

**NOTICE OF THE PASSING
OF A ZONING BY-LAW BY
THE CORPORATION OF THE TOWN OF ST. MARYS**

TAKE NOTICE that the Council of the Corporation of the Town of St. Marys passed By-law No. Z123-2017 on the _____ day of _____, 2017 under Section 36 of the Planning Act, R.S.O. 1990.

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, and a key map showing the location of the lands to which the By-law applies are attached. The complete By-law is available for inspection in my office during regular office hours.

Brent Kittmer, CAO / Clerk
Town of St. Marys
175 Queen Street East, P.O. Box 998
St. Marys, Ontario N4X 1B6
Telephone (519) 284-2340; Fax (519) 284-3881

THE CORPORATION OF THE TOWN OF ST. MARYS

BY-LAW NO. Z123-2017

Being a By-law pursuant to the provisions of Section 36 of the Planning Act to amend By-law No. Z1-1997, as amended, which may be cited as "The Zoning By-law of the Town of St. Marys", to remove holding symbols affecting lands located on Part of Block 13, Registered Plan No. 250 (201 James Street South).

WHEREAS the Council of the Corporation of the Town of St. Marys deems it necessary in the public interest to pass a By-law to amend By-law No. Z1-1997, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF ST. MARYS
ENACTS AS FOLLOWS:

1. The area shown in hatching on the attached map, Schedule "A", and described as Part of Block 13, Registered Plan No. 250 in the Town of St. Marys shall be removed from the "Residential Zone Five (R5-6-H)" and "Residential Zone Five (R5-6-H-H)" of By-law No. Z1-1997 and shall be placed in the "Residential Zone Five (R5-6)" of By-law No. Z1-1997. The zoning of this land shall be shown as "R5-6" on Key Map 14 of Schedule "A" to By-law No. Z1-1997, as amended.
2. Schedule "A", attached hereto, shall form part of this By-law.
3. All other provisions of By-law No. Z1-1997, as amended, shall apply.
4. The Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the Planning Act, as amended, and to Regulations thereunder.
5. This By-law shall come into force on the day it was passed pursuant to the Planning Act, and to the Regulations thereunder.

Read a first and second time this 27th day of June, 2017.

Read a third and final time and passed this 27th day of June, 2017.

Mayor Al Stratthdee

Brent Kittmer, CAO / Clerk

THIS IS SCHEDULE “A”

TO BY-LAW NO. Z123-2017

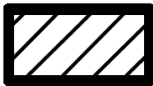
**OF THE CORPORATION OF THE TOWN OF ST.
MARYS**

