



CIRCULATION PROPOSED PLAN OF CONDOMINIUM

File No: DPC 01-2025
 Owner: Pol Quality Homes Inc.
 Applicant/Agent: Caroline Baker, Baker Planning Group
 Property Address: 428 Queen Street West

TAKE NOTICE THAT the Corporation of the Town of St. Marys has received an Application for Draft Plan of Condominium pursuant to Section 51 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 0.46 hectare subject property has 45.25 metres of frontage along the south side of Queen Street West, and is shown on the General Location Map.

The subject property is designated “Residential” in the Town of St. Marys Official Plan” and zoned “Residential Zone Five (R5-18)” in the Town of St. Marys Zoning By-law Z1-1997, as amended by By-law Z158-2024 passed on July 23, 2024.

Site plan approval was granted by the Town in November of 2024 for the development of a multi-unit housing form, in keeping with a stacked townhouse development and/or low-rise apartments with 35 dwelling units. The project is currently under construction.

Purpose and Effect of Plan of Condominium Application

The Owner has applied for approval of a Draft Plan of Condominium (Standard) for the purpose of unitization of the 35 dwelling units and 38 parking spaces, and establishment of common elements including the private road, visitor parking (11 spaces), amenity areas, fencing, and snow storage. A copy of the proposed plan of condominium is included with this notice.

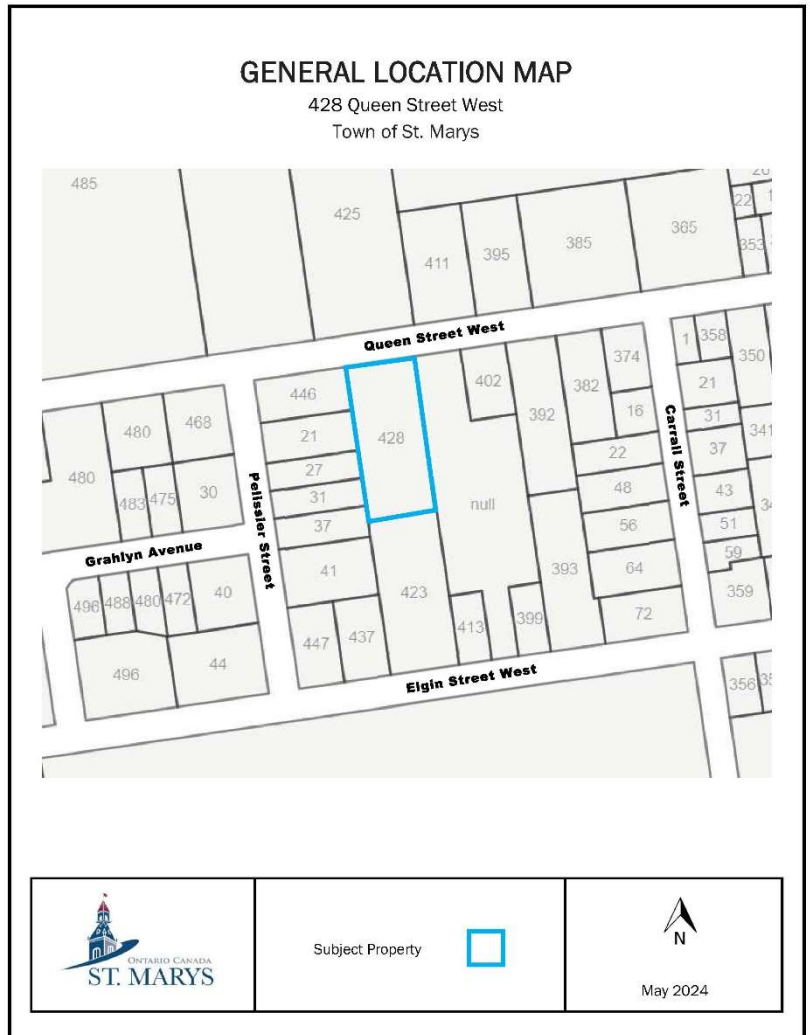
Additional details related to this Application can also be found on the Town of St. Marys website:

www.townofstmarys.com/en/current-planning--development-applications.aspx

The Town’s Planning Advisory Committee (PAC) will be reviewing the Application at its meeting on Monday, March 17, 2025. We request that you provide any comments and conditions of draft approval no later than Monday, March 10, 2025.

