



# NOTICE OF RECEIPT OF COMPLETE APPLICATION AND PLANNING ADVISORY COMMITTEE MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

File No: Z05-2022  
Property Owner: C & C Management  
Property Address: 60 (& 50) Road 120

**TAKE NOTICE THAT** the Corporation of the Town of St. Marys has received an Application for Zoning By-law Amendment (by C&C Management, File Z05-2022) pursuant to Section 34 of the Planning Act R.S.O. 1990 and have deemed same to be complete pursuant to the provisions of the Planning Act R.S.O. 1990.

## Description and Location of Subject Lands

The properties known municipally as 50 Road 120 and 60 Road 120 have been merged as one property, now known as 60 Road 120 (the 'subject property'). The 1.87 ha subject property is located on Road 120 at the Town's boundary limit, as shown on the General Location Map, and is designated "General Industrial" in the Town of St. Marys Official Plan. The subject property is zoned "Light Industrial (M1)" in the Town of St. Marys Zoning By-law Z1-1997, as amended, with the exception of approximately 0.31 ha located in the southeast corner of the property that is zoned "Development (D)" and subject to this application.

There are two existing single detached dwellings on the subject property. On February 22, 2022 Town Council entered into a Site Plan Agreement with the Owner for the purpose of constructing a mini-storage facility including six (6) storage units on the lands zoned "Light Industrial (M1)". The Owners are proposing to construct an additional two (2) storage units on the lands zoned "Development (D)" for a total of eight (8) storage units.

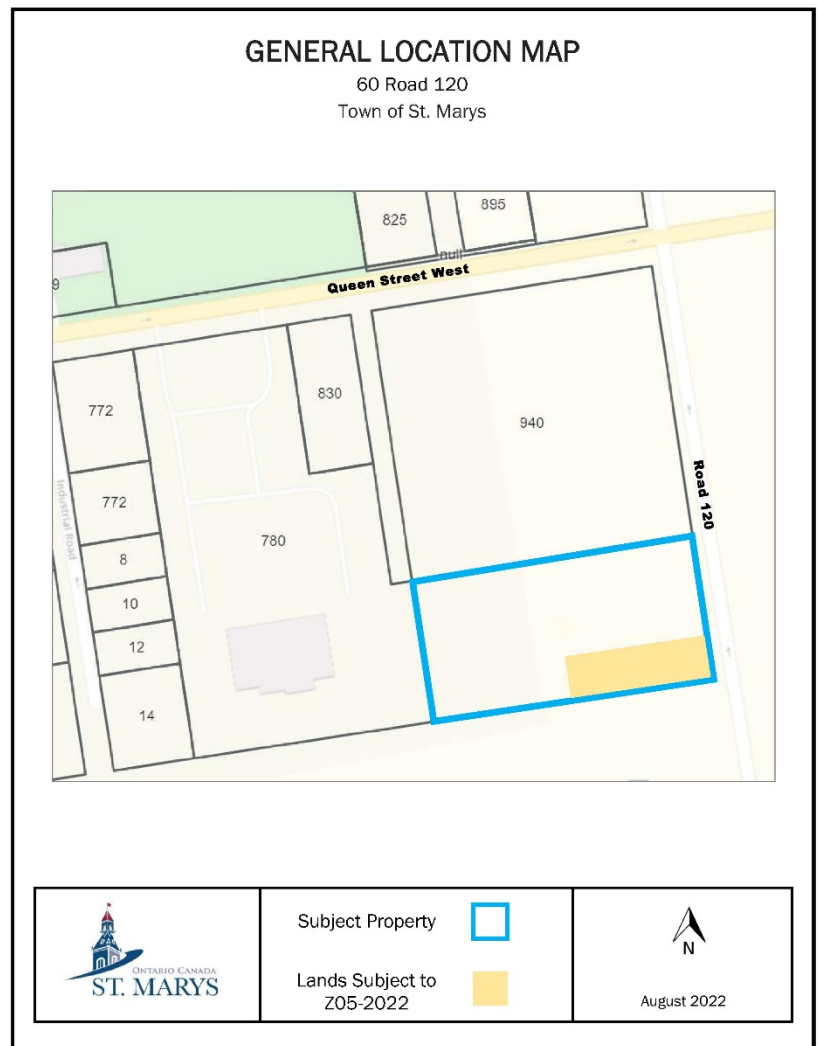
## Purpose and Effect of Zoning By-law Amendment Application

As per Section 28 of the Town's Zoning By-law Z1-1997, as amended, no person shall within the "Development (D)" zone use any land or erect, alter or use any building or structure unless:

- Uses, buildings, and structures lawfully existing on the date of passing of this By-law
- Agricultural uses, excluding buildings and structures
- Accessory uses, buildings, and structures lawfully existing on the date of the passing of this By-law.

