



NOTICE OF RECEIPT OF COMPLETE APPLICATIONS AND PLANNING ADVISORY COMMITTEE MEETING CONCERNING PROPOSED OFFICIAL PLAN AND ZONING BY- LAW AMENDMENTS

File No: OPA 01-2022 & Z06-2022
Applicant: Staffen Family Holdings Inc.
Property Address: 769 Queen Street East

TAKE NOTICE THAT the Corporation of the Town of St. Marys has received Applications for Official Plan and Zoning By-law Amendments (by Staffen Family Holdings Inc., Files OPA 01-2022 & Z06-2022) pursuant to Sections 22 and 34 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.

Description and Location of Subject Lands

The approximately 26.8 hectare, irregularly shaped subject property has frontage along the north side of Queen Street East and the west side of Road 120, as shown on the General Location Map,

The lands subject to these applications (the “subject lands”) are approximately 0.8 hectares in size and are located in the southwesterly corner of the property.

The subject lands are designated “Recreational” in the Town of St. Marys Official Plan” and zoned “Open Space (OS)” in the Town of St. Marys Zoning By-law Z1-1997, as amended.

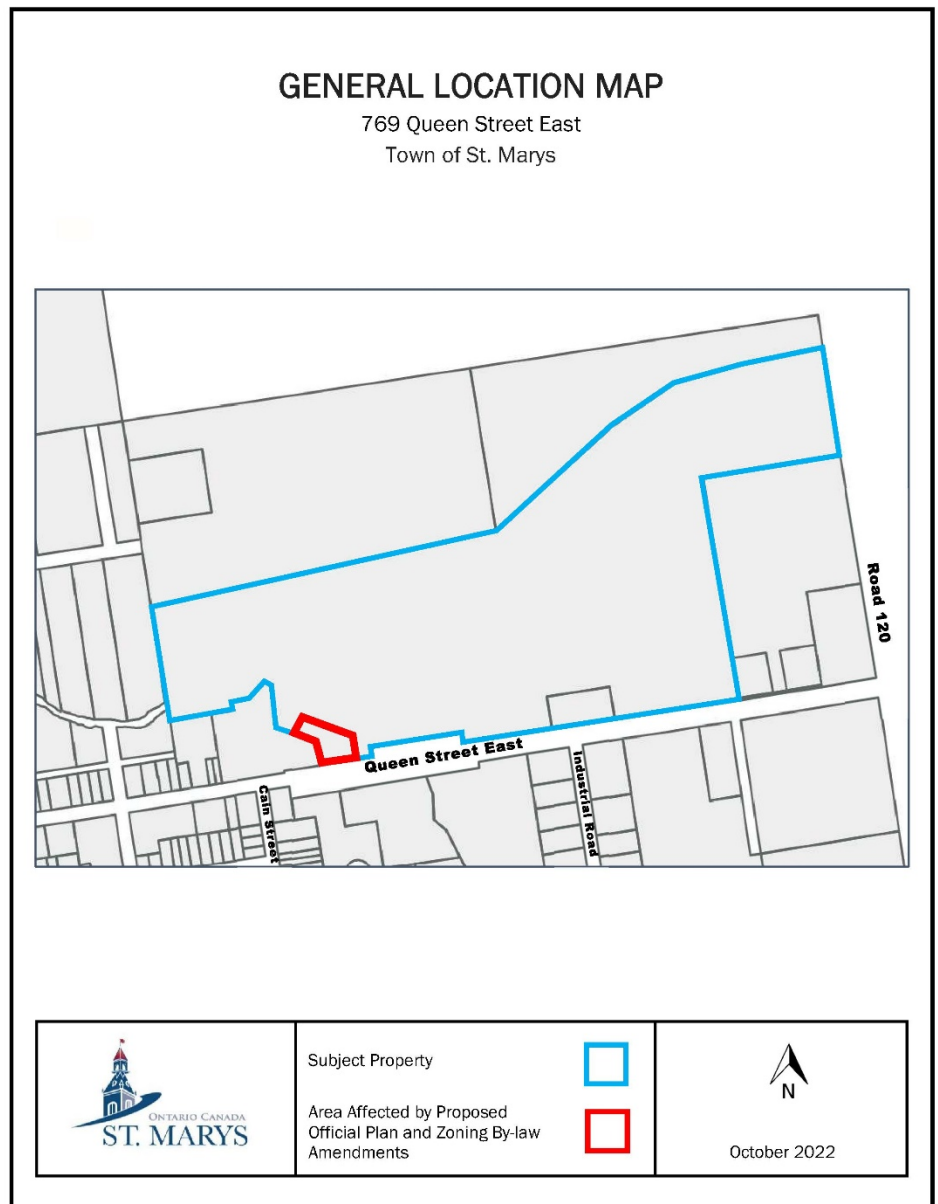
Purpose and Effect of Official Plan and Zoning By-law Amendment Applications

The Applicant is proposing to construct two, 2-storey buildings consisting of 21 short term rental units in association with the current golf/wedding operation. Vehicular access to the proposed development is to be provided by a new driveway from Queen Street East.

