



## NOTICE OF RECEIPT OF COMPLETE APPLICATION AND PLANNING ADVISORY COMMITTEE MEETING CONCERNING PROPOSED DRAFT PLAN OF CONDOMINIUM

**File No:** DPC 01-2023  
**Applicant:** 2503778 Ontario Incorporated  
**Property Address:** 165 Egan Ave  
Block 9, Plan 44M-86, Part Lot 16 Concession 17 (Blanshard), Town of St. Marys.

**TAKE NOTICE THAT** the Corporation of the Town of St. Marys has received an Application for Draft Plan of Condominium (by 2503778 Ontario Incorporated, File DPC 01-2023) pursuant to Section 51 of the Planning Act R.S.O. 1990 and has deemed same to be complete pursuant to the provisions of the Planning Act R.S.O. 1990. The Planning Advisory Committee will be holding a meeting to consider the Application on Monday, July 31, 2023, at 6:00 p.m. in the Municipal Operations Centre Boardroom (408 James Street South).

### Description and Location of Subject Lands

The subject property is located on the north side of Egan Ave between Wellington Street North, and Peel Street North. The irregularly shaped subject property is approximately 1.48 hectares in size, with 37 metres of frontage along Egan Avenue, and 26 metres of frontage along Wellington Street North, as shown on the General Location Map

The subject property is designated "Residential" in the Town of St. Marys Official Plan and zoned "Residential Zone Five ("R5-14c") in the Town of St. Marys Zoning By-law Z1-1997, as amended.

### Purpose and Effect of Application for Draft Plan of Condominium

The Owner has applied for approval of a Draft Plan of Condominium (Vacant Land), for the purpose of constructing thirty (30) freehold condominium townhouse units in six (6) buildings, a new common element private road providing access from Egan Avenue and shared common elements (visitor parking area and stormwater management).

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

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

### Meeting Details

The Town of St. Marys Planning Advisory Committee will be considering the Application at its meeting as follows:

**Date:** Monday, July 31, 2023

**Time:** 6:00 P.M.

**Place:** To **observe** the meeting:

**In-person:** 408 James Street South – Municipal Operations Centre Boardroom

**Town's YouTube Channel:**

<https://www.youtube.com/channel/UCzuUpFqxcEI80G-dOYKteFQ>

To **attend as a delegation** please email [planning@town.stmarys.on.ca](mailto:planning@town.stmarys.on.ca) no later than noon Tuesday, July 25, 2023, requesting to be a delegation and include any materials you wish to share with Planning Advisory Committee.

To **provide comment** for Committee's consideration, comments can be submitted via email to [planning@town.stmarys.on.ca](mailto:planning@town.stmarys.on.ca) or by mail to the Town Office P.O. Box 998, St. Marys, ON N5X 1B6 before 12 Noon on Monday, July 31, 2023.

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 PAC / 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)

**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.townofstmarys.com](http://www.townofstmarys.com)

At this meeting, the PAC will: review the application; consider information and comments provided by the Applicant, Town staff, agencies and public; and consider making recommendation(s) to Council with respect to the further processing of this application.

### Other Information

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Town of St. Marys in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, 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 the public meeting or make written submissions to the Town of St. Marys in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, 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.

### Notification

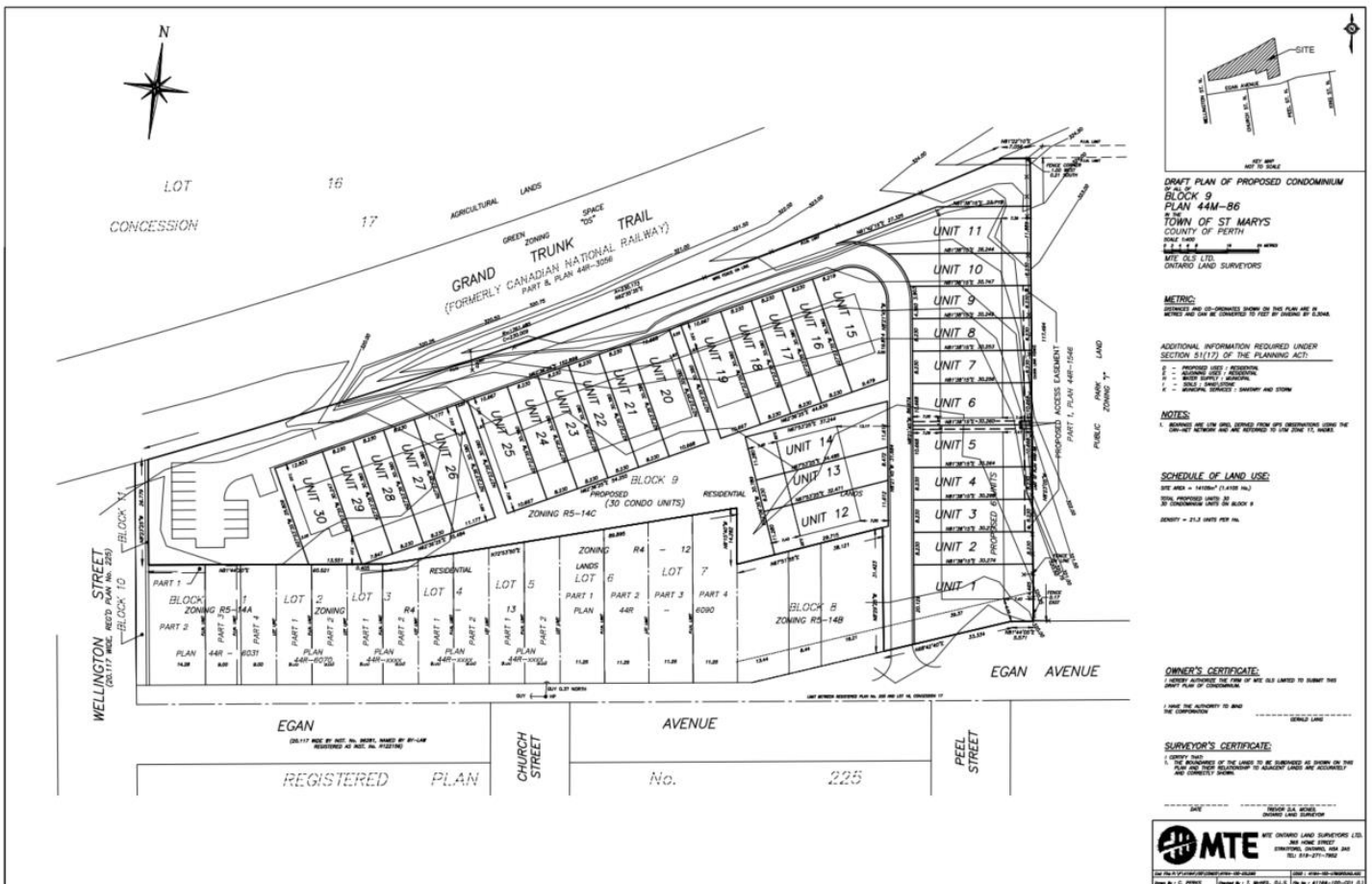
If you wish to be notified of the decision of the Town of St. Marys on the Application for Plan of Condominium, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys via email, [jmccartney@town.stmarys.on.ca](mailto:jmccartney@town.stmarys.on.ca) or mail: 175 Queen Street 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 17<sup>th</sup> day of July, 2023.

## PROPOSED DRAFT PLAN OF CONDOMINIUM



**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)