



175 QUEEN STREET EAST, PO BOX 998
ST. MARYS, ONT. N4X 1B6
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FAX (519) 284-3881
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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, June 27, 2017 at 6:00 p.m.** in the Town Hall Council Chamber (175 Queen Street East) to consider proposed Amendments to the Town of St. Marys Official Plan and Zoning By-law.

The two properties subject to these proposed Amendments are located at 825 and 895 Queen Street East, northwest of the intersection of Queen Street East and Road 120 (the municipal boundary) as shown on the General and Specific Location Maps attached to this Notice. The two subject properties are abutting, are irregularly shaped and are further described as follows with reference to the attached Sketch submitted with the Applications:

- 1) L-shaped lot (2.07 ha) with 121.9 metres of frontage along Queen Street East (comprised of Parts 1, 2, 3 and 4 on the attached Sketch)
- 2) Irregularly shaped lot (3.33 ha) with 185.3 metres of frontage along Road 120 (comprised of Parts 5 and 6 on the attached Sketch)

The Town has also received three Consent to Sever Applications as summarized below. A Lot Fabric Sketch showing the proposed lot fabric that would result from approval of these Applications is attached.

B04-2017

Consent to Sever Application B04-2017 proposes to sever that area of the L-shaped property (Part 1 on the attached Sketch) located between the two existing single-detached dwelling residential uses and add it to the irregular shaped property located to the north (Parts 5 and 6 on the attached Sketch).

B05-2017

Consent to Sever Application B05-2017 proposes to sever that area of the property (Part 4 on the attached Sketch) which is located to the north of the westerly single-detached dwelling residential use and add it to the adjacent irregular shaped property to the east (Parts 5 and 6 on the attached Sketch).

B06-2017

Consent to Sever Application B06-2017 proposes to sever a small area from the irregular shaped property (Part 5 on the attached Sketch) and add it to the easterly single-detached dwelling use lot (Part 2 on the attached Sketch).

The subject properties are currently designated Highway Commercial according to the Town's Official Plan, with a Natural Hazards Constraint Area overlay over parts of the northern parts of each property. The subject properties are currently zoned Highway Commercial Zone (C3-H) according to the Town's Zoning By-law Z1-1997. The 'H' represents a holding provision that is applied to ensure that development takes a form compatible with adjacent land uses and that agreements are entered into following public site plan review. Until Council removes the H symbol, only existing uses are permitted.

The proposed Official Plan and Zoning By-law Amendments will not change the existing Official Plan land use designation or Zone that currently apply to the subject properties. The purpose and intent of the Official Plan and Zoning By-law Amendment Applications are summarized below.

Official Plan Amendment

- Add special policies to the Exceptions subsection of the Highway Commercial designation (Section 3.3.3) to add existing single detached dwellings and accessory uses as permitted uses, and allow for the creation of two separate lots via Consent. These special policies will apply to the two proposed lots identified as Parts 2 & 5, and Part 3 on the attached Sketch.

Zoning By-law Amendment

- Amend Key Map 10 of Schedule “A” to the Zoning By-law to identify that there are special provisions that apply to the subject properties.
- Add special provisions to the Special Provisions subsection of the Highway Commercial Zone (Section 17.4) to:
 - add existing single detached dwelling and accessory uses as permitted uses on the two proposed lots identified as Parts 2 & 5, and Part 3 on the attached Sketch;
 - establish minimum lot frontage and lot area requirements for the proposed residential lots based on the proposed lot configuration;
 - establish yard and lot coverage requirements for the proposed residential lots and the existing storage barn on the irregularly shaped lot; and,
 - deem the lot line of the proposed new consolidated lot (Parts 1, 4 and 6 on the attached Sketch) adjacent to Road 120 as the front lot line.

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 Amendment and/or Zoning By-law Amendment.

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 Planning Report and will be included in the Council agenda and minutes. Council agenda and minutes are published on the Town of St. Marys website at www.townofstmarys.com.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of St. Marys before the proposed Official Plan Amendment is adopted and/or the Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision(s) of the Council of the Corporation of the Town of St. Marys to the Ontario Municipal Board.

