



175 QUEEN STREET EAST
PO BOX 998
ST. MARYS, ONT. N4X 1B6
PHONE (519) 284-2340
FAX (519) 284-3881
www.townofstmarys.com

**NOTICE OF RECEIPT OF COMPLETE APPLICATIONS
CONCERNING PROPOSED PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Corporation of the Town of St. Marys has received Applications for Plan of Subdivision and Zoning By-law Amendment (by Thames Crest Farms Limited, Files STM 01-2019 and Z02-2019) pursuant to Sections 34 and 51 of the Planning Act R.S.O. 1990 and have 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 regular meeting scheduled on **Monday, June 3, 2019 at 6:00 p.m.** in the Municipal Operations Centre (408 James Street South) and you are invited to attend this meeting. The Applications affect lands generally described as Part Lots 15 and 16, Concession 17 and Part Lot 15, Thames Concession in the Town of St. Marys, and as shown on the General Location Map provided with this Notice. 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 make recommendation(s) to Council with respect to the further processing of the Applications.

A copy of the proposed Plan of Subdivision is also provided with this Notice and shows 170 single-detached residential lots (with frontages generally ranging from 10.7 to 20.1 metres), 3 medium density blocks for approximately 55 street townhouse units, 3 park blocks, 3 storm water management blocks and new roads on approximately 19.8 hectares of the subject lands. The purpose and intent of the proposed Zoning By-law Amendment Application is to amend the Town's Zoning By-law No. Z1-1997 to change the zoning of the subject property to permit the proposed Plan of Subdivision.

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

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 Planning Report and will be included in the Council agenda and minutes. Council agenda and minutes are published on the Town of St. Marys website at 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 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 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 a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Council of the Town of St. Marys in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of St. Marys to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of St. Marys in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 do so.

If you wish to be notified of the decision of the Town of St. Marys in respect of the proposed plan of subdivision 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).

FOR ADDITIONAL INFORMATION about this matter, including information about preserving your appeal rights and how to review materials relating to the proposed plan of subdivision and zoning by-law amendment, please contact Grant Brouwer (see contact information below) or visit the Town of St. Marys Municipal Operations Centre (408 James Street South) during office business hours. Note that information can be provided in an accessible format upon request.

DATED AT THE TOWN OF ST. MARYS THIS 17th DAY OF MAY, 2019.

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.
 (gbrouwer@town.stmarys.on.ca)

