



175 QUEEN STREET EAST
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 ST. MARYS, ONT. N4X 1B6
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 FAX (519) 284-3881
www.townofstmarys.com

**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, September 15, 2020 at 6:00 p.m.** to consider Applications (by Heybolt Ontario Ltd., Files OP01-2020 and Z02-2020) 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 vacant 0.2 hectare (0.49 acre) subject property is located at the northeast corner of Queen Street West and Ann Street as shown on the General Location Map.

The purpose and effect of the Applications is to amend the Town's Official Plan and Zoning By-law to permit the development of two townhouse buildings with a total of nine units, as shown on the Conceptual Layout Plan provided in this notice. Proposed Building 'A' with three units fronts onto Queen Street West and proposed Building 'B' with six units fronts onto Ann Street. Both buildings will be two storeys in height, and each unit will have a single-car garage and one parking space for visitors.

The proposed official plan amendment would redesignate the property from "Highway Commercial" to "Residential", and the proposed zoning by-law amendment would rezone the property from "Highway Commercial (C3-H)" to "Residential Zone Five (R5-#)" with the following site specific regulations.

- Minimum lot frontage of 45 metres along Ann Street whereas Section 12.4.2 requires 47 metres
- Minimum front and exterior yards of 4.5 metres to building (not garage) whereas Sections 12.4.5 and 12.4.7 require 6 metres
- Minimum interior side yard of 1.5 metres whereas Section 12.4.6 requires 4.5 metres
- Minimum rear yard of 1.5 metres whereas Section 12.4.8 requires 7.5 metres
- Maximum lot coverage of 40 percent whereas Section 12.4.10 requires 35 percent
- Provision of a 2.0 metre high fence whereas Section 12.4.13 requires a planting strip

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.



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 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. 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.

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).

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) or can be accessed on the Town's Current Planning / Development Applications webpage at:

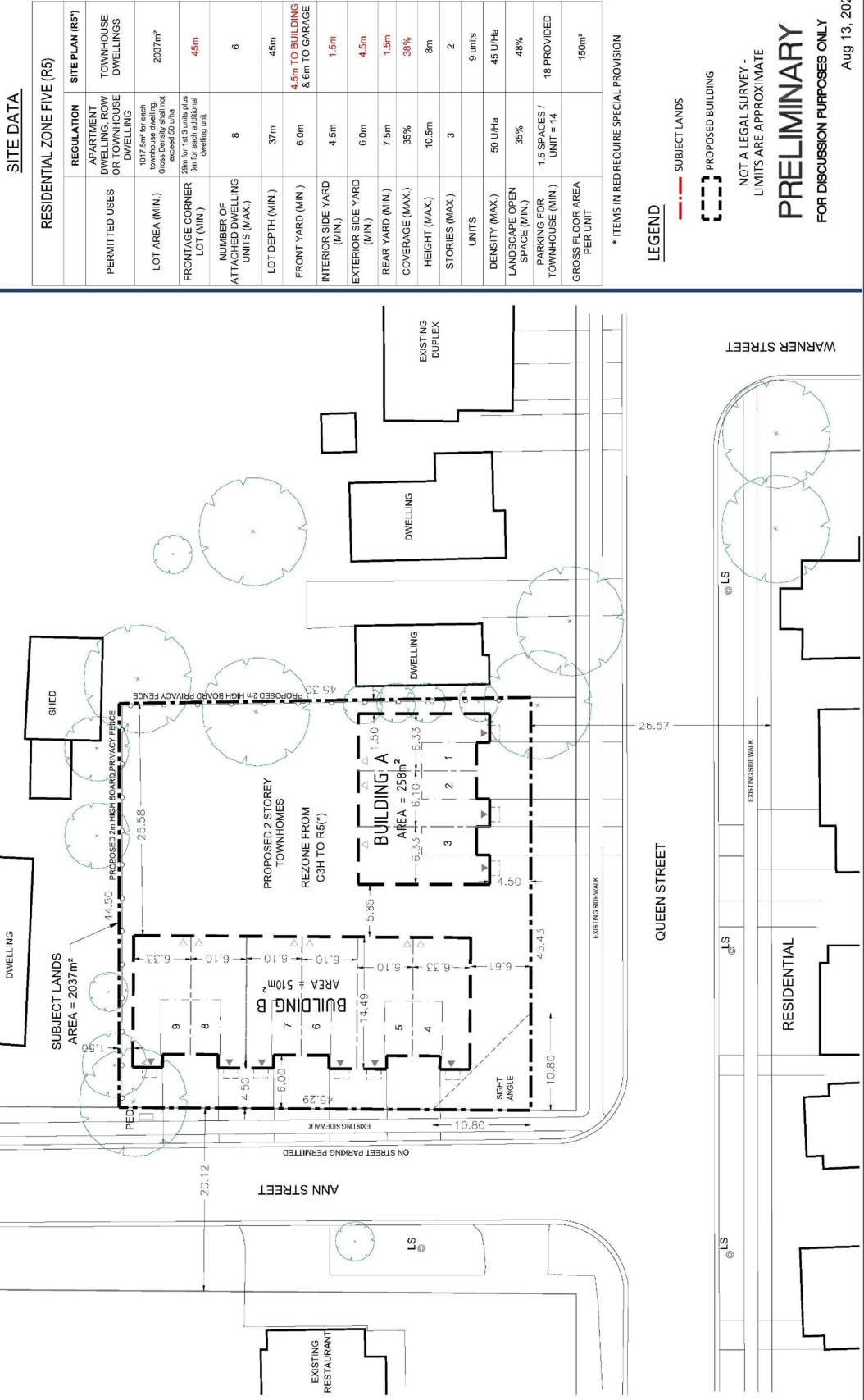
www.townofstmarys.com/en/current-planning---development-applications.aspx

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

DATED AT THE TOWN OF ST. MARYS THIS 26th 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).

Proposed Concept Layout Plan



PREFERRED LAYOUT
RESIDENTIAL DEVELOPMENT
323 QUEEN STREET WEST - ST. MARY'S
HEYBOLDT ONTARIO LIMITED

Montelth • Brown
planning consultants

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