



175 QUEEN STREET EAST
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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 8, 2020 at 6:00 p.m.** to consider Applications (by the Corporation of the Town of St. Marys, Files OP02-2020 and Z04-2020) 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 subject properties front onto the east side of Water Street South, south of Washington Street, as shown on the General Location Map. 465 Water Street South is approximately 1.1 hectares (2.7 acres) in size and 481 Water Street South is approximately 0.15 hectares (0.37 acres) in size.

In February of 2019, Town Council approved Official Plan Amendment No. 33 (OPA 33) to redesignate 481 Water Street South from Recreational to Highway Commercial and passed Zoning By-law No. Z132-2019 to rezone 481 Water Street South from Institutional (I-4) to Highway Commercial (C3-12) to permit a range of commercial and light industrial uses. By-law No. Z132-2019 also reduced certain standards in the C3 Zone (5 metre minimum front yard, 2.5 metre minimum interior side yard and 2.5 metre minimum rear yard).

The Town intends to convey approximately 0.25 hectares (0.62 acres) of land from the west part of 465 Water Street South (Part 1 on Reference Plan 44R-5776) and merge these lands with 481 Water Street South (Part 2 on Reference Plan 44R-5357). The proposed merged landholding is referred to as the 'subject lands' and are the lands subject to the Applications as shown on the General Location Map.

The purpose and effect of the Applications is to amend the land use permissions for 481 Water Street South and extend these permissions to the lands to be conveyed and merged. Approval of the Applications would allow for the following uses on the subject lands (in addition to those uses already permitted by OPA 33 and Z132-2019): contractor's yard or shop; office; business office; support office; repair shop; and retail store including the sale of cannabis and related products and vitamins. Approval of the proposed Zoning By-law Amendment would also amend the site specific zoning provisions for lands zoned C3-12 by changing the interior side yard minimum to 1.5 metres (from the east property line) and remove the 2.5 metre minimum rear yard requirement, reverting back to the applicable rear yard minimum requirements under the C3 Zone.

A copy of the proposed concept site plan is included with this Notice.

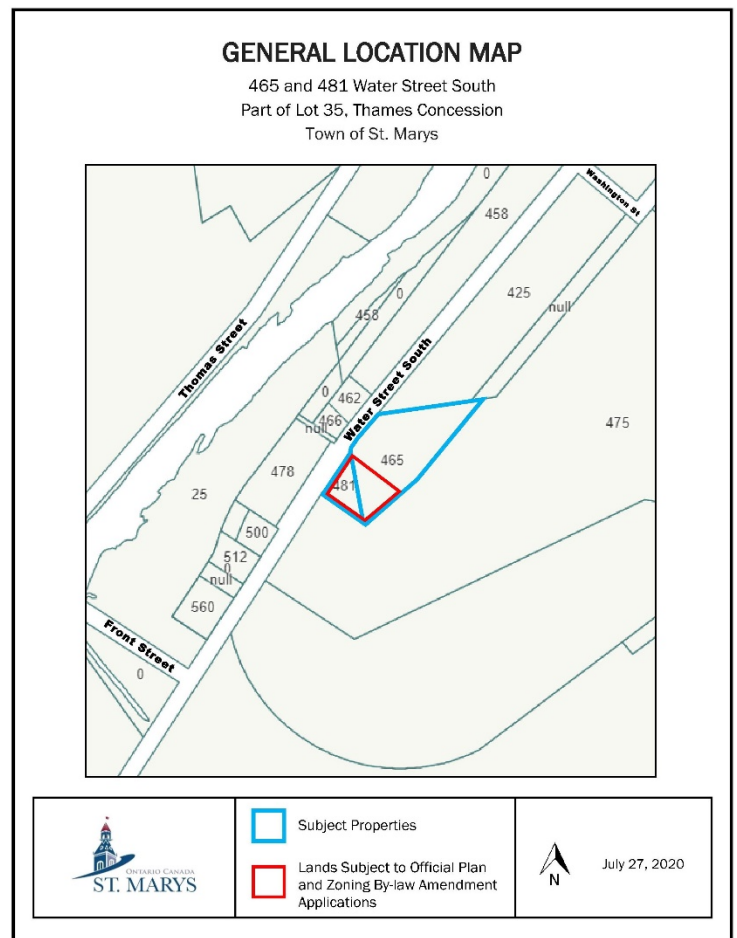
Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan and/or Zoning By-law Amendments.

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 Friday, September 4, 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/98589790563?pwd=V252WUZFEUVnM0R0JiZiFmY2t1OT09>
Password: 098782
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: 985 8979 0563 Password: 098782
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 18th 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).

