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**NOTICE OF PUBLIC MEETING CONCERNING  
 PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

**TAKE NOTICE** that, pursuant to Sections 22 and 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, July 28, 2020 at 6:00 p.m.** to consider Applications (by R. Warkentin, Files OP02-2019 and Z04-2019) for approval of amendments to the Town of St. Marys Official Plan and Zoning By-law.

**PLEASE NOTE** that due to the COVID-19 pandemic state of emergency, all Council meetings/public meetings will be held online, until further notice. As this will be an online meeting, there will be no physical in person attendance. Please refer to the **SPECIAL INSTRUCTIONS** section of this Notice for details on how to attend the online meeting and/or provide comments to the Town respecting this Application.

The proposed Amendments affect the property located at 665 James Street North (Part Lot 15, Concession 18 Blanshard Being Part 2 on 44R-4789) in the Town of St. Marys. The 4,186.5 m<sup>2</sup> (0.42 ha) subject property is located at the northeast corner of James Street North and Glass Street as shown on the General Location Map. There is an existing L-shaped single storey commercial building and parking area on the subject property.

The subject property is currently designated “Highway Commercial” according to the Town’s Official Plan and zoned “Highway Commercial (C3-9)” in the Town’s Zoning By-law Z1-1997. The applicant is proposing to redevelop the subject property to construct a 35 unit, four storey apartment building with parking area to accommodate 44 surface parking spaces. The purpose and intent of the proposed official plan amendment is to change the Official Plan designation of the subject property to “Residential” with site specific provisions to permit a four-storey residential apartment building with a maximum density of 95 units per hectare. The purpose and effect of the proposed zoning by-law amendment is to change the zoning of the subject property to “Residential Zone Five (R5-XX)” with site specific regulations to permit a:

- minimum front yard setback of 5 metres whereas Section 12.2.4 requires 7.5 metres;
- minimum exterior side yard setback of 4.5 metres whereas Section 12.2.6 requires 7.5 metres;
- minimum rear yard setback of 7.0 metres whereas Section 12.2.7 requires 12.0 metres;
- maximum building height of 15.7 metres whereas Section 12.2.8 requires 13.5 metres;
- maximum of four storeys whereas Section 12.2.9 requires three storeys; and,
- minimum landscaped open space of 32 percent whereas Section 12.2.12 requires 35 percent.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed official plan and/or zoning by-law amendments.

**SPECIAL INSTRUCTIONS for attending the online meeting and/or providing comments**

There are multiple opportunities for public input as outlined below however, to ensure that your comments are clearly understood and received prior to Council considering the Applications, you are strongly encouraged to submit comments prior to the Council meeting even if you intend to attend the online meeting.

You can participate in 5 different ways:

1. **Mail** your comments to Brent Kittmer, CAO-Clerk of the Town of St. Marys (contact information provided below).
2. **Email** your comments to [clerksoffice@town.stmarys.on.ca](mailto:clerksoffice@town.stmarys.on.ca).
3. **Leave a voicemail message** detailing your comments questions regarding the Applications by calling 519-284-2340 ext. 215. Your comments and other contents of your recorded message will become part of the public record. However, you must leave your first and last name, mailing address and contact phone number for your comments to be part of the public record.



4. **Register to be a delegation** by emailing [clerksoffice@town.stmarys.on.ca](mailto:clerksoffice@town.stmarys.on.ca) no later than noon on Monday, July 27, 2020 requesting to be a delegation and include any materials you wish to share with Council. Town Staff will assist delegates to become familiar with the online meeting process and provide specific connection instructions prior to the date of the meeting.
5. **Attend the meeting** by visiting the Town's YouTube channel during the meeting for a livestreaming of the proceedings, using the following link: <https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>. You will be able to use the same link after the meeting for the archived record. During the meeting, you can provide your comments and/or questions by emailing [clerksoffice@town.stmarys.on.ca](mailto:clerksoffice@town.stmarys.on.ca). Public comments will be received until the Mayor states that the public commenting period is closed.

You are strongly encouraged to contact the Town prior to the meeting if you have any questions or require assistance regarding the online meeting.

**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 staff report and will be included in the Council agenda and minutes. Agendas and minutes are published on the Town of St. Marys website at [www.townofstmarys.com](http://www.townofstmarys.com).

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 Local Planning Appeal Tribunal but the 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 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Town of St. Marys on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to Brent Kittmer, CAO-Clerk of the Town of St. Marys (175 Queen Street East, PO Box 998, St. Marys, Ontario N4X 1B6 Telephone: 519-284-2340; Fax: 519-284-3881; Email: [bkittmer@town.stmarys.on.ca](mailto:bkittmer@town.stmarys.on.ca)).

**ADDITIONAL INFORMATION** relating to the proposed official plan and zoning by-law amendments is available for inspection by contacting Grant Brouwer, Director of Building and Development of the Town of St. Marys (408 James Street South, P.O. Box 998, St. Marys, ON, N4X 1B6. Telephone: 519-284-2340 ext. 215; Fax: 519-284-0902. Email [gbrouwer@town.stmarys.on.ca](mailto:gbrouwer@town.stmarys.on.ca)) or can be accessed on the Town's Current Planning / Development Applications webpage at: [www.townofstmarys.com/en/current-planning---development-applications.aspx](http://www.townofstmarys.com/en/current-planning---development-applications.aspx)

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

**DATED AT THE TOWN OF ST. MARYS THIS 2<sup>nd</sup> DAY OF JULY, 2020.**

Brent Kittmer Clerk/CAO, Town of St. Marys  
 175 Queen Street East, PO Box 998, St. Marys, Ontario N4X 1B6  
 Telephone: (519) 284-2340; Fax: (519) 284-3881. Email: [bkittmer@town.stmarys.on.ca](mailto:bkittmer@town.stmarys.on.ca)).