PASSED THIS 27TH DAY OF JUNE, 2017

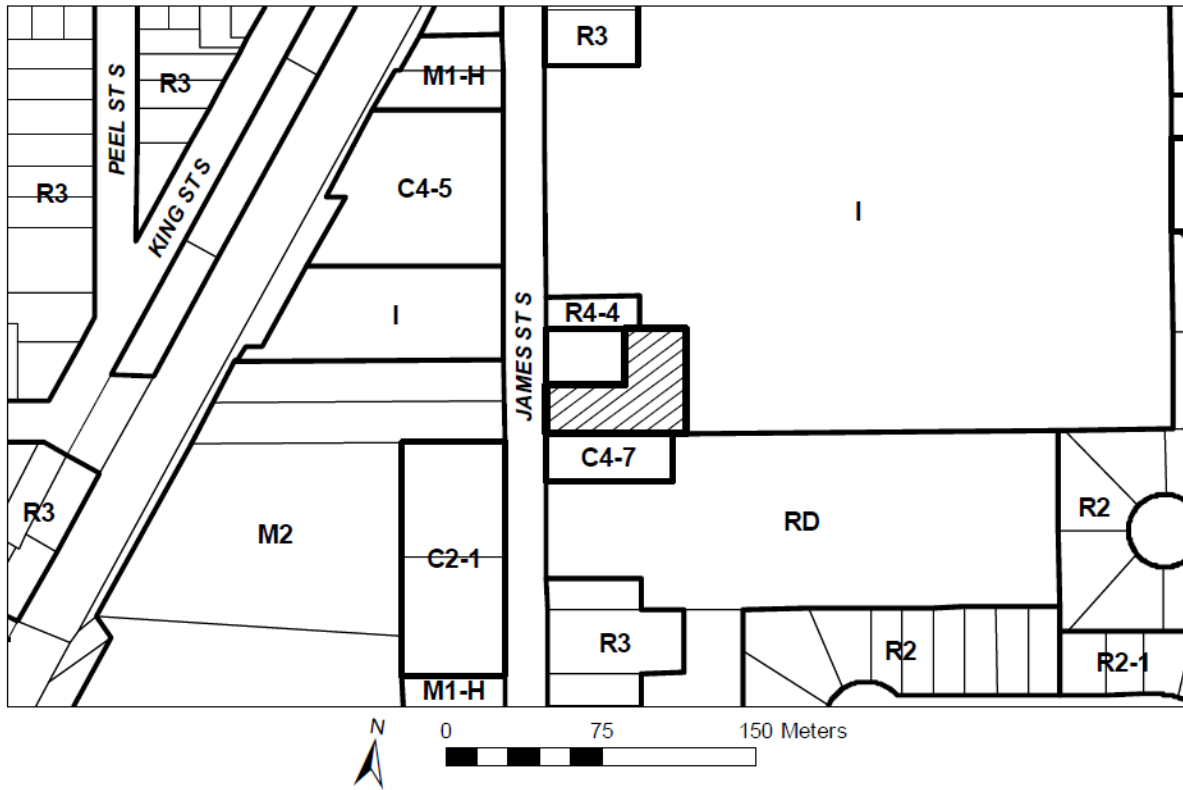
Al Stratthdee, Mayor

Brent Kittmer, CAO-Clerk

AREA AFFECTED BY THIS BY-LAW



Remove from the “Residential Zone Five (R5-6-H)” and
“Residential Zone Five (R5-6-H-H)” of By-law No. Z1-1997, and
place in the “Residential Zone Five (R5-6)” of By-law No. Z1-
1997.



THE TOWN OF ST. MARYS

BY-LAW No. Z123-2017

EXPLANATORY NOTE

By-law No. Z123-2017 of the Corporation of the Town of St. Marys is an amendment to the Town of St. Marys Zoning By-law No. Z1-1997 and affects property in the Town described as Part Block 13, Registered Plan No. 250 (201 James Street South).

Council has adopted By-law No. Z123-2017 based on an Application submitted by the owner of the subject property to remove holding symbols. The owner has satisfied the Town in that the owner is now in the position to develop the lands and has entered into a site plan agreement with the Town. The removal of the holding symbols from the lands affected by the By-law will have the effect of permitting development in accordance with the “Residential Zone Five (R5-6)” Zone provisions.

The “R5-6” Zone was established on the subject property by Zoning By-law Z117-2016. By-law Z117-2016 changed the zone classification of the land shown in hatching on the attached map from “Residential Zone Two (R2-1)” to “Residential Zone Five (R5-6)” to permit the development of the property for multi-unit residential purposes in two phases. Phase 1 involves the construction of a fourplex dwelling at the front, west part of the property and Phase 2 involves the demolition of the existing single detached dwelling and the construction of a sixplex dwelling, resulting in a total of 10 residential units on the property at full build out. By-law Z117-2016 applied two holding provisions to the property. The first holding provision requires that the Owner enter into a site plan agreement with the Town prior to the construction of the fourplex dwelling. The second holding provision requires that the Owner enter into a revised site plan agreement with the Town and the existing single detached dwelling be removed prior to the construction of the sixplex dwelling. The Owner has entered into a site plan agreement to facilitate Phases 1 and 2 of the proposed development.

Schedule “A” to the attached By-law No. Z123-2017 is a map showing the location and zoning of the subject property.