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

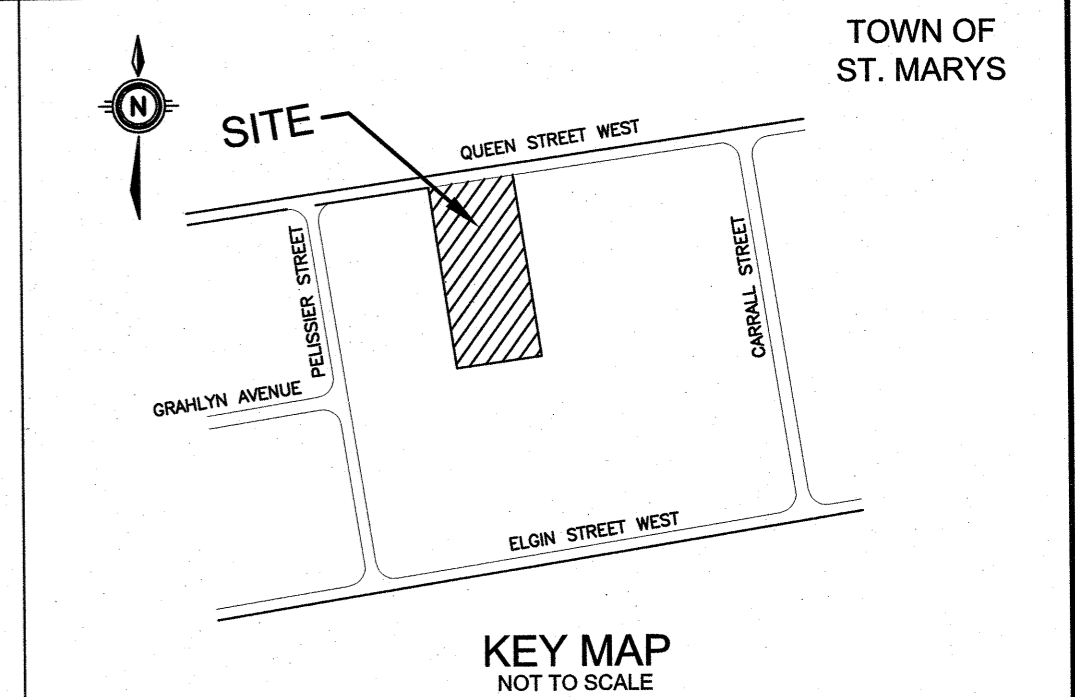
