

**NOTICE OF THE ADOPTION OF AN OFFICIAL PLAN AMENDMENT
AND PASSING OF A ZONING BY-LAW
BY THE CORPORATION OF THE TOWN OF ST. MARYS**

TAKE NOTICE the Council of the Corporation of the Town of St. Marys adopted Official Plan Amendment No. 39 (OPA 39) on the 24th day of January 2023 under Section 17 of the *Planning Act*, R.S.O. 1990.

AND TAKE NOTICE that the Council of the Corporation of the Town of St. Marys passed By-law No. Z155-2023 on the 24th day of January 2023 under Section 34 of the *Planning Act*, R.S.O. 1990.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal the Town's decision to adopt OPA 39 and/or pass Z155-2023 by filing with the Clerk of the Town of St. Marys not later than the 16th day of February 2023 a notice of appeal setting out the reason(s) for the appeal and accompanied by the proper fee required by the Tribunal. A notice of appeal of OPA 39 must also specify the specific part(s) of the proposed official plan amendment to which the appeal applies.

Proposed OPA 39 is exempt from approval by the Ministry of Municipal Affairs and Housing. The decision of the Council of the Corporation of the Town of St. Marys is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

An explanation of the purpose and effect of the Official Plan Amendment and Zoning By-law, describing the lands to which the Official Plan Amendment and By-law apply, and a map showing the location of the lands to which the Official Plan Amendment and By-law apply are attached. The complete Official Plan Amendment and By-law are available for inspection in my office during regular office hours.

Dated at the Town of St. Marys this 27th day of January 2023.

Jenna McCartney, Clerk
Town of St. Marys
175 Queen Street East, P.O. Box 998
St. Marys, Ontario N4X 1B6
Telephone (519) 284-2340 ext. 212

NOTE:

Only individuals, corporations or public bodies may appeal a decision of the municipality or appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted or the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the

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

Prior to making this decision, Council considered all written and oral submissions received.

THE TOWN OF ST. MARYS

OFFICIAL PLAN AMENDMENT NO. 39 AND BY-LAW NO. Z155-2023

EXPLANATORY NOTE

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.

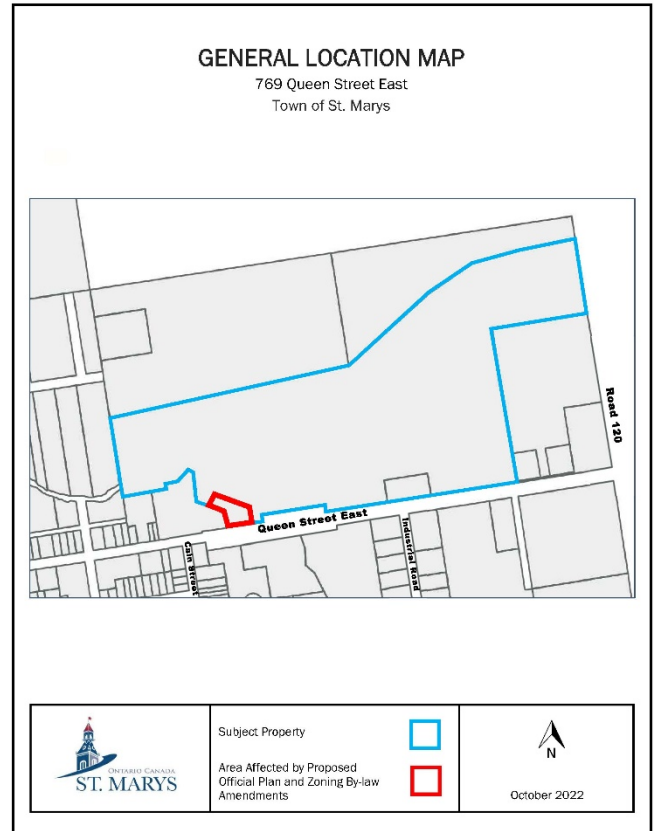
The subject lands are designated “Recreational” in the Town of St. Marys Official Plan” and zoned “Open Space (OS)” in the Town of St. Marys Zoning By-law Z1-1997, as amended.

The applicant is proposing to redevelop the subject lands to construct two, 2-storey buildings consisting of 21 short term rental units in association with the current golf/wedding operation.

The purpose and effect of the proposed Official Plan Amendment is to implement a site-specific exception to the “Recreational” land use designation to define and permit ‘short-term rental accommodation’ on the subject lands.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the subject lands to a site-specific “Open Space (OS-6)” zoning with regulations to:

- (a) permit a short-term rental accommodation as an additional permitted use, with a maximum of 21 units permitted; and,
- (b) apply the following site-specific regulations:
 - (i) Minimum Front Yard: 4.5 metres
 - (ii) Minimum number of parking spaces shall be 1.25 spaces per unit
 - (iii) Short-term rental accommodation means a dwelling unit that is used for any period of less than 28 consecutive days and is operated by the owner of the St. Marys Golf and Country Club. Short-term rental



accommodation shall not include a hotel, motel, dwelling apartment, dwelling boarding or lodging house. The principal use of the dwelling unit shall be for the short-term rental accommodation accessory to the existing golf course, restaurant, and wedding venue operations.

By-law Z155-2023 shall be deemed to have come into force on the day it was passed, if no notice of appeal is filed pursuant to the provisions of the Planning Act, and when OPA 39 comes into full force and effect.