

**NOTICE OF AN APPLICATION AND PUBLIC MEETING CONCERNING
PROPOSED COMMUNITY PLANNING PERMIT BY-LAW**

Elm-Wilson-Victor Area

TAKE NOTICE that pursuant to Subsection 34(12), Subsection 70(2), O. Reg. 173/16 and O. Reg. 545/06 of the Planning Act, R.S.O. 1990, as amended, the Council of the Corporation of the City of St. Thomas will hold a Public Meeting on the 9th day of February, 2026 at 6:00 P.M. to consider a proposed City-initiated Community Planning Permit By-law. The purpose of the Public Meeting is to afford any person that attends, an opportunity to make representation with respect to the proposed By-law. The meeting will be held at City Hall and will also be accessible by Zoom. Detailed information for this meeting can be found under ‘**Planning Notices**’ at [https://www.stthomas.ca/living here/notices to residents](https://www.stthomas.ca/living%20here/notices%20to%20residents).

The area to the northeast of the Elm Street and Wilson Avenue intersection has been identified as a candidate location for preparing a CPP By-law. Staff have initiated the CPP process for this area, which has the potential for significant residential housing as part of a clean-up and redevelopment that could be assisted by having a City-led CPP By-law in place. The location of the subject lands and its relationship to the surrounding area is shown on the Key Map below.

A Community Planning Permit (CPP) By-law is a tool under the Planning Act that replaces the Zoning By-law 50-88, as amended and Site Plan Control for the specific properties covered by the new CPP By-law. The CPP By-law includes many provisions that are similar to a Zoning By-law (e.g., general provisions, parking, permitted uses, development regulations, definitions); however, it is updated and more specific to the context and objectives for the specific area along with incorporating provisions that are not in Zoning By-laws (e.g., discretionary uses, community benefits, variations, permit classes). CPP By-laws include clauses related to Community Planning Permit application types (Class 1-3 permits, modification, amendment), the application and review process, the decision types, the approval authority, provisional or conditional approvals, the types of conditions that can be used, authorization for development agreements and further procedural provisions. The By-law contains internal review procedures for any subsequent applications made under the By-law including pre-consultation, review of complete applications, decision within 45 days, Class 1-2 permits/ modifications as staff decisions, Class 3 permits and amendments as Council decisions, conditions and agreements.

Further to the above, the purpose and effect of the CPP By-law would provide the development permissions and procedures for the following:

- Overall objectives aimed at facilitating redevelopment of underutilized sites for higher density residential and any complimentary land uses while recognizing the existing community/arena/trail uses and integrating development into the existing area.
- Establishing minimum vehicle, visitor and bicycle parking rates for each land use.
- Allowing some variation to parking rates provided transportation demand management and active transportation measures are provided (i.e., community benefits).
- Permitted uses: apartment, community/rec centre, retirement home, park, day care, home occupation, public service uses, urban agriculture (incl. community gardens).
- Discretionary uses: multiple dwelling and many forms of stacked and/or back-to-back townhouse, long-term care facility, neighbourhood commercial uses in a mixed-use building.
- New development standards for apartment/retirement home regarding built form including minimum and maximum building height, provisions for floor space ratio, setbacks, step-backs, maximum lot coverage, minimum landscaped area, building length and separation.
- Development standards for other permitted and discretionary uses (including limited ground floor neighbourhood commercial uses in a mixed-use building).
- Identifying variations to development standards for Class 2 and 3 Permits.
- Establishing community benefits, which are proposed to including affordable housing plus a potential combination of public realm improvements (parks/trails/streets), sustainable development and/or active transportation. A specified amount of each benefit is indicated that could be considered in exchange for additional building height and density.

In addition to the public meeting, a public information session will be held on January 28, 2026, from 4:00-6:00pm at the St. Thomas-Elgin Memorial Centre (80 Wilson Avenue), Peter Lynch Meeting Room, in a drop-in, open house format to share information about the proposed by-law and gather feedback.

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 Community Planning Permit Bylaw.

If you wish to be notified of the decision of the City of St. Thomas on the proposed Community Planning Permit Bylaw, you must make a written request to the address below.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of St. Thomas to the Ontario Land Tribunal but the 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 Community Planning Permit Bylaw 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 City of St. Thomas before the proposed Community Planning Permit Bylaw 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.

Pursuant to Subsection 7(3) of O. Reg. 173/16 of the Planning Act, R.S.O. 1990, as amended, an appeal to the Tribunal against a decision on a community planning permit application may be made only by the owner of the land to which the application relates.

PUBLIC ACCESS TO INFORMATION relating to the proposed Community Planning Permit Bylaw may be accessed on the City’s website https://www.stthomas.ca/living_here/notices_to_residents or the City’s Facebook page www.facebook.com/st.thomastherailwaycity.

DATED at the City of St. Thomas, this 16th day of January, 2026.

KEY MAP (not to scale)



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