



# NOTICE OF RECEIPT OF COMPLETE APPLICATION AND PLANNING ADVISORY COMMITTEE MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

**File No:** Z01-2025  
**Owner:** Rick Murphy Holdings Ltd.  
**Applicant/Agent:** Rick and Melanie Murphy  
**Property Address:** 121 Ontario Street South

**TAKE NOTICE THAT** the Corporation of the Town of St. Marys has received an Application for Zoning By-law Amendment pursuant to Section 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 0.9 hectare irregularly shaped subject property is bounded by Ontario Street South, Thomas Street and Park Lane as shown on the General Location Map. In 2018, the Town approved Zoning By-law Amendment and Site Plan Applications to permit the establishment of 23 residential units in four buildings on the subject property, along with 31 parking spaces.

The subject property is designated “Residential” in the Town of St. Marys Official Plan” and zoned “Residential Zone Five (R5-11)” according to the Town of St. Marys Zoning By-law Z1-1997, as amended.

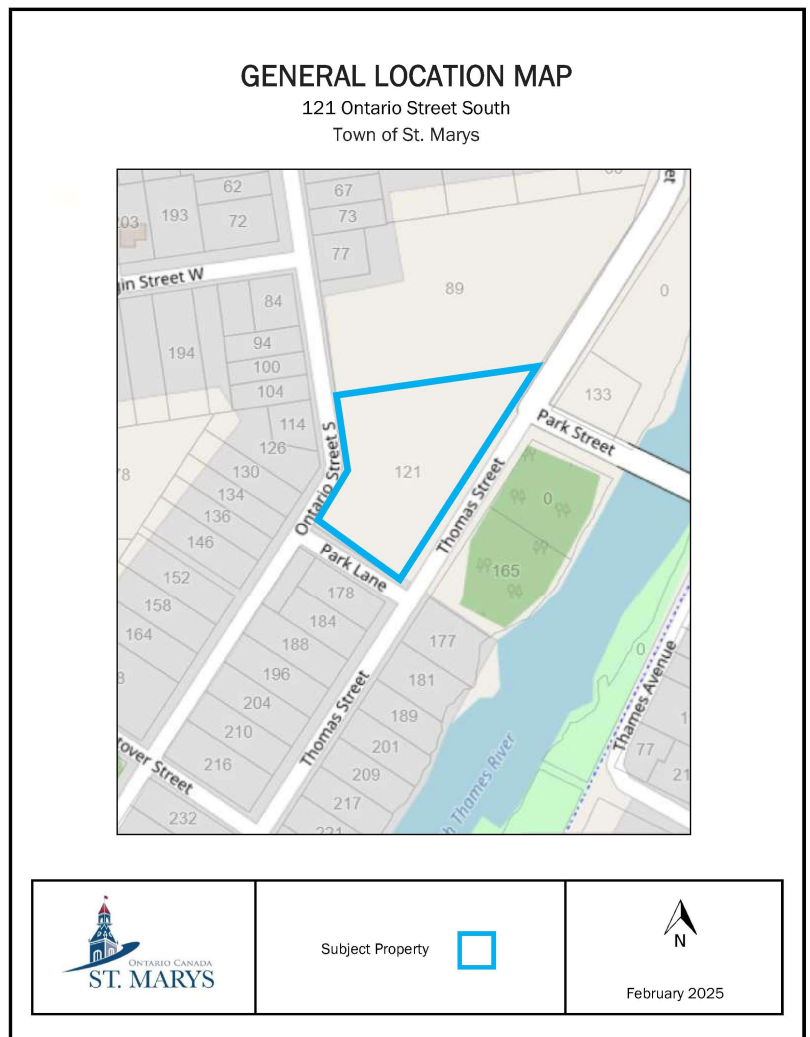
## Purpose and Effect of Zoning By-law Amendment Application

The Applicant is proposing to construct a fifth building with 9 residential units in the northeast part of the property, for a total of 32 units. A laneway along the north property line is proposed to connect to a new parking area that will add 15 new parking spaces. A copy of the proposed Site Plan is included in this notice (an associated Application for Site Plan Approval was also submitted by the applicant).

The purpose and effect of the Zoning By-law Amendment Application is to amend the “Residential Zone Five (R5-11)” zoning to permit a maximum of 32 apartment units on the subject property whereas a maximum of 23 units is currently permitted.

