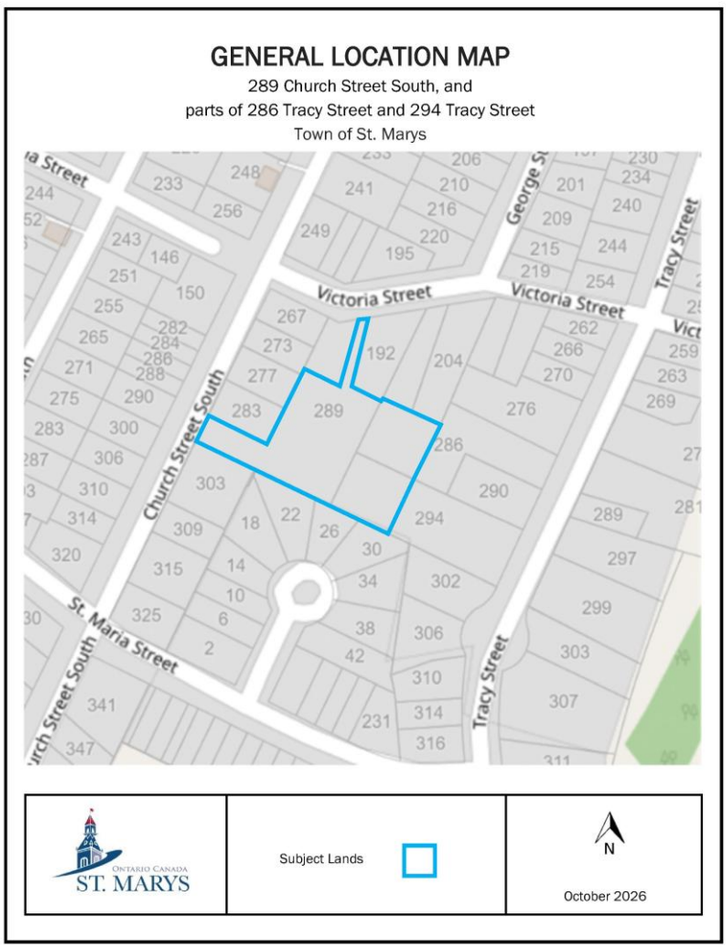
NOTICE OF RECEIPT OF COMPLETE APPLICATIONS CONCERNING PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

File Nos:	**OP02-2026 and Z03-2026 (Official Plan and Zoning By-law Amendment Applications)**
Related File Nos:	**B05-2026 and B06-2026 (Consent to Sever Applications)**
Property Owners:	**1001410315 Ontario Inc.; Samson Randy Barber, Randy Barber and Veronica Catherine Phyllis Barber; and Marion Elizabeth Blake & James Edward Blake**
Property Addresses:	**289 Church Street South, 286 Tracy Street and 294 Tracy Street**

TAKE NOTICE THAT the Corporation of the Town of St. Marys has received Applications for Official Plan and Zoning By-law Amendments 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 lands subject to these applications are summarized in the following chart.

Address	Size (m²)
289 Church St. S.	3,467.6
286 Tracy St. (west part)	1,157.2
294 Tracy St. (west part)	1,133.1
Total	5,757.9

The proposed development lands consist of all of 289 Church Street South, and lands to be added (proposed severing of west parts of 286 and 294 Tracy Street to be added to 289 Church Street South).

The subject lands are designated 'Residential' in the Town of St. Marys Official Plan and zoned 'Development Zone (RD)' according to the Town of St. Marys Zoning By-law Z1-1997, as amended.

Development Proposal and Purpose and Effect of Applications

The purpose and effect of the applications is to facilitate the development of the subject lands for 15 townhouse dwelling units in two blocks. A proposed driveway and sidewalk extend from Church Street South eastward to the townhouse units that will each have three parking spaces (2 driveway and 1 garage). A copy of the proposed preliminary site plan is provided in this notice.

The purpose and effect of the proposed Official Plan Amendment is to permit the development of the subject lands for townhouses with a maximum density of 30 units per hectare.

The purpose and effect of the proposed Zoning By-law Amendment is to change the zoning of the lands from Development Zone (RD) to Residential Zone Five (R5-XX) to permit row or townhouse dwellings in accordance with the R5 Zone regulations, with the following site-specific regulations:

i. Minimum Lot Frontage (defined as Church Street): 15 metres
ii. Minimum Yard Setbacks to the Property Line
   a. Eastern Property Line: 7.5 metres

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Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6

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b. Northern Property Line (2-storey dwelling unit): 4.5 metres
c. Northern Property Line (1-storey dwelling unit): 2.5 metres
d. Southern Property Line (1-storey dwelling): 4.0 metres
e. Southern Property Line (2-strorey dwelling): 6.0 metres
f. Western Property Line: 7.0 metres

iii. A maximum density of 30 units per hectare

iv. A planting strip shall be required in accordance with the provisions of Section 5.25, where an interior side or rear lot line of a lot abuts a lot that is:
   a. in a Residential Zone or a Residential (-H) Holding Zone
   b. used for residential purposes;

   and shall constitute one of the following, or any combination of the following:
   - A planting strip with a minimum width of 1.8 metres, planted with trees, evergreens, and/or shrubs, which at the time of planting shall be 1.0 metres in height and they must be of such a species or type so as to achieve a minimum height of 2.0 metres at maturity; or,
   - Solid wood fence with a minimum of 2.0 metres in height

v. Driveway requirements: no ingress or egress driveway shall be located closer than 0.15 metres to any lot line, provided a solid wood fence is provided

vi. Unenclosed Porches, Steps, and Patios, whether they be covered or uncovered, and unenclosed porches and verandas may project into any required front yard, side yard, and rear yard, a distance of not more than 1.8 metres.