The purpose and effect of the Official Plan Amendment and Zoning By-law Amendment Applications is to implement a site-specific exception to the “Recreational” land use designation to permit the short-term rental accommodation use on the lands, and to rezone the subject lands to a site-specific “Open Space (OS)” zone with a special regulation to permit short-term rental accommodation accessory to the existing golf/wedding operation.

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



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 | www.townofstmarys.com

Meeting Details

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

Date: Monday, November 7, 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/87372472230?pwd=ZzZEdHpBWmhCaUJLaXBNTkJSmRMUT09>

Webinar ID: 873 7247 2230

Telephone: 1-855-703-8985

Passcode: 998626

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 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, November 7, 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 applications 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

Please note that this PAC meeting is not the required public meeting under the Planning Act. At this meeting, the PAC will: review the applications; 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 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 official plan amendment is adopted or the 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 official plan amendment is adopted or the 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 official plan amendment and/or 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 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

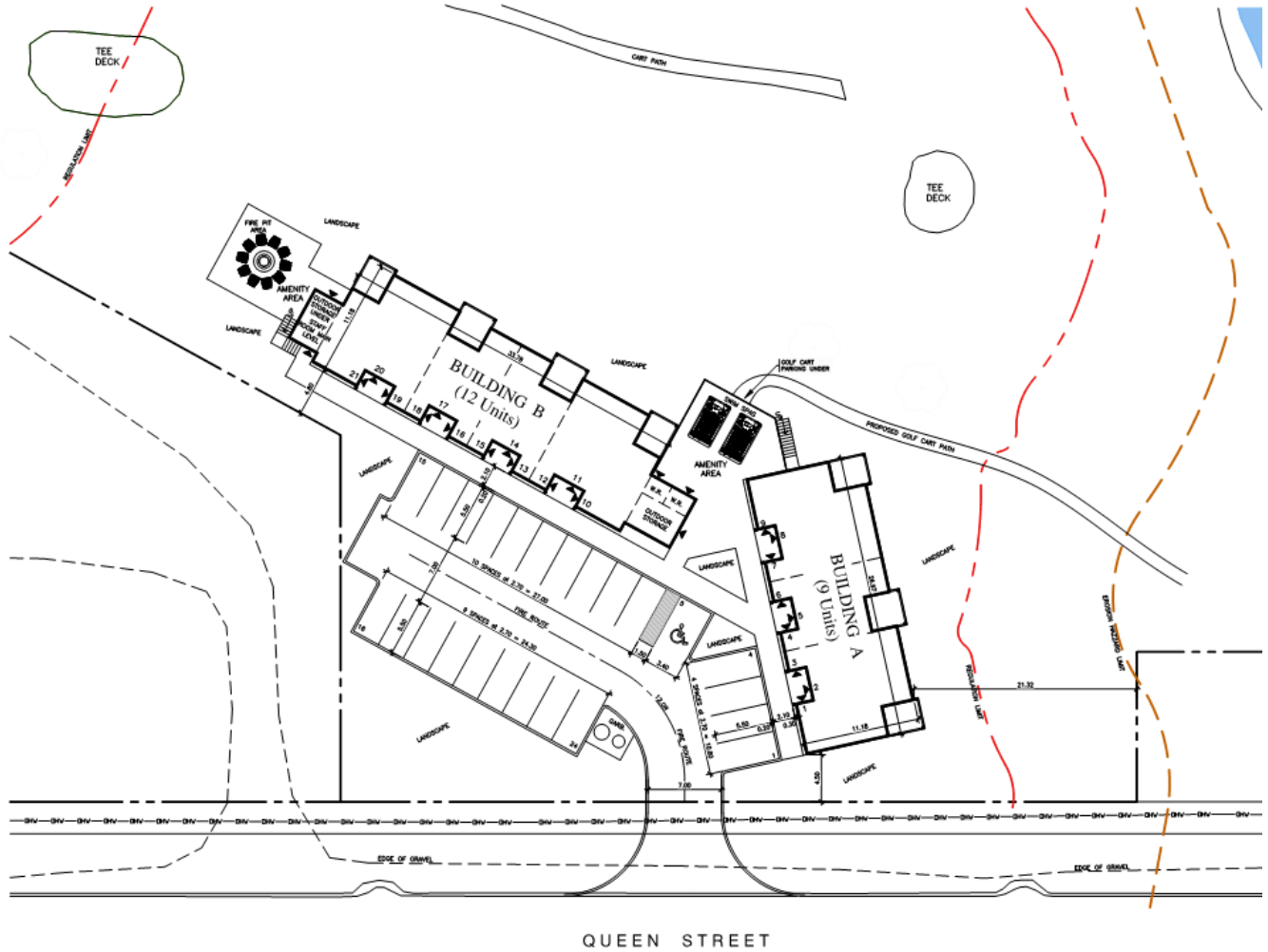
Information can also be provided in an accessible format upon request.

DATED at the Town of St. Marys, this 20thth day of October, 2022.

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Proposed Development – Site Layout



Proposed Development – Renderings



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