Additional details related to this Application 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)



**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)

## Meeting Details

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

**Date:** Monday, March 17, 2025

**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/UCzuUpFqxcEI8OG-dOYKteFQ>

To attend as a **delegation** please email [planning@town.stmarys.on.ca](mailto:planning@town.stmarys.on.ca) no later than noon Friday, March 14, 2025, requesting to be a delegation and include any materials you wish to share with the Committee.

Send any comments or concerns for PAC's consideration in writing to the Planning Department, via email to [planning@town.stmarys.on.ca](mailto: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, March 17, 2025**. 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 application 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](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 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 the application. 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 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 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 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](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)

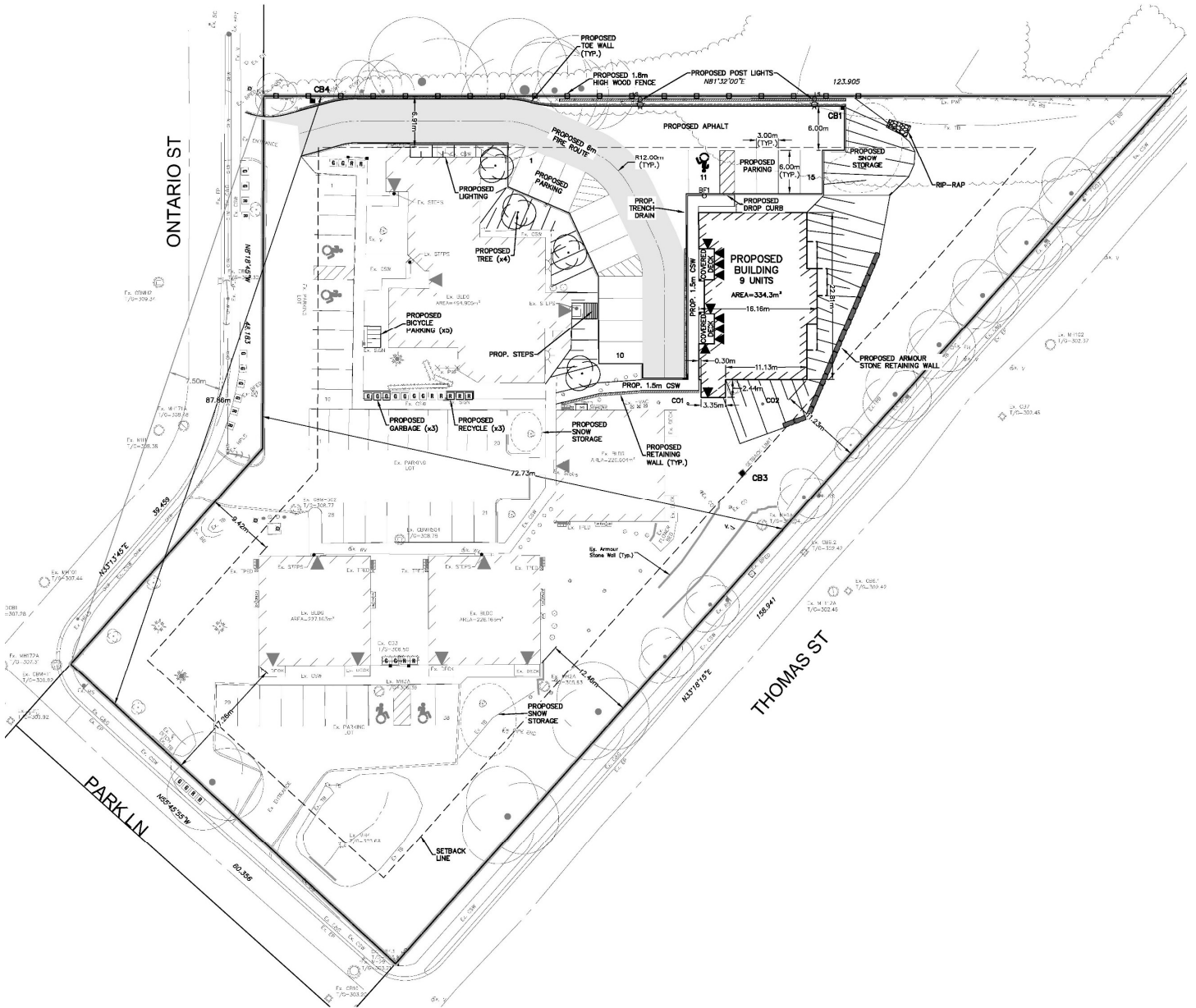
Information can also be provided in an accessible format upon request.

**DATED** at the Town of St. Marys, this 27<sup>th</sup> day of February, 2025.

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# Proposed Site Plan



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