Therefore, no development is permitted in the "Development (D)" zone. The purpose and effect of the Zoning By-law Amendment Application is to amend the Town's Zoning By-law to change the zoning of the lands subject to this application to "Light Industrial (M1)" to align with the zoning on the remaining portion of the property and to conform with the Official Plan designation to facilitate the expansion of the mini-storage facility.

Additional details related to this Application can be found on the Town of St. Marys website:



**TOWN OF ST. MARYS | BUILDING & DEVELOPMENT**  
Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6

Phone: 519-284-2340, ext. 215 | Fax: 519-284-0902  
[gbrouwer@town.stmarys.on.ca](mailto:gbrouwer@town.stmarys.on.ca) | [www.townostmarys.com](http://www.townostmarys.com)

### Meeting Details

The Town's Planning Advisory Committee (PAC) will be reviewing the Application at its meeting as follows:

**Date:** Monday, August 29, 2022  
**Time:** 6:00 P.M.  
**Place:** This will be a virtual meeting.

To **participate** in this meeting (provide comments or questions), join the Zoom Webinar as follows:

<https://us06web.zoom.us/j/85603716570>

Webinar ID: 856 0371 6570  
Telephone: 1-855-703-8985  
Passcode: 034805

To **observe** the meeting (no comments or questions), visit the Town's YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>.

Send any comments or concerns for PAC's consideration in writing to the Planning Department, via email to [planning@town.stmarys.on.ca](mailto:planning@town.stmarys.on.ca) or by mail to the Town Office (175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6) before **12 Noon on Monday, August 29, 2022**. Please note that if you are not able to submit comments prior to or during the PAC meeting, Council will be apprised of all public comments received prior to making a decision on the application at a later date.

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:

[https://calendar.townofstmarys.com/council?\\_mid=100956](https://calendar.townofstmarys.com/council?_mid=100956)

Please note that this PAC meeting is not the required public meeting under the Planning Act. At this meeting, the PAC will: review the application; consider information and comments provided by the Applicant, Town staff and public; and consider making recommendation(s) to Council with respect to the further processing of these Applications. A second notice will be issued indicating a public meeting date when scheduled.

### Other Information:

If a person or public body would otherwise have an ability to appeal the decision of Council of the Corporation of the Town of St. Marys to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or making written submissions to the Town of St. Marys before the proposed zoning 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 zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