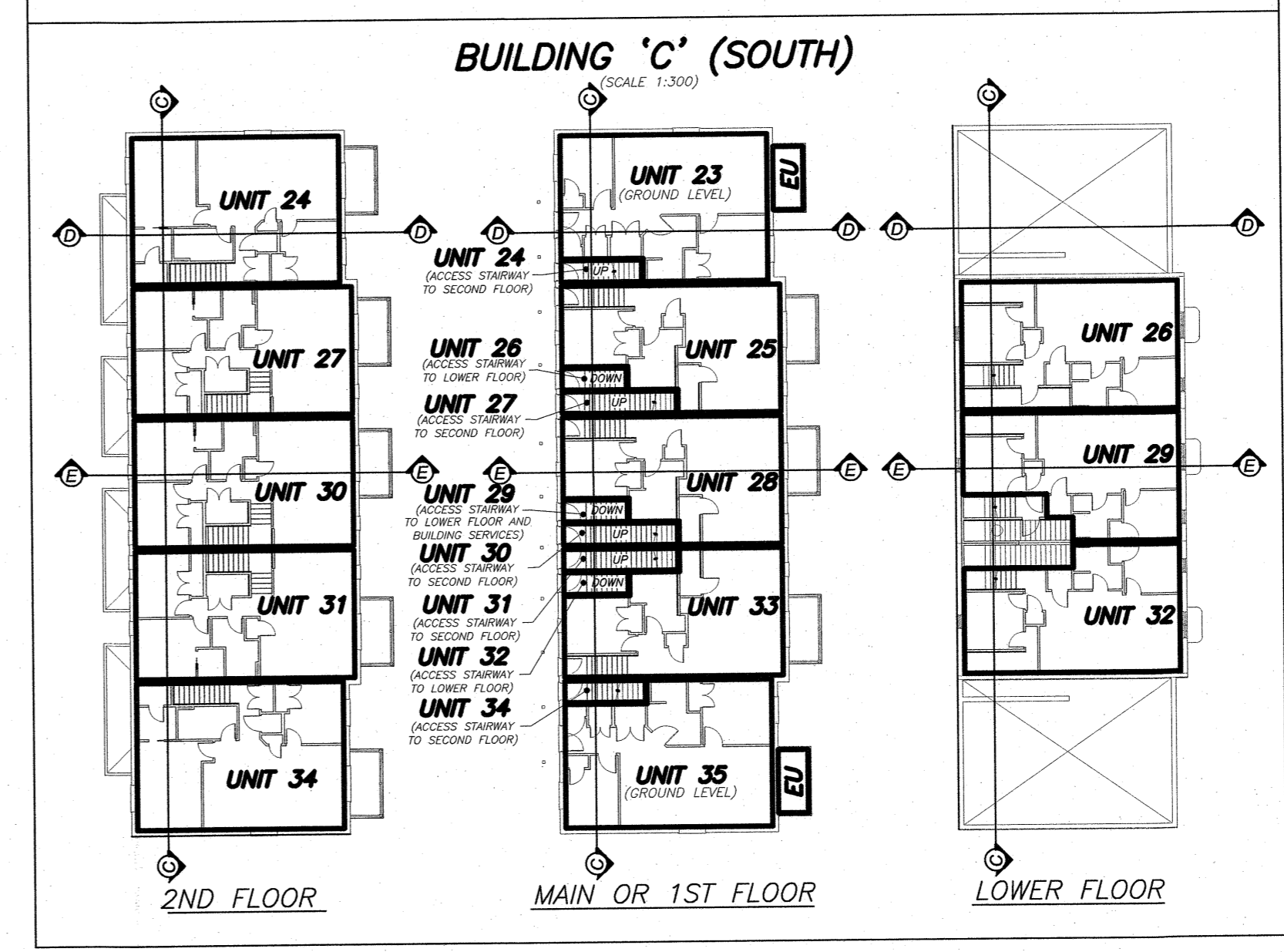
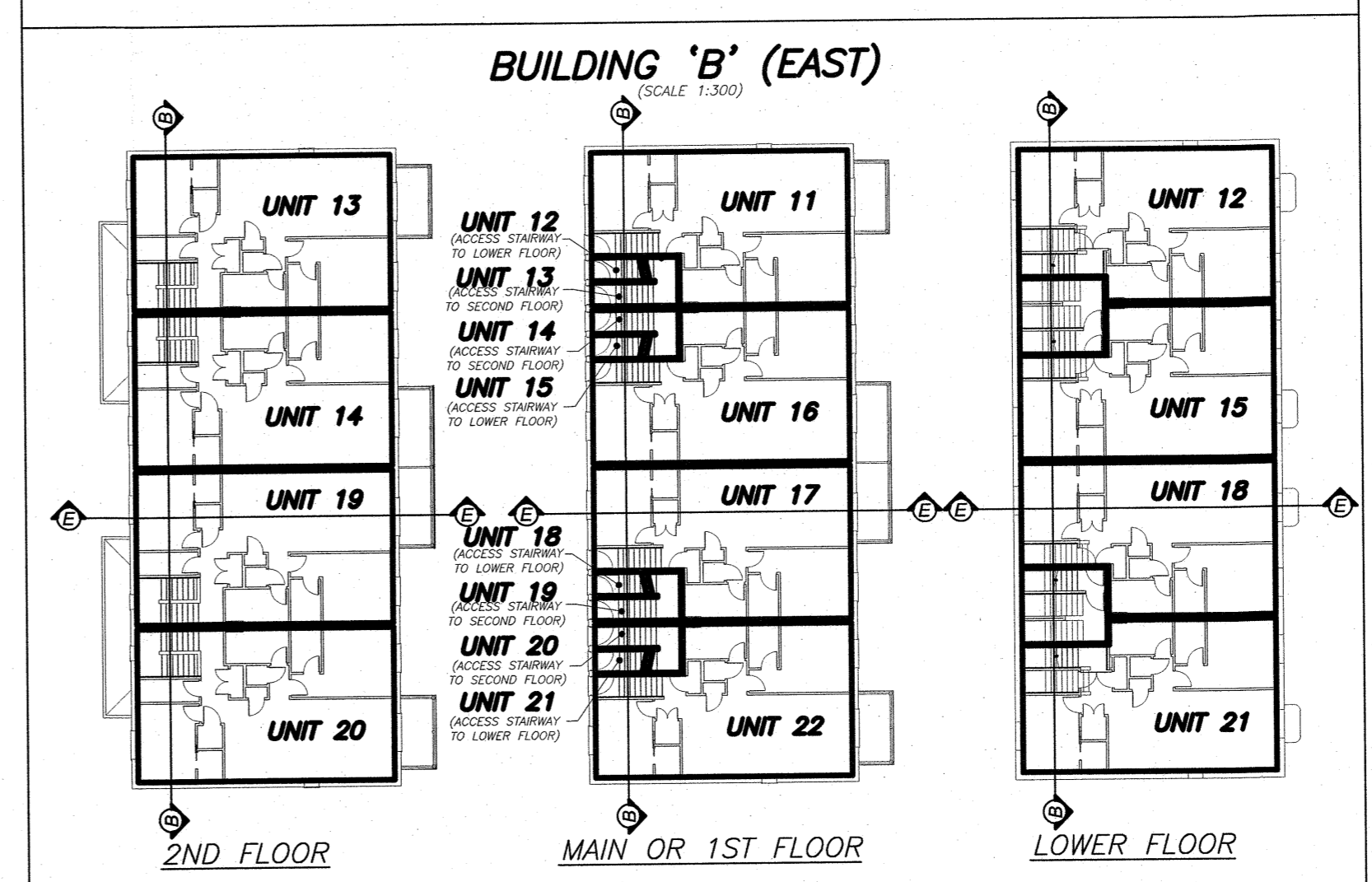