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 Official Plan Amendment is adopted and/or the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

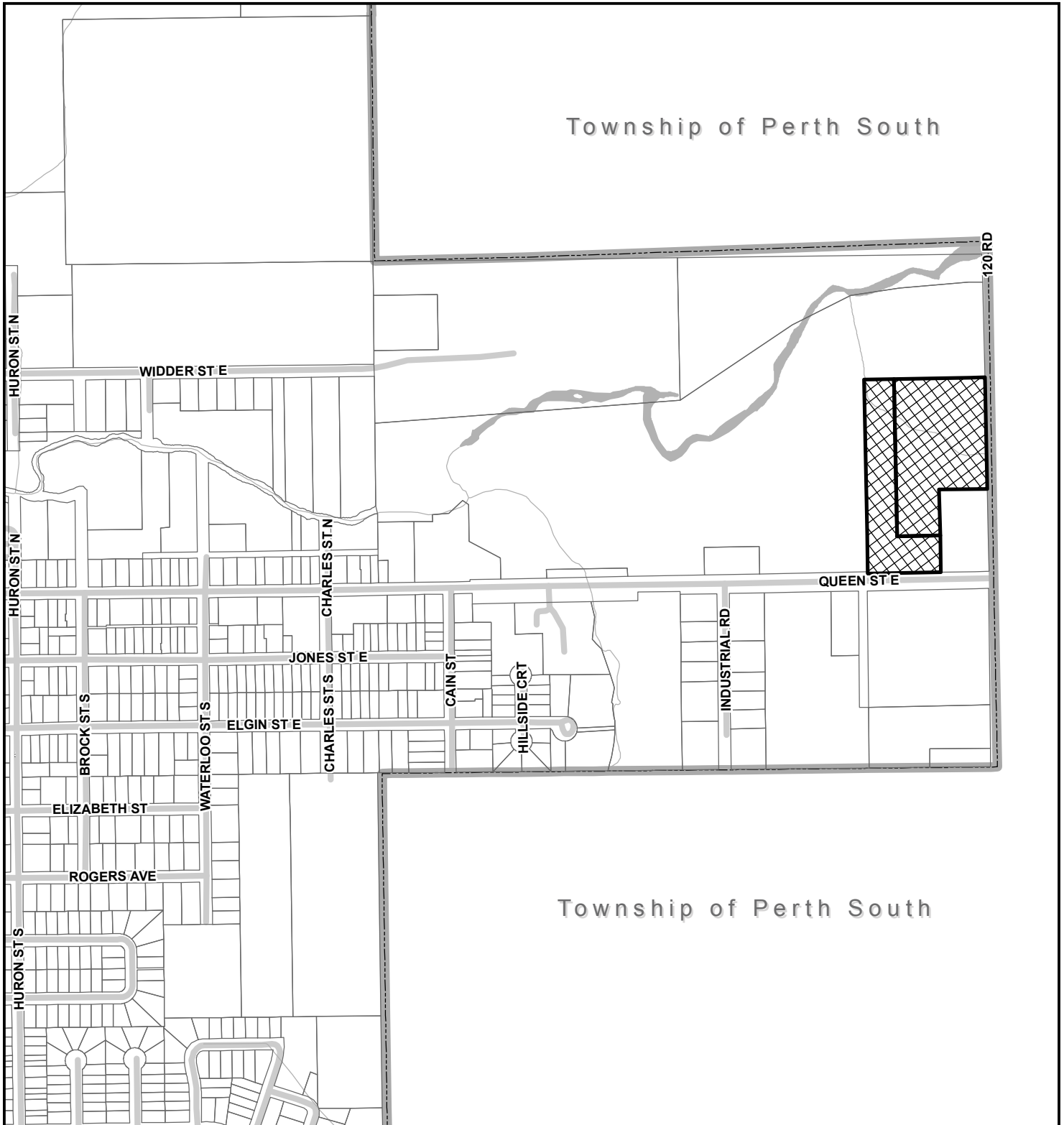
If you wish to be notified of the decision of the Town of St. Marys on the proposed Official Plan Amendment and/or Zoning By-law Amendment, you must make a written request to the CAO-Clerk of the Town of St. Marys (Brent Kittmer).

ADDITIONAL INFORMATION relating to the proposed Official Plan and Zoning By-law Amendments are available for inspection during office hours at the Town of St. Marys Municipal Operations Centre and can be provided in an accessible format upon request.

DATED AT THE TOWN OF ST. MARYS THIS 7th DAY OF JUNE, 2017.

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.

