



NOTICE OF PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

Date: September 7, 2022
File No: Z05-2022
Property Owner: C & C Management
Property Address: 60 (& 50) Road 120

TAKE NOTICE THAT PURSUANT TO Section 34 of the Planning Act, R.S.O. 1990, the Council of the Corporation of the Town of St. Marys will hold a public meeting on Tuesday, September 27, 2022 at 6:00 p.m. to consider an Application (by C&C Management, File Z05-2022) to approve an amendment to the Town of St. Marys Zoning By-law.

Description and Location of Subject Lands

The properties known municipally as 50 Road 120 and 60 Road 120 have been merged as one property, now known as 60 Road 120 (the 'subject property'). The 1.87 ha subject property is located on Road 120 at the Town's boundary limit, as shown on the General Location Map, and is designated "General Industrial" in the Town of St. Marys Official Plan. The subject property is zoned "Light Industrial (M1)" in the Town of St. Marys Zoning By-law Z1-1997, as amended, with the exception of approximately 0.31 ha located in the southeast corner of the property that is zoned "Development (D)" and subject to this application.

There are two existing single detached dwellings on the subject property. On February 22, 2022 Town Council entered into a Site Plan Agreement with the Owner for the purpose of constructing a mini-storage facility including six (6) storage units on the lands zoned "Light Industrial (M1)". The Owners are proposing to construct an additional two (2) storage units on the lands zoned "Development (D)" for a total of eight (8) storage units.



Purpose and Effect of Zoning By-law Amendment Application

As per Section 28 of the Town's Zoning By-law Z1-1997, as amended, no person shall within the "Development (D)" zone use any land or erect, alter or use any building or structure unless:

- Uses, buildings, and structures lawfully existing on the date of passing of this By-law
- Agricultural uses, excluding buildings and structures
- Accessory uses, buildings, and structures lawfully existing on the date of the passing of this By-law.

Therefore, no development is permitted in the "Development (D)" zone. The purpose and effect of the Zoning By-law Amendment Application is to amend the Town's Zoning By-law to change the zoning of the lands subject to this application to "Light Industrial (M1)" to align with the zoning on the remaining portion of the property and to conform with the Official Plan designation to facilitate the expansion of the mini-storage facility.

Additional details related to this Application 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 Council will hold a public meeting to consider the Application:

Date: Tuesday, September 27, 2022

Time: 6:00 P.M.

Place: This will be a virtual meeting.

To **participate** in this meeting (provide comments or questions), join the Zoom Webinar as follows:

<https://us06web.zoom.us/j/82315685000?pwd=aWphdldGdmpHUUHIGdE9VNDBRRTh0Zz09>

Webinar ID: 823 1568 5000

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

Telephone: 1-855-703-8985

Passcode: 720171

To **observe** the meeting (no comments or questions), visit the Town's YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEI80G-d0YKteFQ>.

Send any comments or concerns for Council's consideration in writing to the Clerk, via email to clerksoffice@town.stmarys.on.ca or by mail to the Town Office (175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6) before **12 Noon on Tuesday, September 27, 2022**.

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 Council agenda and minutes. Agendas and minutes are published on the Town of St. Marys website:

<https://calendar.townofstmarys.com/council?mid=100956>

Other Information:

If a person or public body would otherwise have an ability to appeal the decision of 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 zoning 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 zoning 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 add the person or public body as a party.

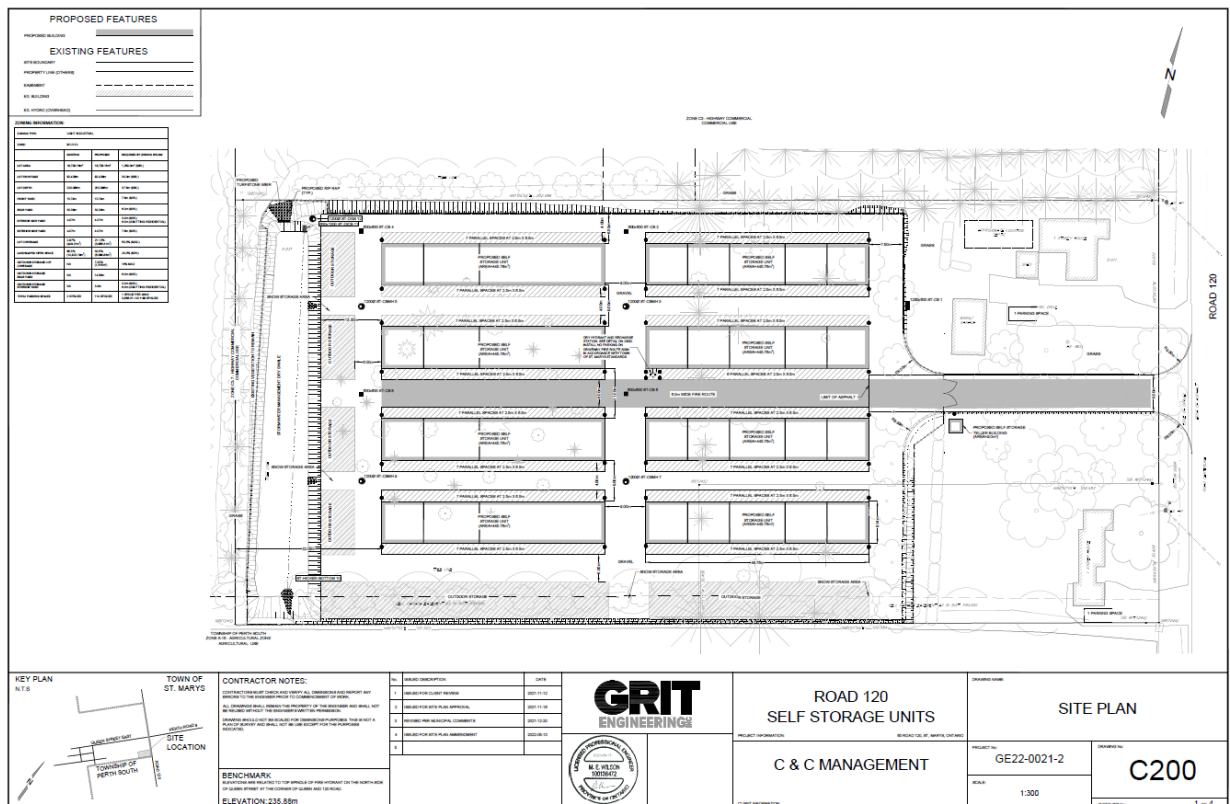
Notification

If you wish to be notified of the decision of the Town of St. Marys on the proposed zoning by-law amendment, 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.

Proposed Site Plan



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