LOT DEPTH (MIN.)	6.0m	4.5m TO BUILDING & 8m TO GARAGE
FRONT YARD (MIN.)	4.5m	1.5m
INTERIOR SIDE YARD (MIN.)	6.0m	4.5m
EXTERIOR SIDE YARD (MIN.)	7.5m	21m
REAR YARD (MIN.)	35%	38%
COVERAGE (MAX.)	10.5m	8m
HEIGHT (MAX.)	3	2
STORIES (MAX.)	50 UHs	9 units
DENSITY (MAX.)	35%	45 UHs
LANDSCAPE OPEN SPACE (MIN.)	1.5 SPACES / UNIT = 14	48%
PARKING FOR TOWNHOUSE (MIN.)	22 PROVIDED	
GROSS FLOOR AREA PER UNIT		150m ²

* ITEMS IN RED REQUIRE SPECIAL PROVISION



LEGEND

- SUBJECT LANDS
- PROPOSED BUILDING

NOT A LEGAL SURVEY - LIMITS ARE APPROXIMATE

PRELIMINARY

FOR DISCUSSION PURPOSES ONLY

Sep 30, 2020

PREFERRED LAYOUT

RESIDENTIAL DEVELOPMENT

323 QUEEN STREET WEST - ST. MARY'S

HEYBOLDT ONTARIO LIMITED

19-3200

1:400 (11x17)

0 2 3 4 10m

Monteith + Brown
PLANNING & CONSULTANTS