vii. Where lands have been comprehensively planned and are subject to an approved site plan and associated agreement pursuant to Section 41 of the *Planning Act*, any zoning deficiencies resulting from the creation of condominium units, shall be deemed to comply with the regulations of the By-law, provided that all applicable regulations of the By-law relative to the whole lot and its external lot lines existing prior to any condominium plan registration are complied with.

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

The Planning Advisory Committee meeting and the Council public meeting to consider the applications have not been scheduled at this time. Notice with respect to time and location of these meetings will be provided when those details become available.

Other Information:

If a person or public body would otherwise have an ability to appeal the decision of the 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 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 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 do so.

Notification

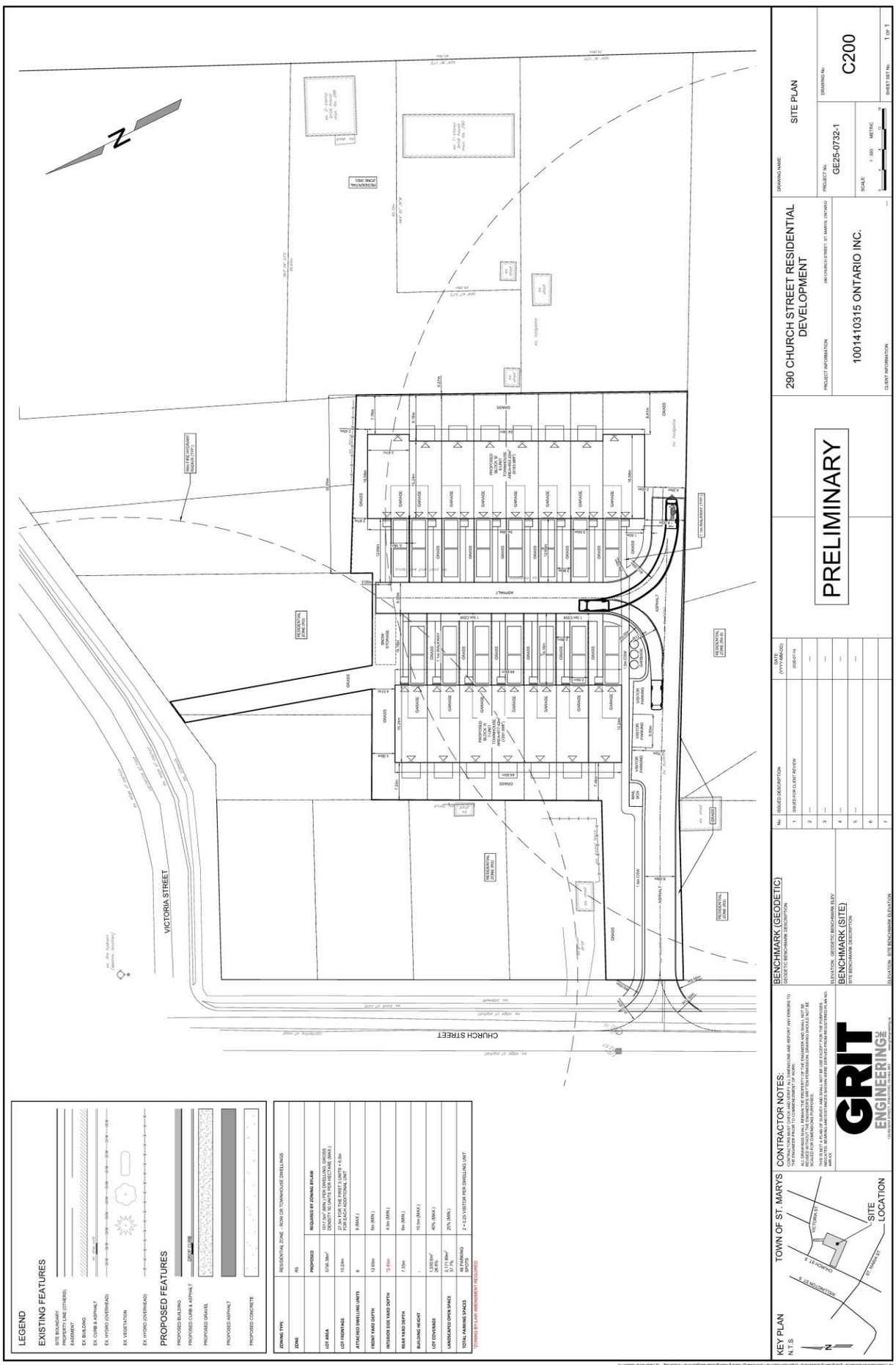
If you wish to be notified of the decision of the Town of St. Marys on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys via email, jmccartney@town.stmarys.on.ca or mail: 175 Queen Street East, P.O.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

For more information about this matter, including information about appeal rights, 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 5th day of November, 2026.

Preliminary Site Plan



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