



NOTICE OF RECEIPT OF COMPLETE APPLICATION AND PLANNING ADVISORY COMMITTEE MEETING CONCERNING PROPOSED DRAFT PLAN OF CONDOMINIUM

File No: DPC 01-2022
Applicant: Adriano Paola
Property Address: 275 James Street South
Part of Block D, Registered Plan No. 491 and Part of Lot 20,
Concession 19, Geographic Township of Blanshard, Town of St. Marys, County of Perth

TAKE NOTICE THAT the Corporation of the Town of St. Marys has received an Application for Draft Plan of Condominium (by Adriano Paola, File DPC 01-2022) pursuant to Section 51 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 Planning Advisory Committee will be holding a meeting to consider the Application on Monday, February 6, 2023, at 6:00 p.m. in the Municipal Operations Centre Boardroom (408 James Street South).

Description and Location of Subject Lands

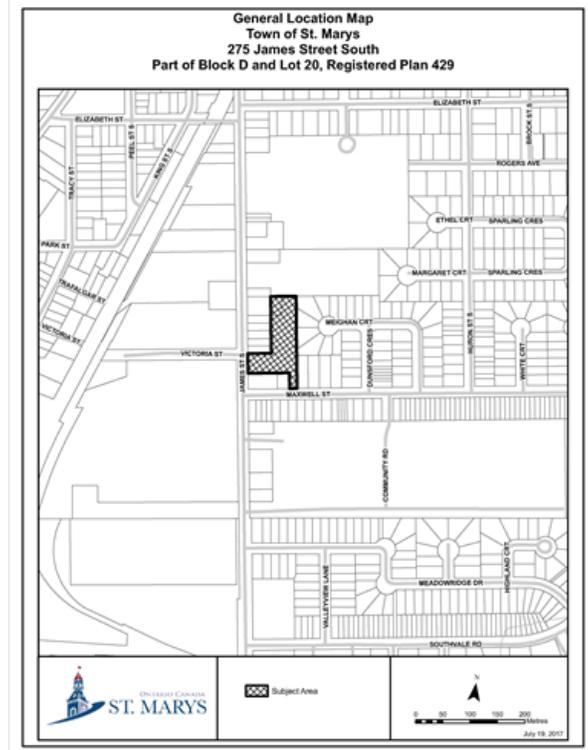
The irregularly shaped subject property is approximately 0.87 hectares in size, with 33 metres of frontage along James Street South, and 13 metres of frontage along Maxwell Street, as shown on the General Location Map.

The subject property is designated "Residential" in the Town of St. Marys Official Plan and zoned "Residential Zone Five (R5-12)" in the Town of St. Marys Zoning By-law Z1-1997, as amended.

Purpose and Effect of Application for Draft Plan of Condominium

The Town of St. Marys Council granted Site Plan Approval in October of 2019 for the property for the purpose of constructing 24 condominium townhouse units in four buildings. The Owner has subsequently completed the construction of 16 of the 24 dwelling units. The remaining eight units are under construction and anticipated to be completed in the spring of 2023.

The Owner has applied for approval of a Draft Plan of Condominium (Standard) to establish 24 freehold condominium townhouse dwelling units.



Additional details related to these Applications can be found on the Town of St. Marys website:

www.townofstmarys.com/en/current-planning--development-applications.aspx

Meeting Details

The Town of St. Marys Planning Advisory Committee will be considering the Application at its meeting as follows:

Date: Monday, February 6, 2023

Time: 6:00 P.M.

Place: To **observe** the meeting:

In-person: 408 James Street South – Municipal Operations Centre Boardroom

Town's YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEI80G-dOYKteFQ>

To **attend as a delegation** please email planning@town.stmarys.on.ca no later than noon

Friday, February 3, 2023, requesting to be a delegation and include any materials you wish

TOWN OF ST. MARYS | BUILDING & DEVELOPMENT
Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6

Phone: 519-284-2340, ext. 215 | Fax: 519-284-0902
gbrouwer@town.stmarys.on.ca | www.townofstmarys.com

to share with Planning Advisory Committee.

