



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

File No: OPA 01-2022 & Z06-2022
Applicant: Staffen Family Holdings Inc.
Property Address: 769 Queen Street East

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, December 13, 2022, at 6:00 p.m. in Town Hall Council Chambers (175 Queen Street East) to consider proposed Amendments to the Town of St. Marys Official Plan and Zoning By-law as proposed by Staffen Family Holdings Inc., Files OPA 01-2022 & Z06-2022.

Description and Location of Subject Lands

The approximately 26.8 hectare, irregularly shaped subject property has frontage along the north side of Queen Street East and the west side of Road 120, as shown on the General Location Map,

The lands subject to these applications (the “subject lands”) are approximately 0.8 hectares in size and are located in the southwesterly corner of the property.

The subject lands are designated “Recreational” in the Town of St. Marys Official Plan” and zoned “Open Space (OS)” in the Town of St. Marys Zoning By-law Z1-1997, as amended.

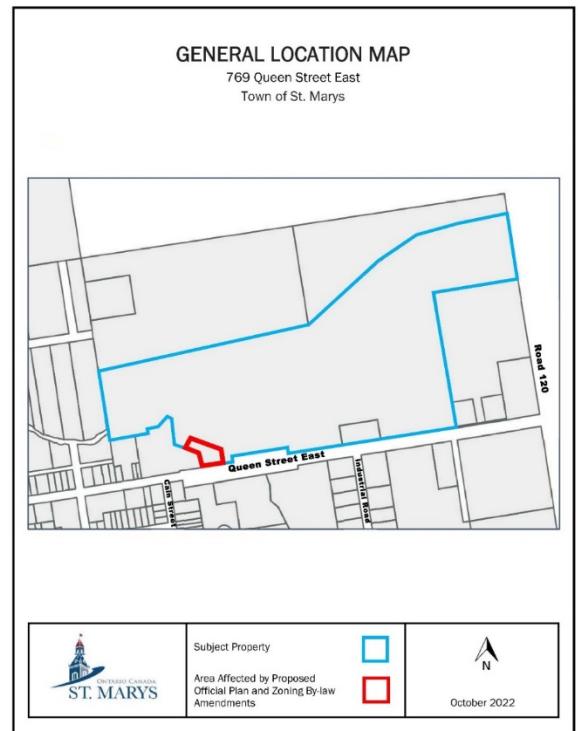
Purpose and Effect of Official Plan and Zoning By-law Amendment Applications

The Applicant is proposing to construct two, 2-storey buildings consisting of 21 short term rental units in association with the current golf/wedding operation. Vehicular access to the proposed development is to be provided by a new driveway from Queen Street East.

The purpose and effect of the Official Plan Amendment and Zoning By-law Amendment Applications is to implement a site-specific exception to the “Recreational” land use designation to define and permit ‘short-term rental accommodation’ on the lands, and to rezone the subject lands to a site-specific “Open Space (OS)” zone with special regulations to define and permit short-term rental accommodation, permit a maximum of 21 dwelling units, permit a minimum front yard of 4.5 metres whereas 6.0 metres is required in the OS Zone, and require a minimum of 1.25 parking spaces per unit.

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 Council will be considering the Applications at its meeting as follows:

Date: Tuesday, December 13, 2022

Time: 6:00 P.M.

Place: To **observe** the meeting:

In-person: 175 Queen Street East, St. Marys – Town Hall Council Chambers

Town’s YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

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

Monday, December 12, 2022, 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 Council. The attendance may be in-person or virtually.