### Notification

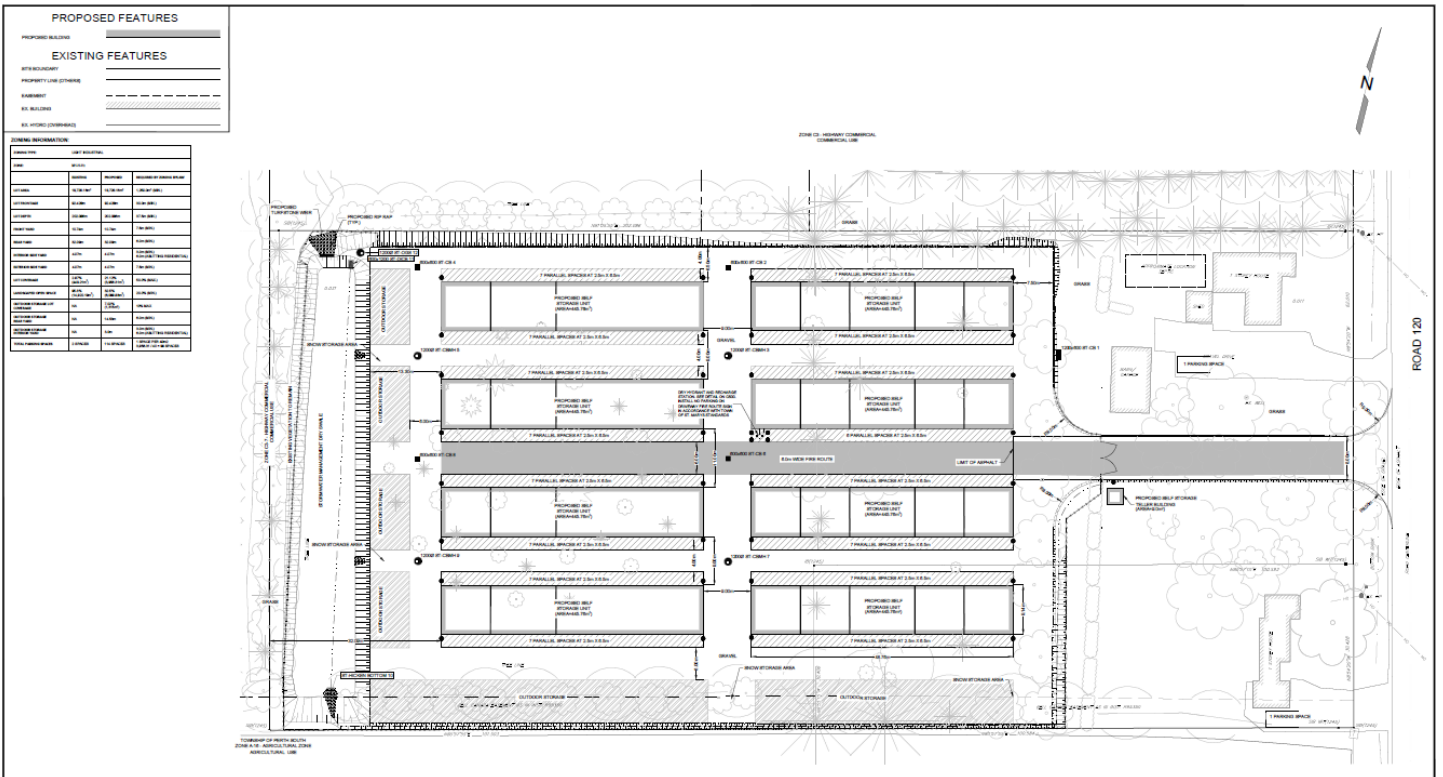
If you wish to be notified of the decision of the Town of St. Marys on the proposed zoning by-law amendment, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys via email, [jmccartney@town.stmarys.on.ca](mailto:jmccartney@town.stmarys.on.ca) or mail: 175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6

If you have any questions regarding the application please contact Grant Brouwer, Director of Building and Development, at 519-284-2340 ext. 215 or [gbrouwer@town.stmarys.on.ca](mailto:gbrouwer@town.stmarys.on.ca)

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

**DATED** at the Town of St. Marys, this 16<sup>th</sup> day of August, 2022

**TOWN OF ST. MARYS | BUILDING & DEVELOPMENT**  
Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6



<b>KEY PLAN</b> N.T.S. 	<b>TOWN OF ST. MARYS</b> SITE LOCATION	<b>CONTRACTOR NOTES:</b> CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND HEIGHT NOTED HEREON TO THE EXISTING RECORD TO CORROBORATE IF ANY. ALL DIMENSIONS SHALL REFLECT THE PROPERTY OF THE OWNER AND SHALL NOT BE CHANGED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. DIMENSIONS SHALL NOT BE BASED ON CONSTRUCTION LINES. THERE MUST BE A PLAIN NUMBER AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED.	<b>NO.</b> 1 2 3 4 5	<b>DESCRIPTION</b> 1. DESIGN FOR CLIENT REVIEW 2. DESIGN FOR SITE PLAN APPROVAL 3. REVIEW FOR MUNICIPAL COMMENTS 4. DESIGN FOR SITE PLAN AMENDMENT	<b>DATE</b> 2021.11.12 2021.11.18 2021.12.08 2022.01.18	 	<b>ROAD 120 SELF STORAGE UNITS</b> PROJECT INFORMATION C & C MANAGEMENT	<b>CLIENT INFORMATION</b> ROAD 120, ST. MARYS, ONTARIO	<b>DESIGNED BY</b> PROJECT No. SCALE 1:300	<b>SITE PLAN</b> DRAWING No. <b>C200</b> SHEET No. 1 of 4
			<b>BENCHMARK</b> ALTERNATE HAS RELATED TO TOP SURFACE OF HIGH POINT ON THE NORTH SIDE OF QUARRY STREET AT THE CORNER OF QUARRY AND QUINLAN. ELEVATION: 235.88m							

**TOWN OF ST. MARYS | BUILDING & DEVELOPMENT**  
 Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6

Phone: 519-284-2340, ext. 215 | Fax: 519-284-0902  
[gbrouwer@town.stmarys.on.ca](mailto:gbrouwer@town.stmarys.on.ca) | [www.townostmarys.com](http://www.townostmarys.com)