

AMENDMENT NO. \_\_  
TO THE  
TOWN OF ST. MARYS OFFICIAL PLAN

Prepared by:  
Council of the Corporation of the Town of St. Marys  
MONTH YEAR

DRAFT

**THE CORPORATION OF THE TOWN OF ST. MARYS**

**BY-LAW NO. \_\_-22**

**TO ADOPT AMENDMENT NO. \_\_ TO THE TOWN OF ST. MARYS OFFICIAL PLAN**

The Council of the Corporation of the Town of St. Marys in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990 hereby enacts as follows:

1. Amendment No. \_\_ to the Town of St. Marys Official Plan, consisting of the attached explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to proceed with the giving of written notice of the Town's decision in accordance with the provisions of the Planning Act, R.S.O. 1990.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Read a first and second time this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Read a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
**Al Strathdee, Mayor**

\_\_\_\_\_  
**Brent Kittmer, CAO-Clerk**

## THE CONSTITUTIONAL STATEMENT

**PART A - THE PREAMBLE** does not constitute part of this Amendment.

**PART B - THE AMENDMENT**, consisting of the following text constitutes Amendment No. \_\_ to the Town of St. Marys Official Plan.

Also attached is **PART C - THE APPENDICES** which does not constitute part of this Amendment. These appendices (I through V inclusive) contain the background data, planning considerations, and public involvement associated with this Amendment

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## **PART A - THE PREAMBLE**

### **Purpose**

The purpose of this Amendment is to implement a site-specific exception to the lands affected by this Amendment to the existing “Recreational” designation. Further, this Amendment is intended to set forth specific policies within the “Recreational” designation that will only apply to the area affected by this Amendment.

### **Location**

The land that is affected by this Amendment is known municipally as 769 Queen Street East, and legally described as Part of Lot 17, Concession 19, (Geographic Township of Blanshard) now in the Town of St. Marys, County of Perth.

### **Basis**

The development lands measure approximately 0.7 hectares in size and are located in the southwesterly corner of the greater St. Marys Golf and Country Club property, known municipally as 769 Queen Street East in the Town of St Marys. The development lands are currently vacant and undeveloped.

The proponent is seeking to redevelop the lands for short-term rental accommodations with on-site surface parking and landscaping areas.

The subject property is designated “Recreational” in the Town of St. Marys Official Plan, a designation intended to promote healthy, active communities; promote existing recreational facilities and the establishment of new facilities; and, promote economic development and tourism. The site-specific policy to the “Recreational” designation is considered appropriate for the uses contemplated for these lands, as well as meeting the following Official Plan objectives:

- To encourage the retention of existing business and the establishment of new diversified business through the creation of a business-friendly culture (Section 2.2.1.1);
- To advocate local business development for the general benefit of the community (Section 2.2.1.2);
- To be proactive in attracting new business opportunities to the Town (Section 2.2.1.3); and,
- To develop a plan to attract tourism and capitalize on the Town’s cultural heritage (Section 2.2.1.4).

The short-term rental accommodation use is not contemplated within any land use designation of the Town’s Official Plan. To develop the property as proposed, the owner has made application to amend the policies of the Town’s Official Plan.

## **PART B - THE AMENDMENT**

All of this document entitled “Part B - The Amendment” consisting of the following text constitutes Amendment No. \_\_\_ to the Town of St. Marys Official Plan.

### **DETAILS OF THE AMENDMENT**

The Town of St. Marys Official Plan is hereby amended as follows:

Item 1:

By adding a new clause to Section 3.1.3 - Exceptions to the Town of St. Marys Official Plan which reads as follows:

“\_\_\_) The property described as 769 Queen Street East, legally described as Part of Lot 17, Concession 19, (Geographic Township of Blanshard) now in the Town of St. Marys, County of Perth may be developed for two, 2-storey buildings to be used as short-term rental accommodations with a single access point off Queen Street East.

## **PART C - THE APPENDICES**

The following appendices do not constitute part of Amendment No. \_\_\_ to the Town of St. Marys Official Plan, but are included as information supporting the Amendment.

### **APPENDIX I - BACKGROUND TO THE AMENDMENT**

The owner of the subject property has made application to amend the Official Plan in order to develop the lands as a short-term rental accommodation development in the form of two-storey buildings for a total of 21 units.

### **APPENDIX II - LAND USE SURVEY**

Land uses in the vicinity of the subject property are described in the attached Town Staff Reports.

### **APPENDIX III - SERVICES**

The Town will require that proposed developed be serviced by municipal water and sanitary services.

### **APPENDIX IV - PLANNING CONSIDERATIONS**

Refer to planning considerations in attached the Town Staff Reports.

### **APPENDIX V - PUBLIC PARTICIPATION**

Includes the following:

- a) Notices of Planning Advisory Committee meetings;
- b) Agency comments summarized in attached Town Staff Reports; and,
- c) Notice of Public Meeting at Council.