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**NOTICE OF RECEIPT OF COMPLETE APPLICATIONS CONCERNING  
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS,  
AND PLANNING ADVISORY COMMITTEE MEETING**

**TAKE NOTICE** that the Corporation of the Town of St. Marys has received Applications for Official Plan and Zoning By-law Amendments (by R. Warkentin, Files OP02-2019 and Z04-2019) pursuant to Sections 22 and 34 of the Planning Act R.S.O. 1990 and has deemed same to be complete pursuant to the provisions of the Planning Act R.S.O. 1990.

The Town's Planning Advisory Committee (PAC) will be reviewing the Applications at its meeting on **Tuesday, February 18, 2020 at 6:00 p.m.** in the Municipal Operations Centre (408 James Street South) and you are invited to attend this meeting. The proposed Amendments affect the property located at 665 James Street North (Part Lot 15, Concession 18 Blanshard Being Part 2 on 44R-4789) in the Town of St. Marys. Please note that the PAC meeting is not the required public meeting under the Planning Act. At this meeting, the PAC will: review the Applications; consider information and comments provided by the applicant, Town staff and the public; and consider making recommendation(s) to Council with respect to the further processing of these Applications. A second notice will be issued indicating a public meeting date when scheduled.

The 4,186.5 m<sup>2</sup> (0.42 ha) subject property is located at the northeast corner of James Street North and Glass Street as shown on the General and Specific Location Maps included with this Notice. There is an existing L-shaped single storey commercial building and parking area on the subject property.

The subject property is currently designated "Highway Commercial" according to the Town's Official Plan and zoned "Highway Commercial (C3-9)" in the Town's Zoning By-law Z1-1997. The applicant is proposing to redevelop the subject property to construct a 46 unit, 5-storey apartment building with at-grade commercial space and 56 parking spaces (36 at grade and 20 underground). The purpose and intent of the official plan amendment application is to change the Official Plan designation of the subject property to "Residential" with site specific provisions to permit a 5-storey mixed use building with a maximum density of 124 units per hectare. The purpose and effect of the zoning by-law amendment application is to change the zoning of the subject property to "Residential Zone Five (R5-XX)" with site specific regulations to permit a:

- wide range of commercial uses
- minimum front yard setback of 5 metres
- minimum exterior side yard setback of 4.5 metres
- minimum rear yard setback of 4.38 metres
- maximum of 5 storeys
- maximum building height of 18 metres
- minimum of 56 parking spaces

**ANY PERSON** may attend a public meeting and/or make written or verbal representation either in support of or in opposition to the proposed official plan and/or zoning by-law amendments.

**Please note:** 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 Planning Advisory Committee and/or Council agenda and minutes. Agendas and minutes are published on the Town of St. Marys website at [www.townofstmarys.com](http://www.townofstmarys.com).

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Town of St. Marys to the Local Planning Appeal 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 official plan amendment is adopted or the 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 official plan amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Town of St. Marys on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to Brent Kittmer, CAO-Clerk of the Town of St. Marys (175 Queen Street East, PO Box 998, St. Marys, Ontario N4X 1B6 Telephone: 519-284-2340; Fax: 519-284-3881; Email: [bkittmer@town.stmarys.on.ca](mailto:bkittmer@town.stmarys.on.ca)).

**ADDITIONAL INFORMATION** relating to the proposed official plan amendment and/or zoning by-law amendment is available for inspection during office hours at the Town of St. Marys Municipal Operations Centre (408 James Street South) or can be accessed on the Town's Current Planning / Development Applications webpage at: [www.townofstmarys.com/en/current-planning---development-applications.aspx](http://www.townofstmarys.com/en/current-planning---development-applications.aspx)

Information can also be provided in an accessible format upon request.

**DATED AT THE TOWN OF ST. MARYS THIS 29<sup>th</sup> DAY OF JANUARY, 2020.**

Grant Brouwer, Director of Building and Development, Town of St. Marys,

408 James Street South, P.O. Box 998, St. Marys, ON, N4X 1B6.  
Telephone: 519-284-2340 ext. 215; Fax: 519-284-0902.

