



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

TAKE NOTICE that the Corporation of the Town of St. Marys has received an application for Approval of a Plan of Subdivision/Condominium and Zoning By-law Amendment pursuant to Clause 51(20)(a) and Section 34 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 Planning Advisory Committee will be reviewing the applications for Plan of Subdivision/Condominium and Zoning By-law Amendment at its regular meeting scheduled for Monday **September 19, 2016 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 the property described as Part of Lots 21 and 22, Concession 18 in the Town of St. Marys.

The application for Plan of Subdivision/Condominium proposes two new street extensions, identified as Ridgewood Crescent which will be extended to complete the connection between the two existing stubs and one new cul-de-sac. Approximately 31 single-detached residential lots, 10 semi-detached residential lots, 30 townhouse residential units, and four open space/stormwater blocks are proposed, on a total land area of 7.316 hectares.

The proposed Zoning By-law Amendment will change the zone classification of the land from its current "Development Zone (RD)" to "Residential Zone One (R1)" for the lots to be used for single-detached dwellings, to "Residential Zone Three (R3)" for the lots to be used for semi-detached dwellings and "Residential Zone Five (R5)" for the lots to be used for townhouse dwellings and "Open Space Zone (OS)" for the stormwater blocks. The owner is also seeking to reduce the required interior side yard for the end unit of a townhouse dwelling from 4.5 metres to 3.0 metres.

The application for Plan of Subdivision/Condominium and Zoning By-law Amendment has been initiated by the owner of the subject property.

If a person or public body does not make oral submissions at the public meeting 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 is not entitled to appeal the decision of the Council of the Town of St. Marys to the Ontario Municipal Board.

If a person or public body does not make oral submissions at the public meeting 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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Town of St. Marys in respect of the proposed plan of subdivision, you must make a written request to Brent Kittmer Clerk/CAO, Town of St. Marys, 175 Queen Street East, PO Box 998, St. Marys, Ontario N4X 1B6.

TOWN OF ST. MARYS

P.O. Box 998, St. Marys, ON. N4X 1B6

Telephone: 519-284-2340 • Fax: 519-284-3881

If a 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 by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Town of St. Marys to the Ontario Municipal Board.

If a 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 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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

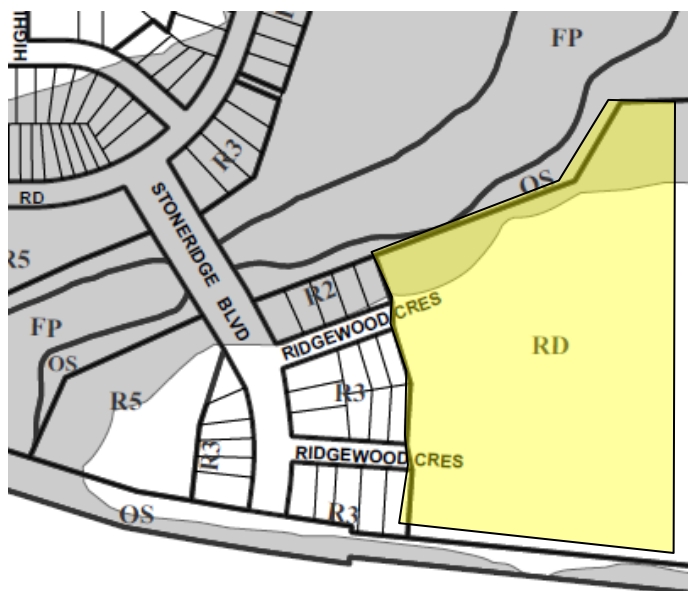
If you wish to be notified of the decision of Town of St. Marys on the proposed Zoning By-law *Amendment*, you must make a written request to Brent Kittmer Clerk/CAO, Town of St. Marys, 175 Queen Street East, PO Box 998, St. Marys, Ontario N4X 1B6.

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 [Town of St. Marys](#).

ADDITIONAL INFORMATION relating to the applications for Plan of Subdivision/Condominium and Zoning By-law Amendment is available for inspection during office hours at the Town of St. Marys Offices.

DATED AT THE TOWN OF ST. MARYS THIS 30th DAY OF AUGUST, 2016.

Susan Luckhardt, Secretary-Treasurer, Planning Advisory Committee
Town of St. Marys, 408 James Street South, P.O. Box 998, St. Marys, ON, N4X 1B6.
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