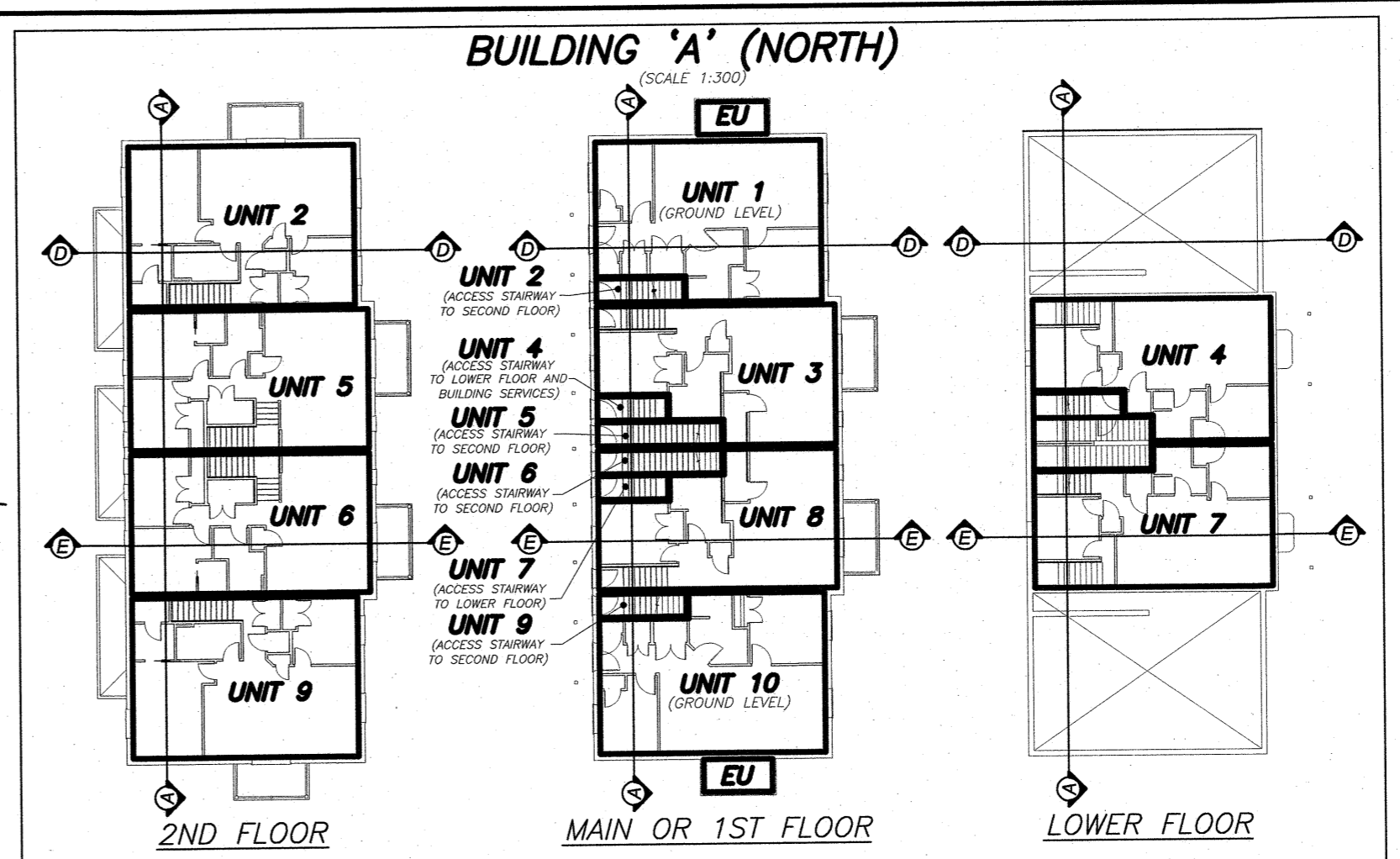
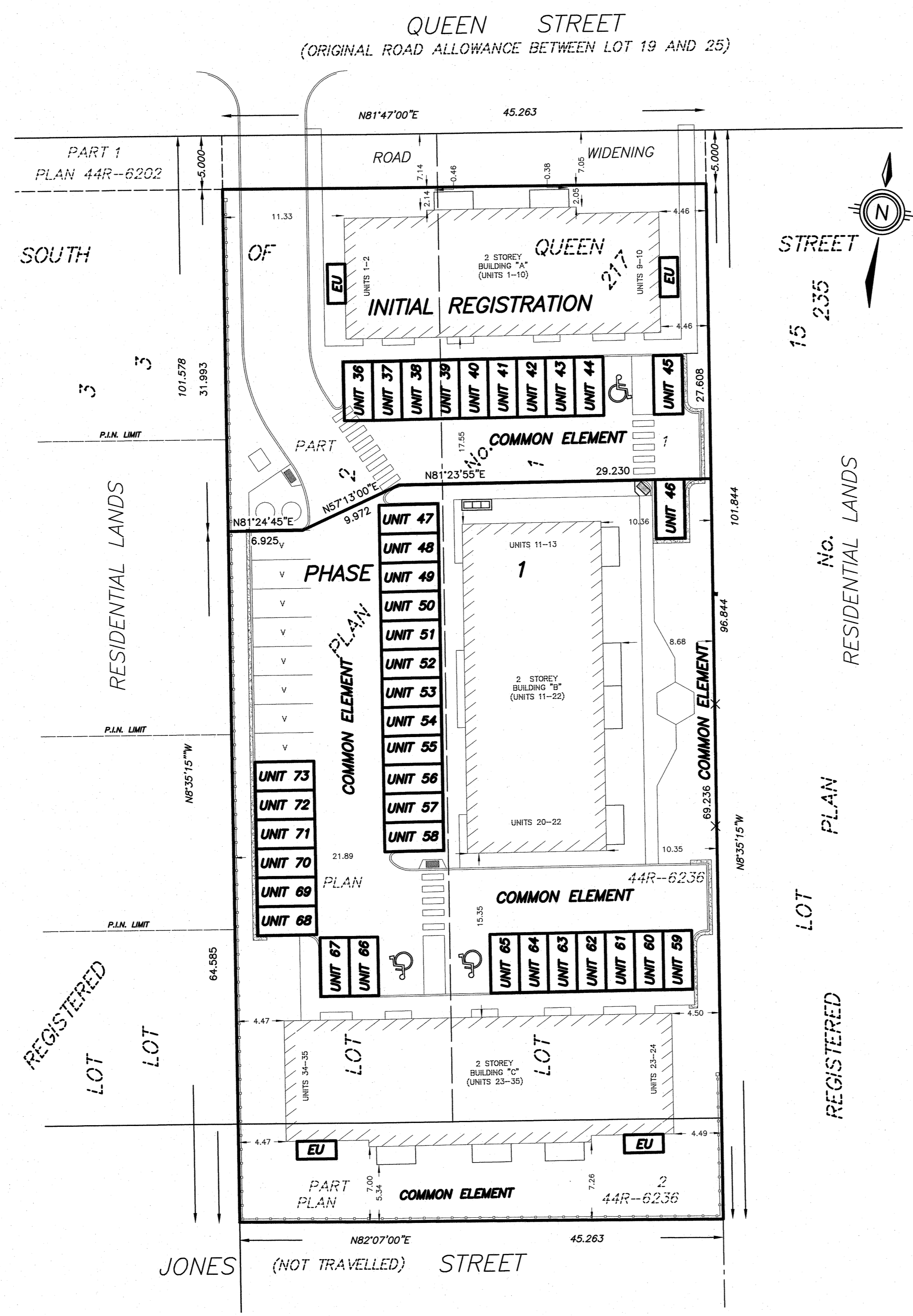
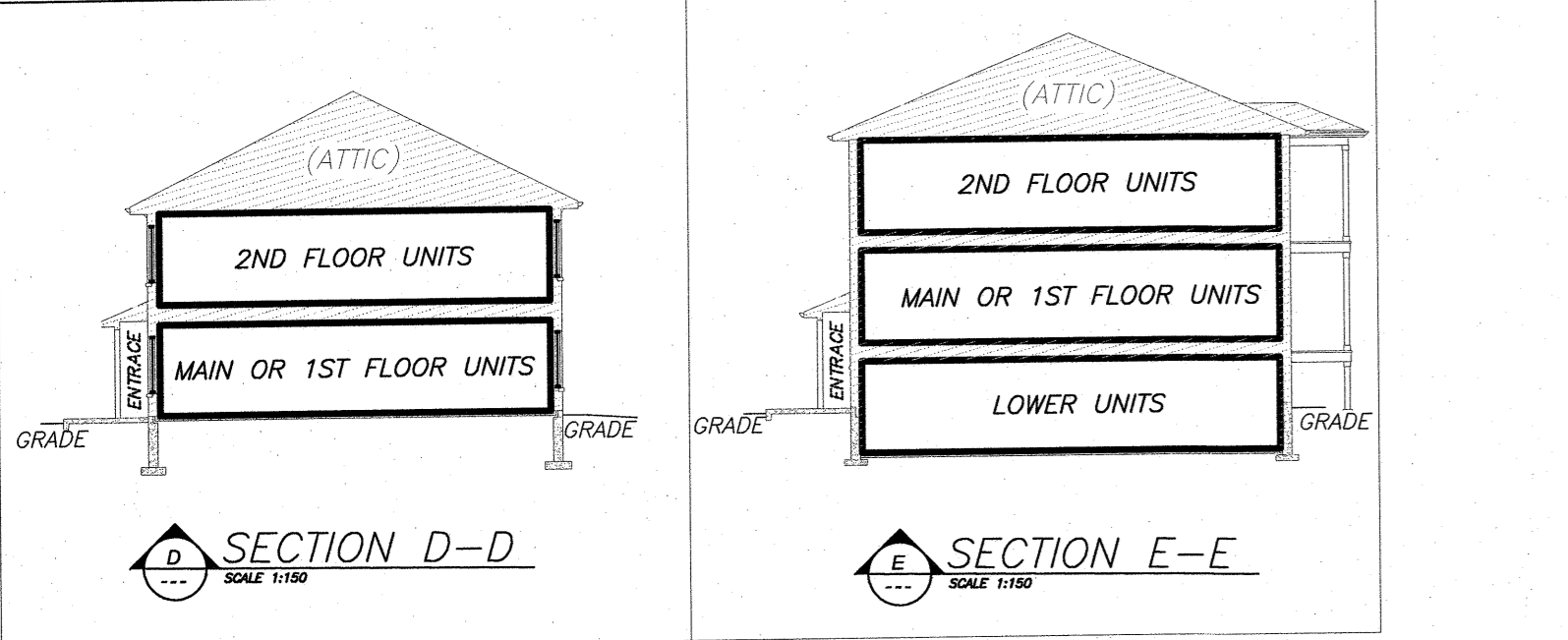