General Location Map
Town of St. Marys
825 and 895 Queen Street East



ONTARIO CANADA
ST. MARYS



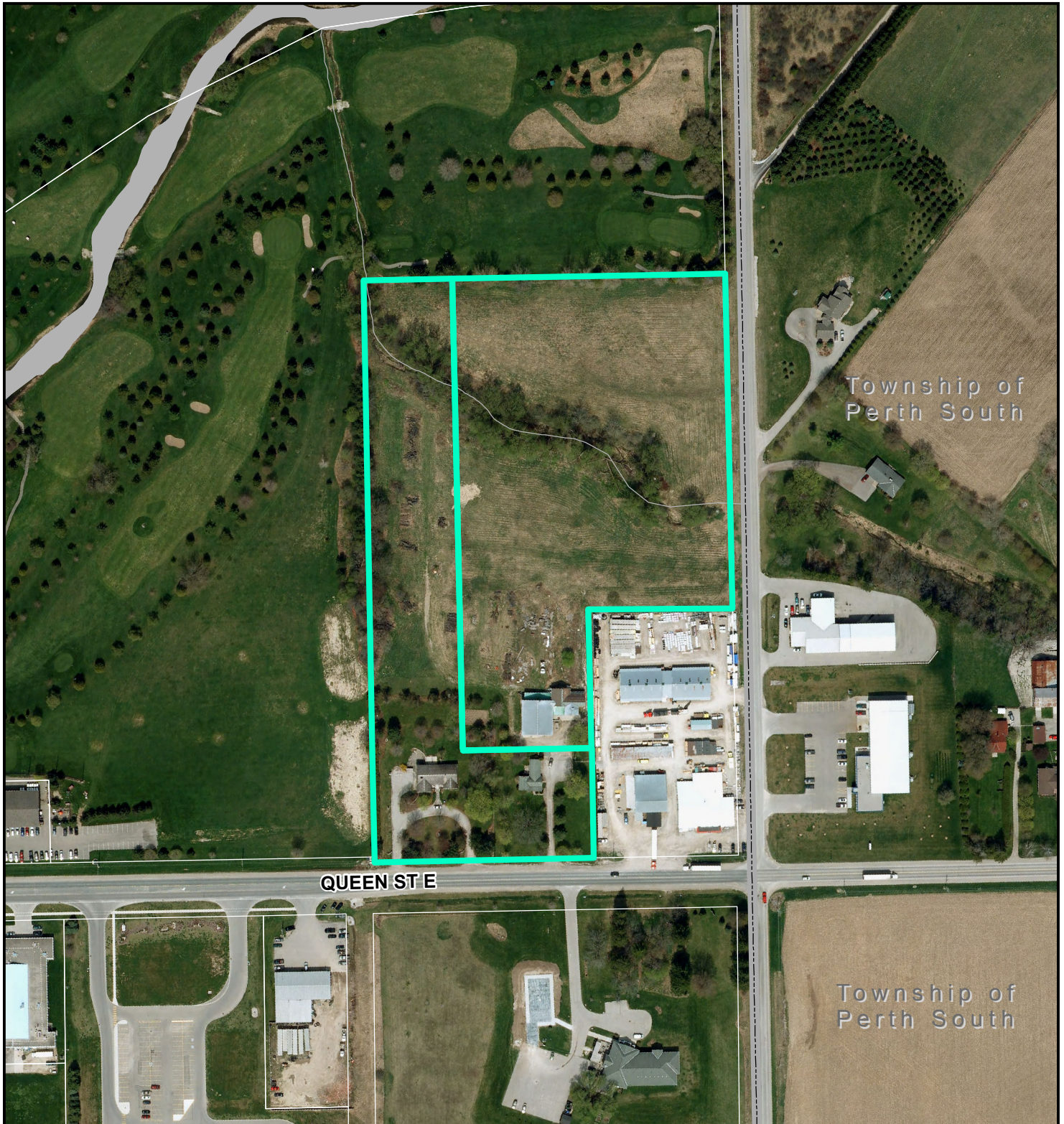
Subject Area




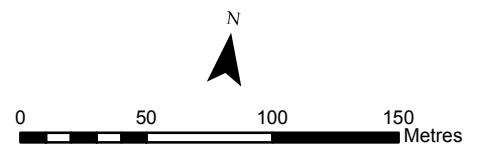
0 100 200 300 400 Metres

May 11, 2017

Specific Location Map
Town of St. Marys
825 and 895 Queen Street East



 Subject Area



May 11, 2017

OPA, ZBA AND SEVERANCE SKETCH

OF PART OF
LOT 17
CONCESSION 19.

