



175 QUEEN STREET EAST  
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[www.townofstmarys.com](http://www.townofstmarys.com)

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

**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 on **Tuesday, September 15, 2020 at 6:00 p.m.** to consider Applications (by 2503778 Ontario Incorporated, Files STM 01-2020 and Z03-2020) for approval of a draft plan of subdivision and amendment to the Town of St. Marys 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 approximately 2.05 hectare (5.07 acre) subject property is located at the northeast corner of Wellington Street North and Egan Avenue as shown on the General Location Map. A copy of the proposed plan of subdivision is included with this Notice.

The purpose and effect of the Applications is to allow for the development of a total of 52 residential dwellings as follows:

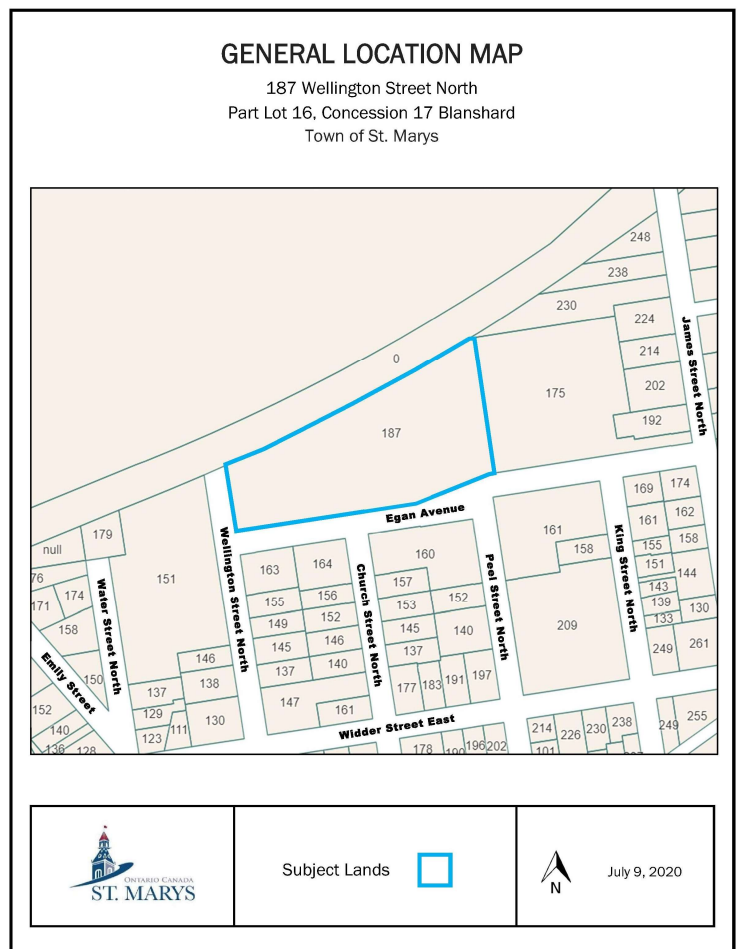
- 8 semi-detached dwelling units in 4 buildings fronting onto Egan Avenue on Blocks 2 through 5
- 6 street townhouse dwelling units in 2 buildings fronting onto Egan Avenue on Blocks 1 and 8
- 8 dwelling units in 2 ‘attached duplex’ buildings fronting onto Egan Avenue on Blocks 6 and 7
- 30 vacant land condominium townhouse dwelling units in 6 buildings on Block 9 to be accessed via a private street from Egan Avenue

The purpose and intent of the proposed Zoning By-law Amendment is to amend the Town’s Zoning By-law No. Z1-1997 to change the zoning of the subject property to permit the proposed plan of subdivision.