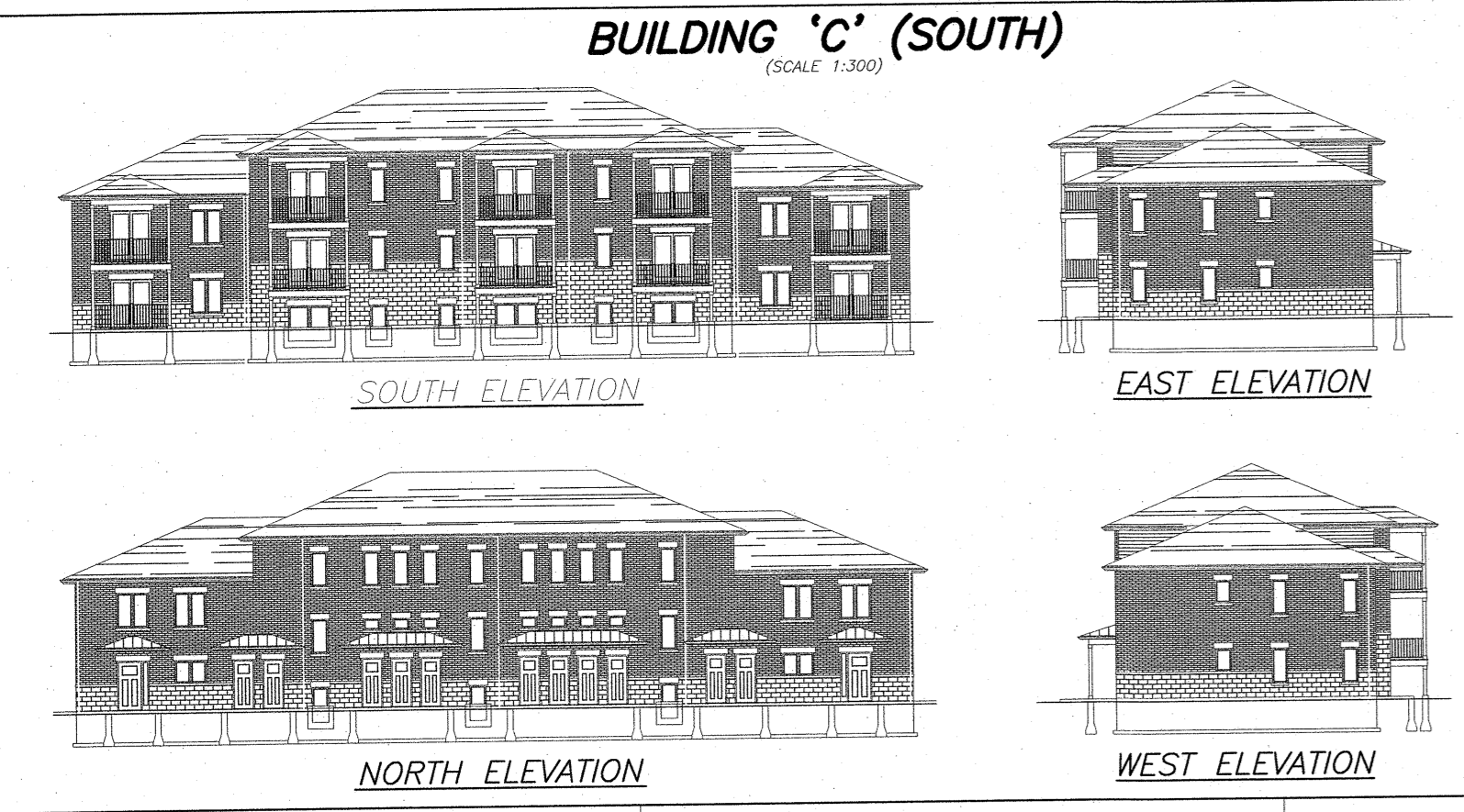
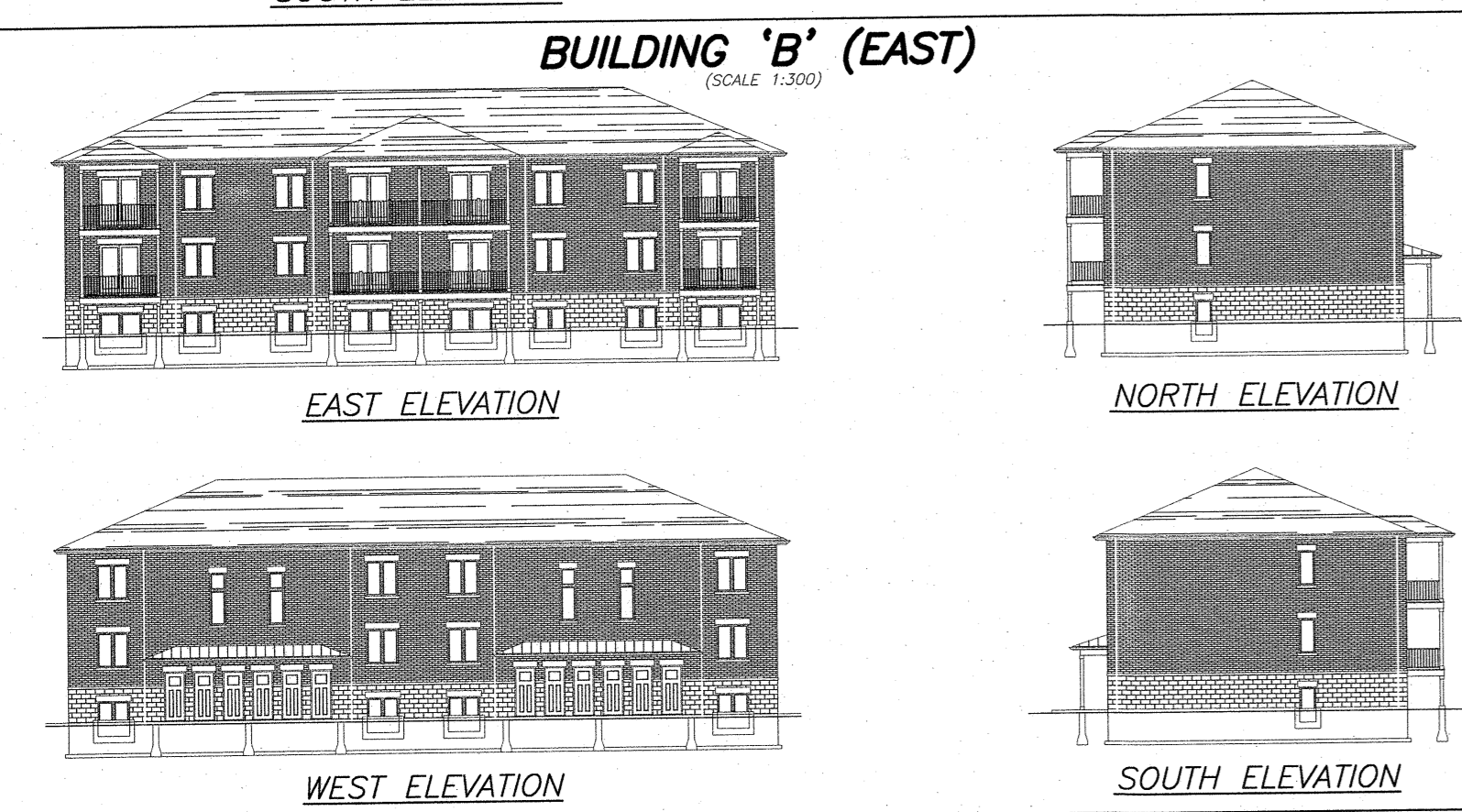
