

**NOTICE OF AN APPLICATION AND PUBLIC MEETING CONCERNING
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

Proposed Urban Settlement Area Expansion, City of St. Thomas

TAKE NOTICE that:

- a) pursuant to Subsections 22(6.4)(a) and 34(10.7)(a) of the Planning Act, R.S.O. 1990, as amended, concurrent applications have been made for approval of a proposed Official Plan Amendment and Zoning By-law Amendment. Access to the information and material provided under subsections 22(4), 22(5), 34(10.1) and 34(10.2) in support of the applications is available for public access, and
- b) a concurrent Public Meeting, pursuant to Subsections 22(1)(b) and 34(12) of the Planning Act, R.S.O. 1990, as amended, will be held by the Council of the Corporation of the City of St. Thomas on the 24th day of June, 2020 at 5:00 P.M. to consider amendments to the Official Plan and Zoning By-Law 50-88. The purpose of the Public Meeting is to afford any person that attends, an opportunity to make representation with respect to the official plan and zoning proposals. The meeting will be conducted by Zoom Webinar and detailed information for this meeting can be found at https://www.stthomas.ca/living_here/notices_to_residents, under 'Planning Notices.'

The subject lands are shown outlined in a heavy solid line on the Key Map below. The lands can be described as Concession ENBTR, Part of Lots A, B, C, D, Concession NTRE, Part of Lot 45, Concession NTRE GORE, Part of Lots A, B, Plan 34, Part of Lots 7, 8, City of St. Thomas.

The Corporation of the City of St. Thomas is proposing to amend the St. Thomas Official Plan and Zoning By-Law 50-88 to expand the existing Settlement Area Boundary to allow for future residential uses on the subject lands.

The subject lands are designated Employment Lands and Rural Area within the Official Plan of the St. Thomas Planning Area. As part of the "Positioned for Growth" process that was undertaken by the Corporation of the City of St. Thomas to address the City's future residential land requirements as required through the Planning Act, R.S.O. 1990, as amended, the subject lands were identified as the preferred area for future residential development. An amendment to the Official Plan is required to change the existing land use designations to reflect the recommendations for future residential development in the Positioned for Growth Study.

The subject lands are currently located within an Employment Lands (EL) Zone and site-specific First Residential (R1) and Residential Development (R7) Zones to the City of St. Thomas Zoning By-law 50-88. To implement the recommendations of the Positioned for Growth Study for future residential development and amendment to By-law 50-88 is required.

The purpose of the proposed amendments is to amend the City of St. Thomas Official Plan and Zoning By-Law 50-88 to implement the recommendations of the Positioned for Growth Study. The effect of the amendments will be to allow for residential uses on the subject lands subject to landowners obtaining future land use planning application approvals for the proposed development.

ANY PERSON OR PUBLIC BODY 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 Zoning By-law amendment.

If you wish to be notified of the decision of the City of St. Thomas on the proposed Official Plan and Zoning By-law amendments, you must make a written request to the address below.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of St. Thomas before the proposed Official Plan amendment is adopted or the proposed Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of St. Thomas to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of St. Thomas before the proposed Official Plan amendment is adopted or 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

PUBLIC ACCESS TO INFORMATION relating to the proposed Official Plan and Zoning By-law Amendments may be accessed on the City's website https://www.stthomas.ca/living_here/notices_to_residents or the City's Facebook page <https://www.facebook.com/pages/City-of-St-Thomas-Ontario/120624024692752>.

DATED at the City of St. Thomas, this 3rd day of June, 2020.

Maria Konefal, City Clerk
City of St. Thomas
545 Talbot Street
St. Thomas, Ontario
N5P 3V7

KEY MAP (not to scale)

