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**NOTICE OF OPEN HOUSE AND PUBLIC MEETING CONCERNING
 APPLICATIONS FOR APPROVAL OF PROPOSED PLAN OF SUBDIVISION
 AND ZONING BY-LAW AMENDMENT**

Town File Numbers: STM 01-2019 and Z02-2019

General Location: Part Lots 15 and 16,
 Concession 17 and Part Lot
 15, Thames Concession

OPEN HOUSE

You are invited to attend an Open House to review materials related to the proposed development, speak to representatives of Thames Crest Farms Limited and Town of St. Marys staff, and provide input on the Applications.

Date and Time	Wednesday, June 26, 2018 from 6:00 p.m. to 8:00 p.m.
Location	Town of St. Marys Municipal Operations Centre (408 James Street South)

The Open House will be an informal, drop-in format (no presentation) and therefore you can attend any time between 6:00 and 8:00 p.m.

PUBLIC MEETING

TAKE NOTICE that, pursuant to Sections 34 and 51 of the Planning Act, R.S.O. 1990, the Council of the Corporation of the Town of St. Marys will hold a public meeting to consider these Applications for Plan of Subdivision and Zoning By-law Amendment.

Date and Time	Tuesday, July 23, 2019 at 6:00 p.m.
Location	Town of St. Marys Town Hall Council Chamber (175 Queen Street East)

APPLICATION DETAILS

A copy of the proposed Plan of Subdivision is provided with this notice and shows 170 single-detached residential lots (with frontages generally ranging from 10.7 to 20.1 metres), 3 medium density blocks for approximately 55 street townhouse units, 3 park blocks, 3 storm water management blocks and new roads on approximately 19.8 hectares of the subject lands.

The subject lands are currently zoned Development (RD) and Open Space (OS), with a very small portion along the southern boundary of the subject lands identified as Upper Thames River Conservation Authority Regulation Limit according to the Town’s Zoning By-law Z1-1997. The purpose and intent of the proposed Zoning By-law Amendment Application is to amend the Town’s Zoning By-law No. Z1-1997 to change the zoning of the subject property as summarized below and as shown on the draft Zoning Schedule is provided with this notice.

1. Residential Zone Three (R3 - X) to permit one-single detached dwelling on one lot and accessory uses, buildings and structures, with the following exceptions:
 - a) Lot Area Minimum

Interior Lots	315 square metres
Corner Lots	450 square metres

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| b) Lot Frontage Minimum | | |
| | Interior Lots | 10.5 metres |
| | Corner Lots | 15.0 metres |
| c) Lot Depth Minimum | | 30.0 metres |
| d) Front Yard Minimum | | 6.0 metres to garage and 4.5 metres to dwelling or front porch |
| e) Interior Side Yard Minimum | | 1.2 metres on both sides |
| f) Exterior Side Yard Minimum | | 4.5 metres |
| g) Rear Yard Minimum | | 6.0 metres |
| h) Lot Coverage Maximum | | 45 percent |
| i) Gross Floor Area Ratio Maximum | | 80 percent |
| j) Landscaped Open Space Minimum | | 25 percent |
2. Residential Zone Three (R3 - XX) to permit one-single detached dwelling on one lot and accessory uses, buildings and structures, with the following exceptions:
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| a) Lot Depth Minimum | | 29.5 metres |
| b) Front Yard Minimum | | 4.5 metres to dwelling or front porch |
| c) Interior Side Yard Minimum | | 1.2 metres for one storey and 1.8 for two storeys |
| d) Exterior Side Yard Minimum | | 4.5 metres |
| e) Rear Yard Minimum | | 6.0 metres for lots with depths less than 35 metres |
| f) Lot Coverage Maximum | | 45 percent |
3. Residential Zone Three (R4 - X) to permit one-single detached dwelling on one lot and accessory uses, buildings and structures, with the following exceptions:
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| a) Lot Frontage Minimum | | |
| | Corner Lots | 13.0 metres |
| b) Interior Side Yard Minimum | | 1.2 metres on both sides |
| c) Exterior Side Yard Minimum | | 4.5 metres |
| d) Rear Yard Minimum | | 6.0 metres for lots with depths less than 35 metres |
| e) Lot Coverage Maximum | | 45 percent |
4. Residential Zone Five (R5 - X) to permit row or townhouse dwellings and accessory uses, buildings and structures, with the following exceptions:

Requirements for Row or Townhouse Dwellings

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| a) Lot Depth Minimum | | 30.0 metres |
| b) Front Yard Minimum | | 6.0 metres to garage and 4.5 metres to dwelling |
| c) Interior Side Yard Minimum | | 2.5 metres |
| d) Exterior Side Yard Minimum | | 3.5 metres |
| e) Rear Yard Minimum | | 6.0 metres |
| f) Building Height Maximum | | 12.0 metres |
| g) Lot Coverage Maximum | | 50 percent |

Requirements for One Dwelling Unit of a Row or Townhouse Dwelling on One Lot

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|---------------------|--------------|-------------------|
| a) Lot Area Minimum | | |
| | Interior Lot | 180 square metres |
| | End Unit | 255 square metres |
| | Corner Lot | 285 square metres |

b) Lot Frontage Minimum	
End Unit	8.5 metres
Corner Lot	9.5 metres
c) Lot Depth Minimum	30.0 metres
d) Interior Side Yard Minimum	2.5 metres
e) Exterior Side Yard Minimum	3.5 metres
f) Rear Yard Minimum	6.0 metres
g) Building Height Maximum	12.0 metres
h) Lot Coverage Maximum	N/A

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

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 Planning Report and will be included in the Council agenda and minutes. Council agenda and minutes are published on the Town of St. Marys website at 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 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 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 a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Council of 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 of the Town of St. Marys to the Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of St. Marys in respect of the proposed plan of subdivision and/or zoning by-law amendment, you must make a written request to Brent Kittmer, CAO-Clerk of the Town of St. Marys (see contact information below).

FOR ADDITIONAL INFORMATION about this matter, including information about preserving your appeal rights and how to review materials relating to the proposed plan of subdivision and zoning by-law amendment, please contact Grant Brouwer (see contact information below) or visit the Town of St. Marys Municipal Operations Centre (408 James Street South) during office business hours. Note that information can be provided in an accessible format upon request.

DATED AT THE TOWN OF ST. MARYS THIS 14th DAY OF JUNE, 2019.

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).