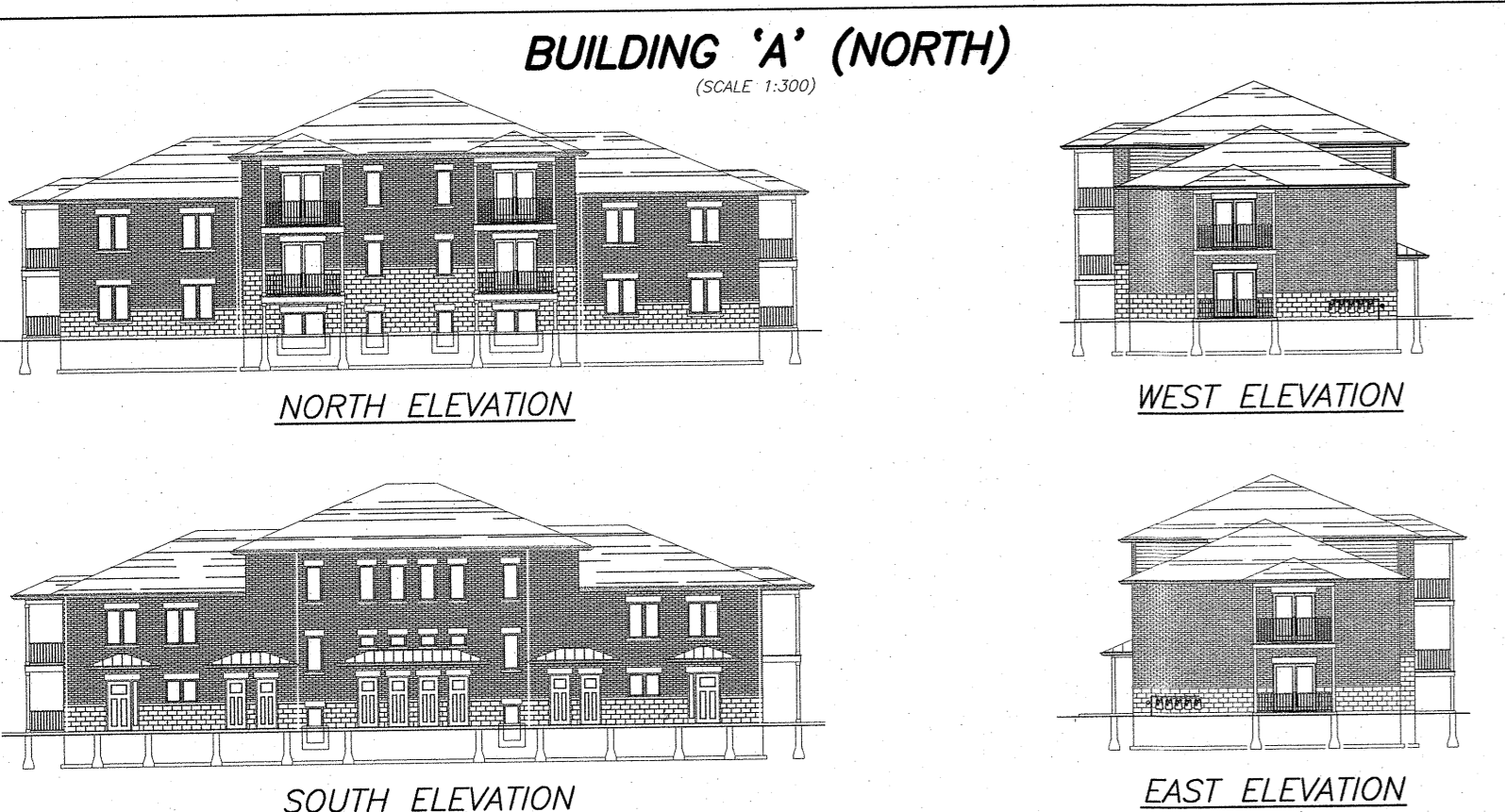
DATED at the Town of St. Marys, this 27th day of February, 2025.