The proposed Zoning By-law Amendment would rezone the subject property from “Development Zone (RD)” to Residential Zone Four (R4-#) for semi-detached and attached duplex dwellings on Blocks 2 through 7 and Residential Zone Five (R5-#) for townhouse dwelling units on Blocks 1, 8 and 9, with the following site specific regulations:

- Two dwelling units of an attached duplex dwelling on one lot shall be an additional permitted use on lands zoned Residential Four (R4-#)
- An “attached duplex” shall mean a duplex dwelling, as defined, attached to another duplex dwelling, thereby accommodating four dwelling units in total in one building, but has been divided vertically.
- Requirements for an attached duplex:
 

- Lot Area, Minimum	400 m <sup>2</sup>
- Lot Frontage, Minimum	11 metres
- Lot Depth, Minimum	35 metres
- Front Yard, Minimum	6.0 metres
- Interior Side Yard, Minimum	1.8 metres
- Exterior Side Yard, Minimum	6.0 metres
- Rear Yard, Minimum	7.5 metres
- Building Height, Maximum	10.5 metres
- Lot Coverage, Maximum	40 percent
- Landscaped Open Space, Minimum	30 percent
- Parking Requirements	In accordance with the provisions of Section 5.21
- Minimum width of internal driveways of 3.0 metres on attached duplex lots whereas Section 5.21.5 requires 6.0 metres



- Sections 11.3.10 and 11.4.10 requiring a maximum gross floor area ratio of 70 percent for semi-detached and attached duplexes shall not apply
- Minimum lot area of 985 m<sup>2</sup> for townhouse Block 1 whereas Section 12.4.1 requires 1,017.5 m<sup>2</sup>
- Minimum interior side yard of 7.0 metres for townhouse Block 9 whereas Section 12.4.6 requires 4.5 metres
- Maximum lot coverage of 50 percent for townhouses whereas Section 12.4.10 permits 35 percent
- Minimum lot area of 430 m<sup>2</sup> for townhouses on corner lot whereas Section 12.5.1 requires 453.25 m<sup>2</sup>
- Minimum lot area of 295 m<sup>2</sup> for an internal end unit on townhouse Block 1 whereas Section 12.5.1 requires 397.75 m<sup>2</sup>
- Minimum side yard of 1.8 metres for an internal end unit on townhouse Block 1 whereas Section 12.5.5 requires 4.5 metres
- Minimum lot frontage of 38 metres for townhouse Block 9 (the Egan Avenue frontage is deemed to be the frontage of the lot)

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 and/or zoning by-law amendment.

### **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. 212. 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** emailing [clerksoffice@town.stmarys.on.ca](mailto:clerksoffice@town.stmarys.on.ca) no later than noon on Monday, September 14, 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 and participate** by:

- (a) 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;

- (b) providing 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; and/or,

- (c) joining the Zoom Webinar as follows:

- For video connection, please join using the following link and password:

<https://zoom.us/j/95647890431?pwd=QzZGOWp1QU9PQ0ZTWmFsR29JY3lUZz09>

Password: 947084

During the meeting, select the "raise hand" function to be placed in the queue for questions and comments. The moderator will unmute each attendee in sequence order for an opportunity to address Council.

- For telephone connection, please call the following number and insert the meeting ID:

Dial (for higher quality, dial a number based on your current location):

1 855 703 8985 (Toll Free)

Webinar ID: 956 4789 0431

Password: 947084

During the meeting, select "\*9" to be placed in que to provide questions and comments.

**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 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 on 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 (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)).

