



NOTICE OF RECEIPT OF COMPLETE APPLICATIONS CONCERNING PROPOSED OFFICIAL PLAN AND ZONING BY- LAW AMENDMENTS, AND DRAFT PLAN OF SUBDIVISION

File Nos:

Property Owner:

Property Address:

OP01-2025, Z05-2025 and STM 01-2025

1697677 Ontario Limited, 1697678 Ontario Limited, and 1697679 Ontario Limited

465 James Street South

TAKE NOTICE THAT the Corporation of the Town of St. Marys has received Applications for Official Plan and Zoning By-law Amendments, and Draft Plan of Subdivision pursuant to Sections 22, 34 and 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.

Description and Location of Subject Property

The subject property is approximately 34.87 hectares in size and located at the northeast corner of James Street South and Given Road, as shown on the General Location Map.

The subject property is designated ‘Highway Commercial’ and ‘General Industrial’ in the Town of St. Marys Official Plan and zoned ‘Commercial Zone Three (C3-H)’ and ‘General Industrial Zone (M2-H)’ according to the Town of St. Marys Zoning By-law Z1-1997, as amended.

Development Proposal and Purpose and Effect of Applications

The purpose and effect of the proposed draft plan of subdivision is to create:

- 10 industrial blocks ranging in size from 0.87 to 3.06 hectares;
- 6 commercial/industrial blocks ranging in size from 0.56 to 1.45 hectares;
- 1 stormwater management block (3.24 hectares);
- 1 open space block (6.98 hectares); and,
- Internal roads (Streets ‘A’, ‘B’ and ‘C’).

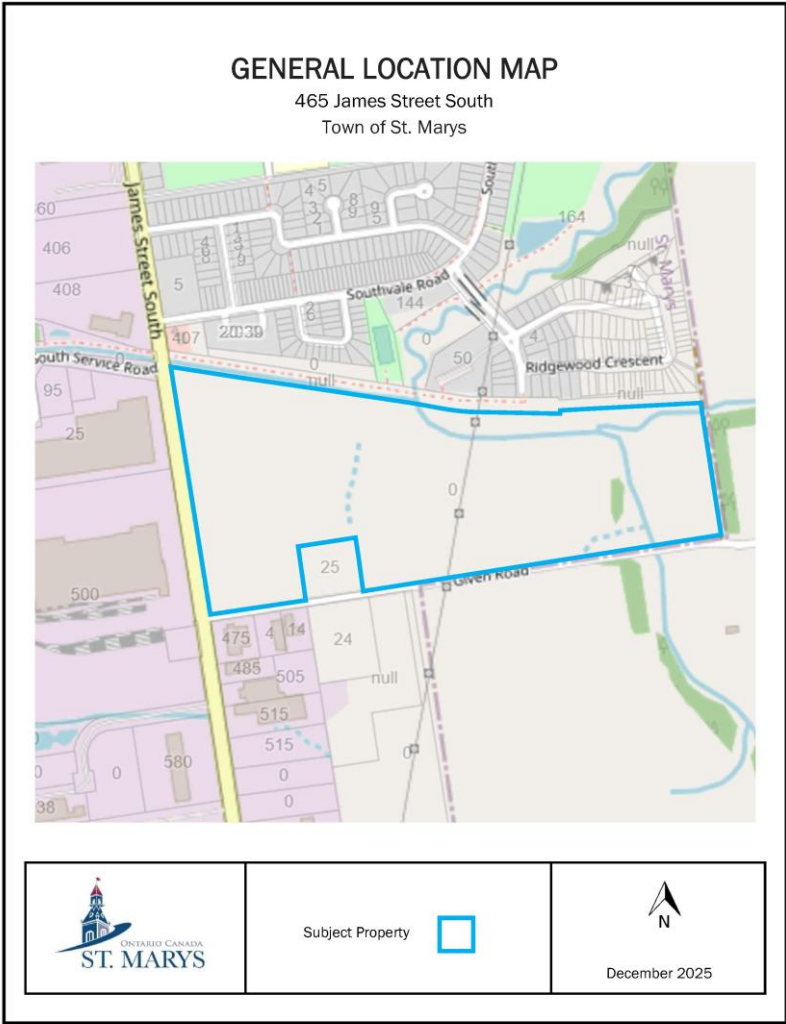
A copy of the proposed draft plan of subdivision is provided in this notice.

The purpose and effect of the proposed Official Plan Amendment is to:

- amend the designation of the west portion of the subject property from ‘Highway Commercial’ to ‘General Industrial’ with a site-specific policy to permit highway commercial uses in addition to general industrial uses;
- remove the ‘proposed collector road’ classification through the subject property on Schedule ‘B’; and,
- adjust the Natural Hazards Constraint Area and Water Course on Schedule ‘C’ to reflect the adjustments to the floodplain proposed through the DPS application.