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

REV: 03.21.05.30



DRAFT PLAN OF PHASED CONDOMINIUM
OF PART OF
LOTS 1 AND 2
SOUTH SIDE OF QUEEN STREET
AND PART OF
JONES STREET (NOT TRAVELLED)
REGISTERED PLAN NO. 217
IN THE
TOWN OF ST. MARYS
COUNTY OF PERTH
SCALE 1:300

MTE OLS LTD.
ONTARIO LAND SURVEYORS
METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT:

- D - PROPOSED USES : RESIDENTIAL
- E - ADJOINING USES : RESIDENTIAL
- H - WATER SUPPLY : MUNICIPAL
- K - SOILS : CLAYEY SILT TILL
- L - MUNICIPAL SERVICES : SANITARY, STORM AND WATER

SCHEDULE OF LAND USE:
SITE AREA = 4376.4m² (0.438 Ha.)
TOTAL NUMBER OF UNITS = 35 RESIDENTIAL
PARKING = 49 TOTAL (UNITS-35) (VISITOR-8) (ACCESSIBLE-3)
DENSITY = 79.9 UNITS PER Ha

ZONING:

Name	Proposed	R2-1
Lot Area	4376.4	666 m ²
Lot Frontage	45.2	18 m
Lot Depth	101.6	37 m
Side Yard (2 storey)	8.68	2.4 m
Side Yard (2 storey)	21.89	1.8 m
Front Yard	7.05	6.0 m
Rear Yard	7.0	7.0 m
Lot Coverage	28.4	40 %

NOTES:
1. BEARINGS AND DISTANCES SHOWN HERE ON ARE TAKEN FROM PLAN 44R-6236.