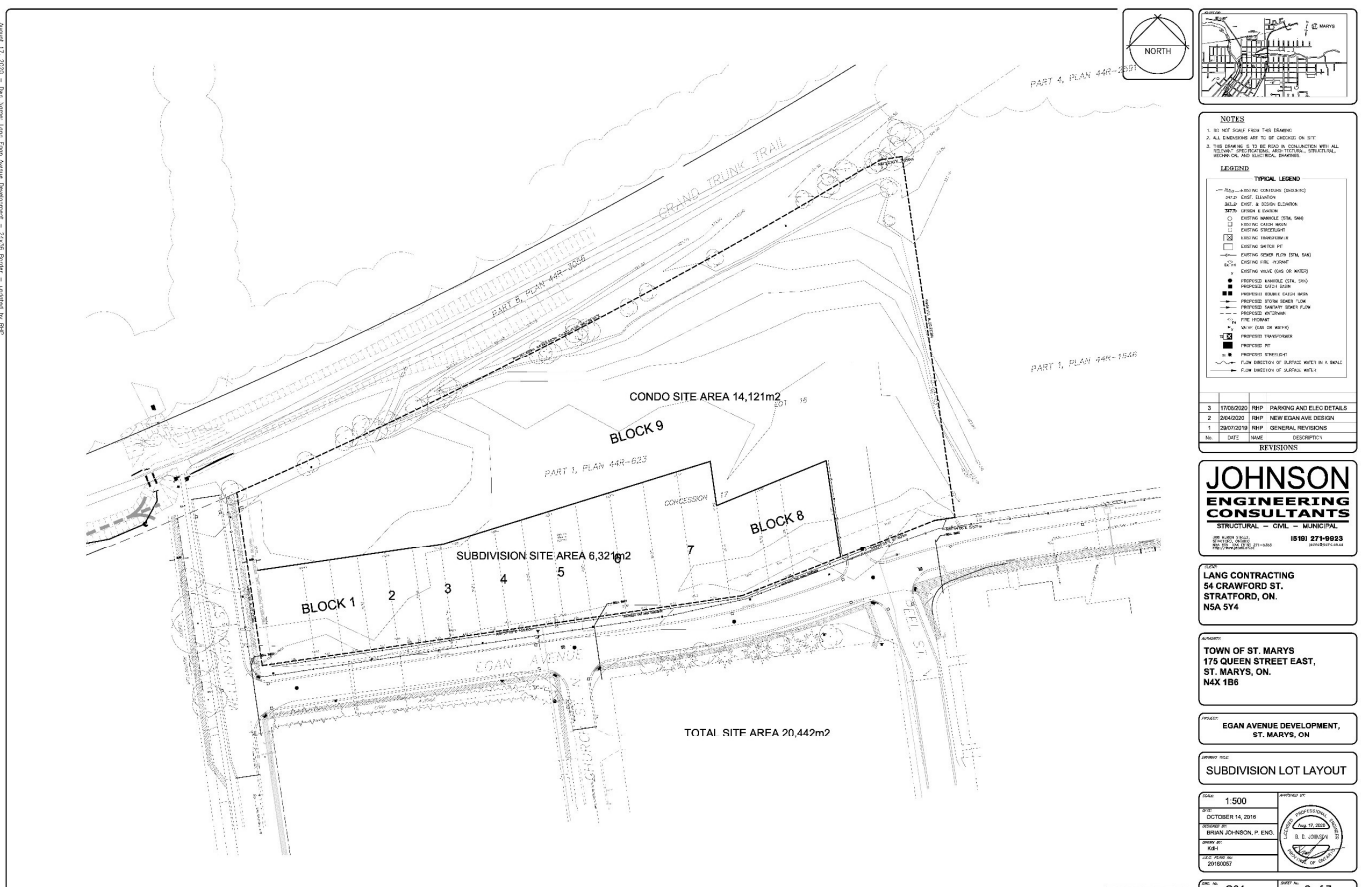
**ADDITIONAL INFORMATION** relating to the proposed plan of subdivision and zoning by-law amendment, including information about preserving your appeal rights, is available by contacting Grant Brouwer, Director of Building and Development of the Town of St. Marys (contact information provided below) 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 26<sup>th</sup> DAY OF AUGUST, 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).



All application submission documents can be accessed and downloaded from the Town's Current Planning / Development Applications webpage for review at:

[www.townofstmarys.com/en/current-planning---development-applications.aspx](http://www.townofstmarys.com/en/current-planning---development-applications.aspx)