

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

Silver Street

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 at City Hall by the Council of the Corporation of the City of St. Thomas on the 12th day of May, 2025, at 6:00 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 also be accessible 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.' Please note that there may be multiple applications being considered at this meeting and you may be required to listen to more than one application.

In 2023, Council approved Official Plan and Zoning By-law amendments for 50 Silver Street in support of a proposal to build a warehouse facility. Staff were recently advised by Economic Development Corporation that they have another potential user for further warehouse space, and a portion of the Silver Street site would suit their needs. Warehousing is permitted in the Business Employment Zone and represents a type of use that is generally quiet and makes for a good transition between the employment lands and the residential uses to the west.

The subject lands are designated "STORC Complex" on Schedule "A" to the City of St. Thomas Official Plan. The proposed "Business Employment" designation permits a range of light industrial and non-retail service commercial uses, including business offices; computer, electronic or data processing establishments; research and development facilities; commercial or technical schools; restaurant; non-retail service commercial uses; warehousing and bulk storage within an enclosed building only; scientific, technological or communication establishments; automotive service uses; and accessory uses, buildings and structures. The policies support the use of this designation as an appropriate transition between the Employment Lands and the sensitive Residential uses to the west.

Zoning By-law 50-88 zones the lands Regional Recreational Facilities Zone (RF). The RF zone permits uses, buildings or structures for public service purposes as defined by the by-law. A zoning by-law amendment is required to implement the use of the lands for Business Employment and will place the subject lands into the BEL zone.

The purpose and effect of the proposed amendments is to amend the City of St. Thomas Official Plan and Zoning By-Law 50-88 to permit the proposed warehouse use on the subject lands.

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.

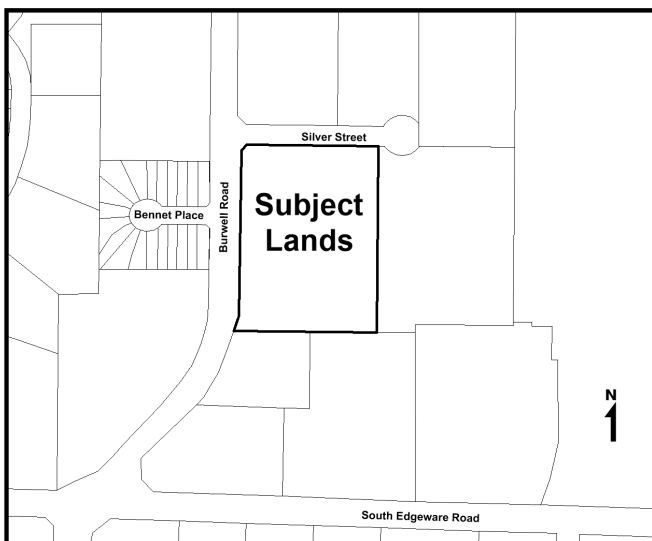
If you wish to be notified of the decision of the City of St. Thomas on the proposed Official Plan and Zoning By-law amendments, you must make a written request to the address below.

If a person or public body 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 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 City of St. Thomas 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 do so.

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 www.facebook.com/st.thomastherailwaycity.

DATED at the City of St. Thomas, this 11th day of April, 2025.



KEY MAP (not to scale)
Maria Konefal, City Clerk
City of St. Thomas
545 Talbot Street
St. Thomas, Ontario
N5P 3V7