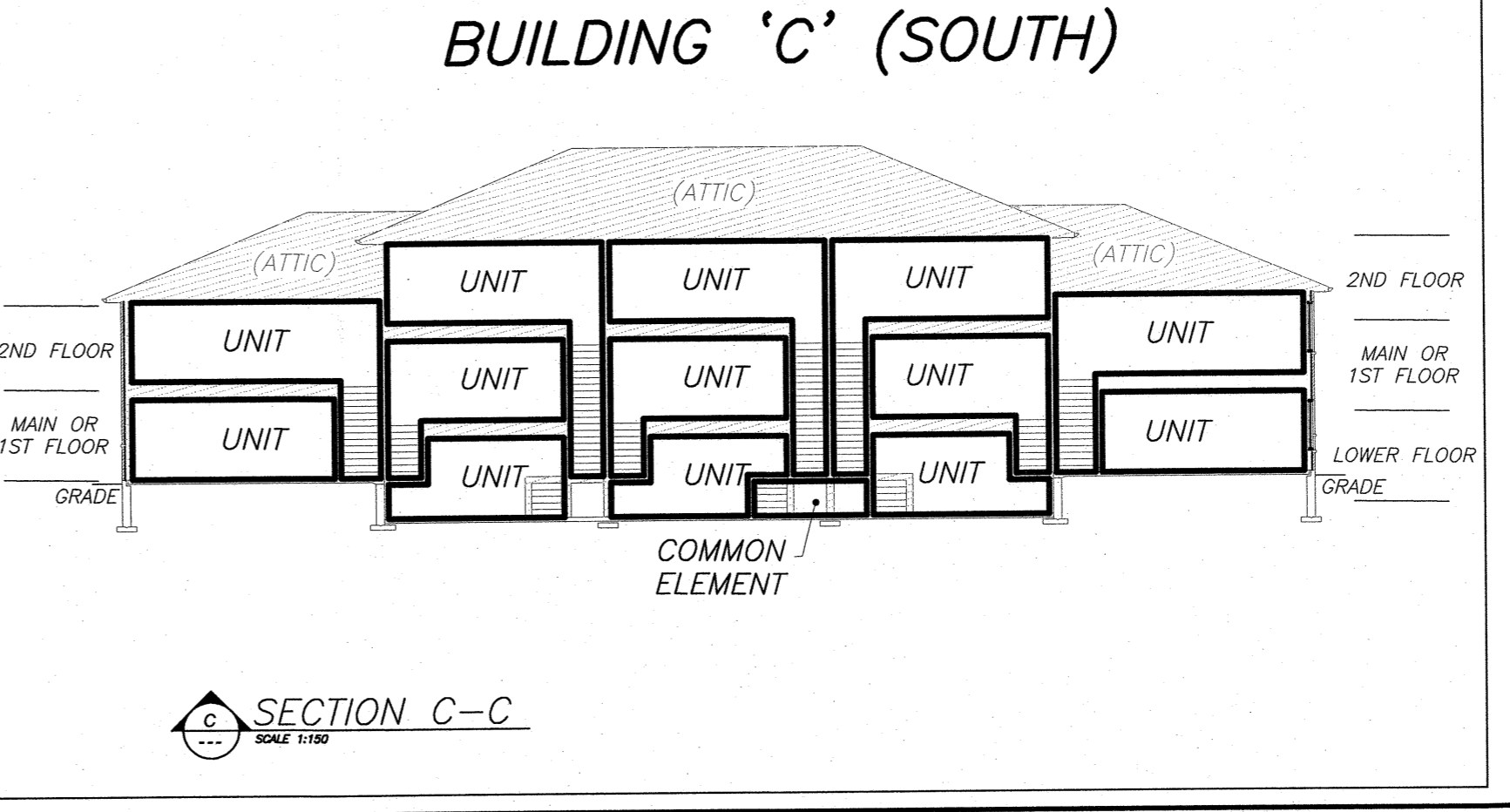
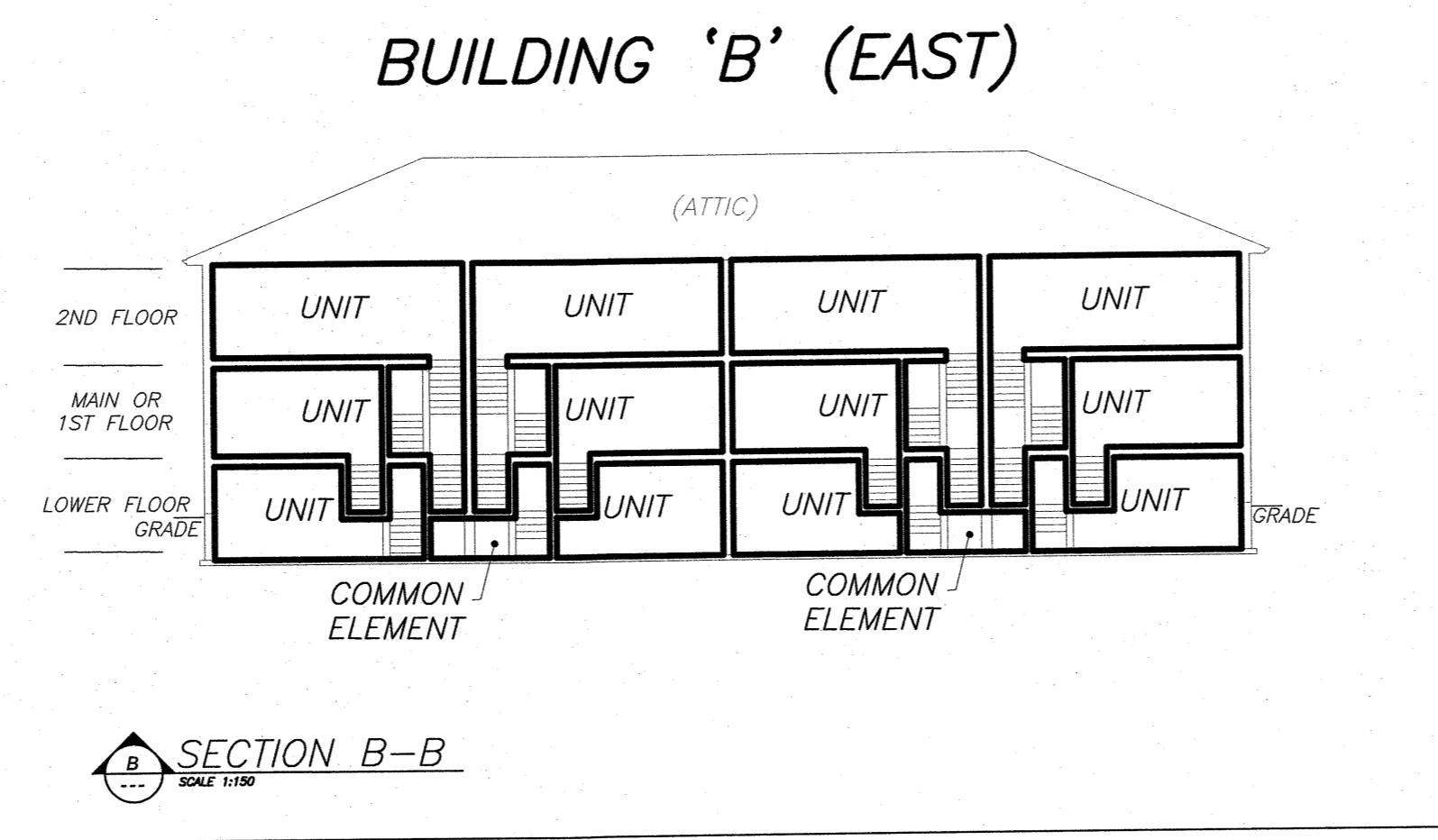
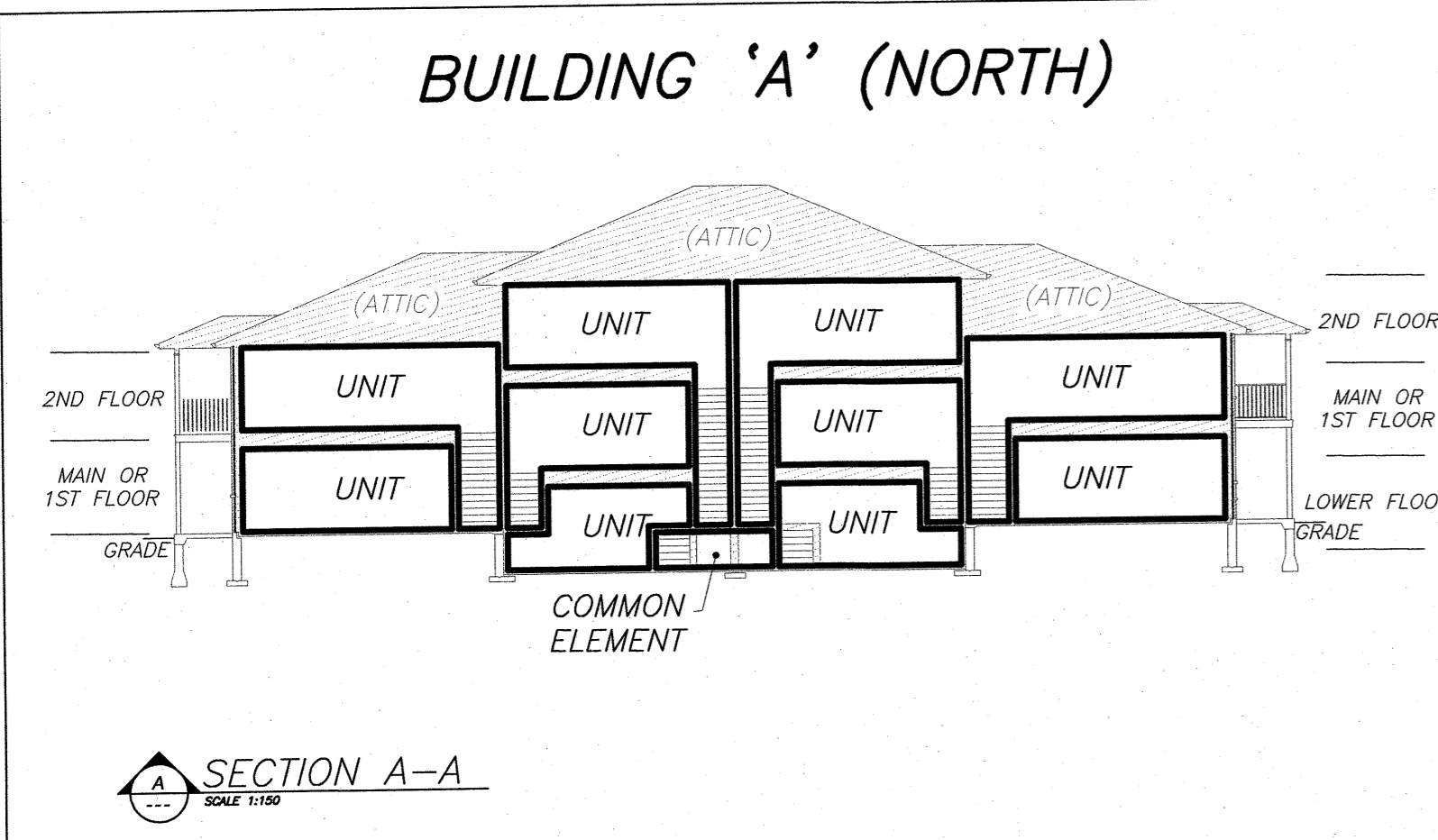
OWNER'S CERTIFICATE:
I HEREBY AUTHORIZE THE FIRM OF MTE OLS LIMITED TO SUBMIT THIS DRAFT PLAN OF CONDOMINIUM.

POL QUALITY HOMES INC.

I HAVE THE AUTHORITY TO BIND THE CORPORATION _____
DARYL POL

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE DEC. 18, 2024
TREVOR D.A. McNEIL
ONTARIO LAND SURVEYOR



MTE MTE ONTARIO LAND SURVEYORS LTD.
365 HOME STREET
STRATFORD, ONTARIO, N5A 2A5
TEL: (519) 271-7952

CAD: C. PERKS Check: T. McNEIL, O.L.S. Page: 24/36 (00/01/4) 54878-200-01.DWG

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