The purpose and effect of the proposed Zoning By-law Amendment is to change the zoning of the lands currently zoned:

- ‘Commercial Zone Three (C3-H)’ to compound zoning consisting of Highway Commercial with two new holding provisions (C3-Hx-Hxx) and General Industrial with a site-specific provision and new holding provision (M2-XX-Hxx); and,



- 'General Industrial Zone (M2-H)' to General Industrial with a site-specific provision and new holding provision (M2-XX-Hxx).

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

The Planning Advisory Committee meeting and the Council public meeting to consider the proposed applications have not been scheduled at this time. Notice with respect to time and location of these meetings will be provided when those details become available.

Other Information:

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 Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or making 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have the ability to appeal the decision of the Council of the Corporation of the Town of St. Marys but 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 is not entitled to appeal the decision to the Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notification

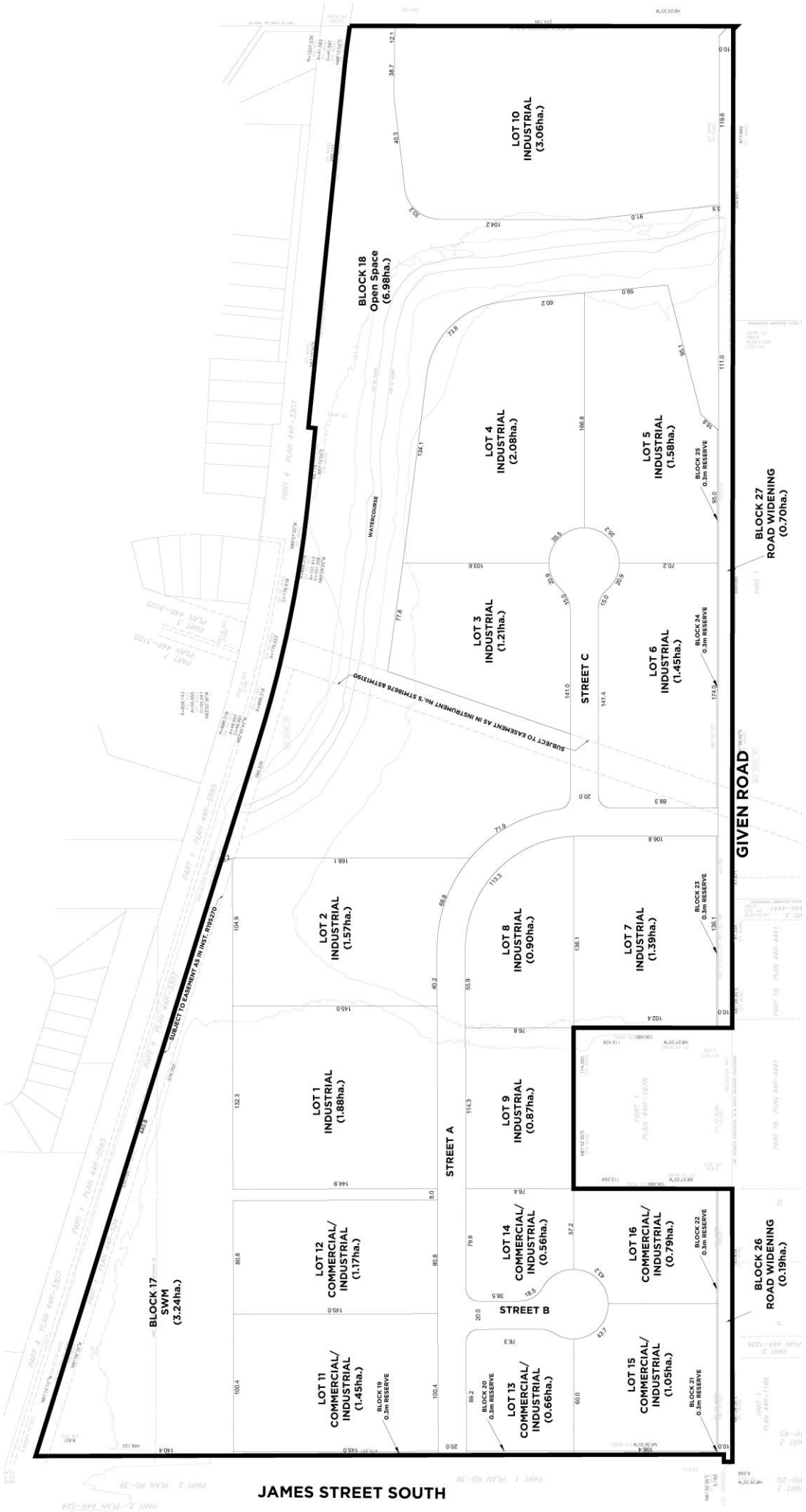
If you wish to be notified of the decision of the Town of St. Marys on the proposed official plan amendment, zoning by-law amendment and/or plan of subdivision, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys via email, jmccartney@town.stmarys.on.ca or mail: 175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6.

For more information about this matter, including information about appeal rights, 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 16th day of December, 2025.

Proposed Draft Plan of Subdivision



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
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