To **provide comment** for Committee's consideration, comments can be submitted via email to planning@town.stmarys.on.ca or by mail to the Town Office P.O. Box 998, St. Marys, ON N5X 1B6 before 12 Noon on Monday, February 6, 2023.

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 PAC / Council agenda and minutes. Agendas and minutes are published on the Town of St. Marys website: <https://calendar.townofstmarys.com/council?mid=100956>

At this meeting, the PAC will: review the application; consider information and comments provided by the Applicant, Town staff, agencies and public; and consider making recommendation(s) to Council with respect to the further processing of this application.

Notification

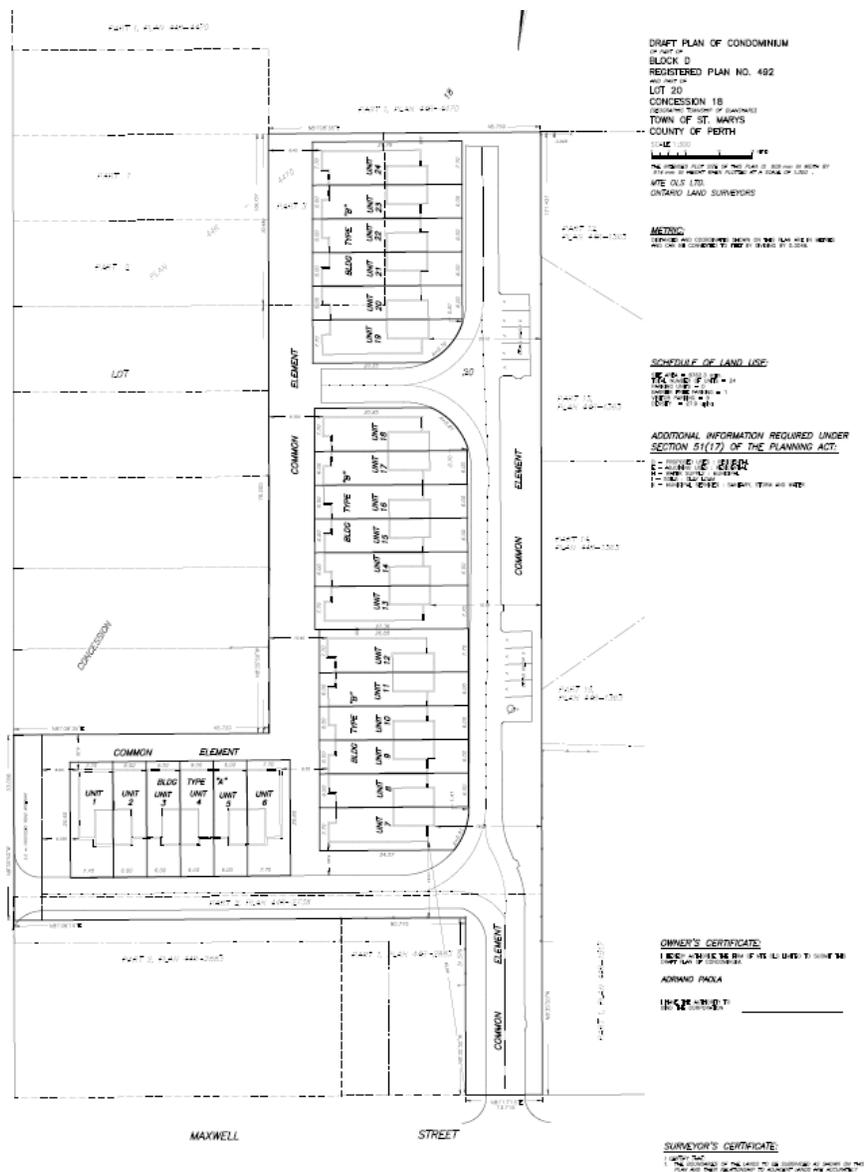
If you wish to be notified of the decision of the Town of St. Marys on the Application for Plan of Condominium, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys via email, jmccartney@town.stmarys.on.ca or mail: 175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6

If you have any questions regarding the application please contact Grant Brouwer, Director of Building and Development, at 519-284-2340 ext. 215 or gbrouwer@town.stmarys.on.ca

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

DATED at the Town of St. Marys, this 19th day of January 2023

APPROVED SITE PLAN



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