To **provide comment** for Council's consideration, comments can be submitted 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, December 13, 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 official plan amendment is adopted or the 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 official plan amendment is adopted or the 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

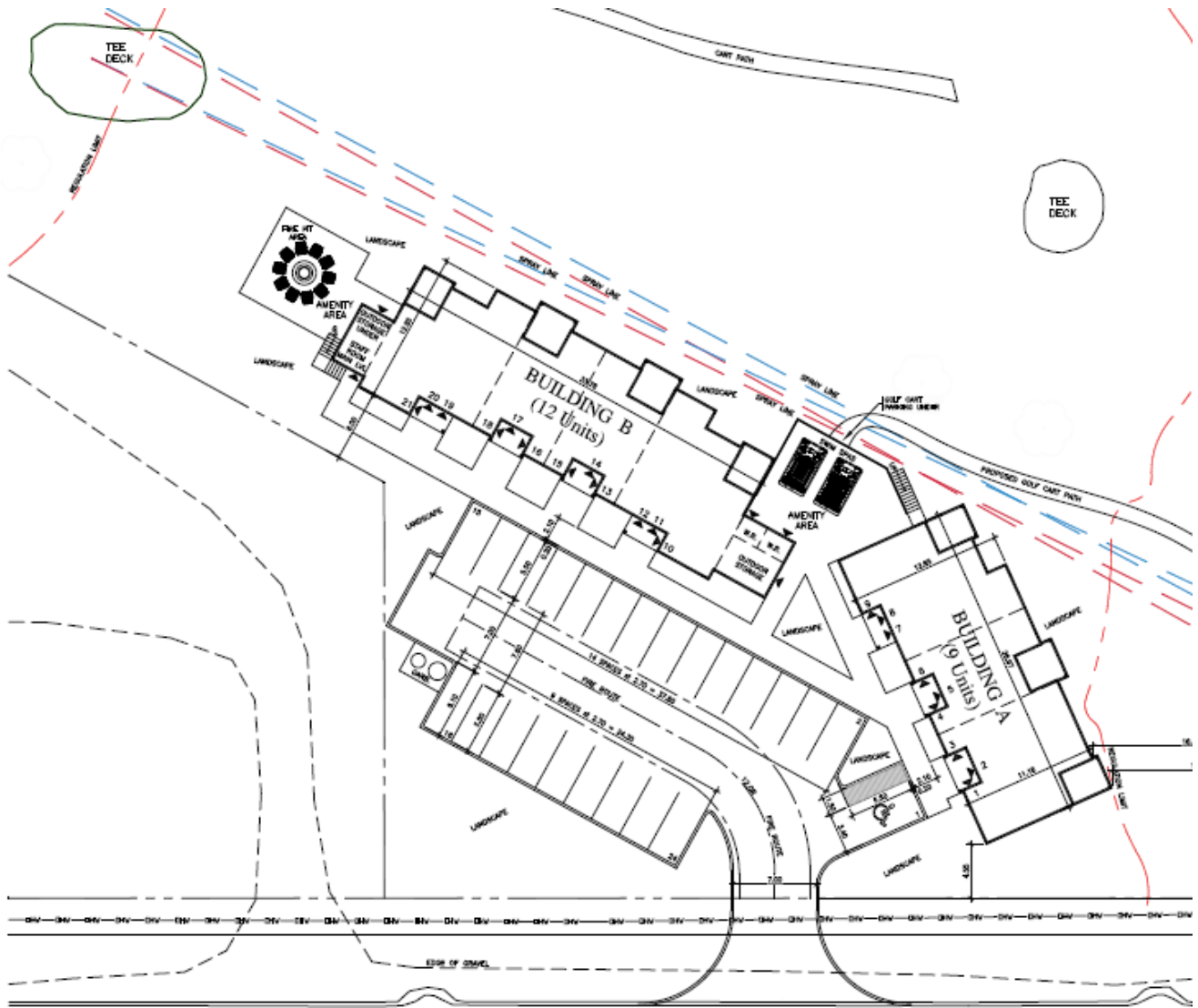
If you wish to be notified of the decision of the Town of St. Marys on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys via email, jmccartney@town.stmarys.on.ca or mail: 175 Queen Street East, P.O.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

DATED at the Town of St. Marys, this 23rd day of November 2022.

Proposed Development – Revised Site Layout



Proposed Development – Renderings



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