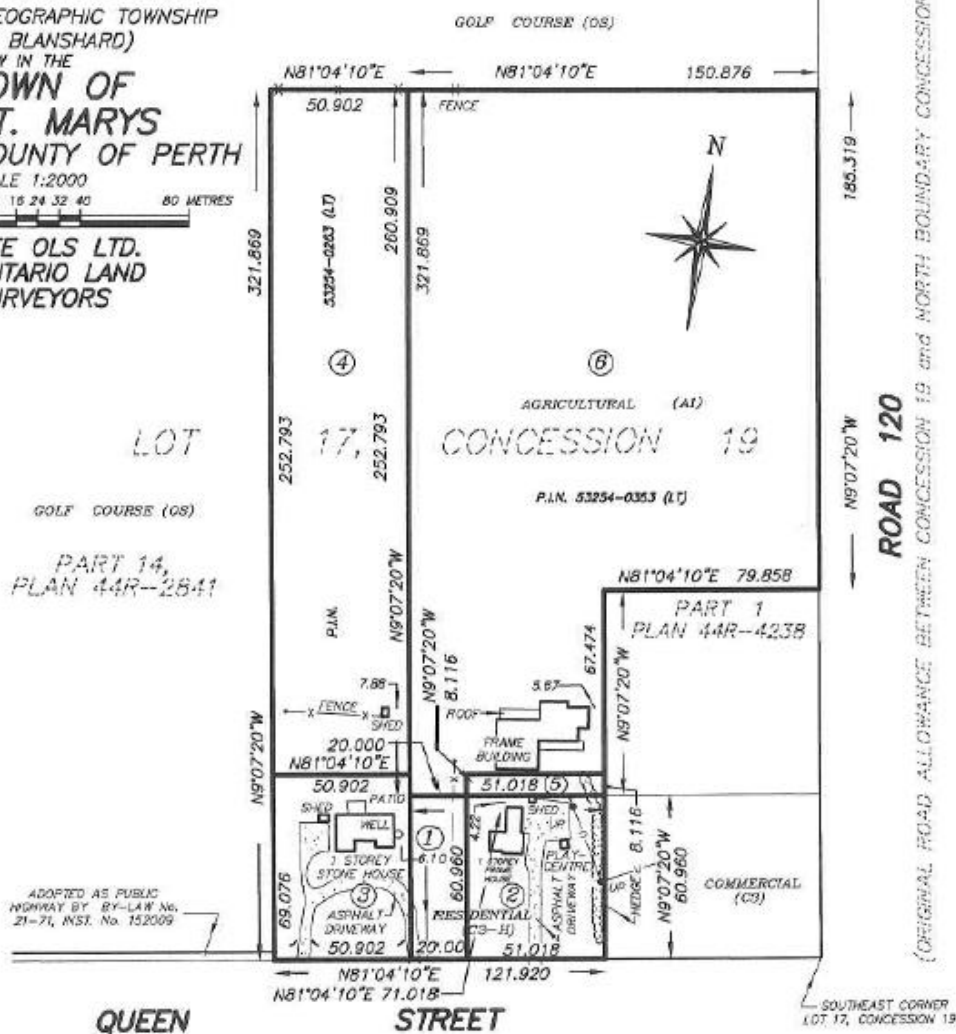
(GEOGRAPHIC TOWNSHIP
OF BLANSHARD)

NOW IN THE
TOWN OF
ST. MARYS
COUNTY OF PERTH

SCALE 1:2000

0 8 16 24 32 40 80 METRES

MTE OLS LTD.
ONTARIO LAND
SURVEYORS



PARCEL AREAS

PARCEL	AREA (m ²)	AREA (Ha)
①	1219.2	0.1219
②	3110.0	0.3110
③	3516.1	0.3516
④	12867.6	1.2868
⑤	414.1	0.0414
⑥	32914.2	3.2914

AREAS:

AREAS SHOWN ON THIS PLAN IN SQUARE METRES AND CAN BE CONVERTED TO ACRES BY DIVIDING BY 4046.8564.

METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

THIS SKETCH IS PREPARED FOR BAIRD MINK RANCH LTD.
DATE : MAY 3, 2017

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THIS SKETCH IS NOT
VALID UNLESS IT IS
AN EMBOSSED
ORIGINAL COPY ISSUED
BY THE SURVEYOR



MTE OLS Ltd.

ONTARIO LAND SURVEYORS

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FAX: (519) 271-3545

Doc File: P:\P\35725\101\35725-101-SV3.DWG

CGO: 35725-101-UTMGROUND.ASC

Drawn By: M. MASCIOTTA

Checked By: T. McNEIL, O.L.S.

File No.: 35725-101-SV3 (S)

**Proposed New Lot Fabric Based on Consent to
Sever Applications B04-2017, B05-2017 & B06-2017**

