

**NOTICE OF PASSING OF A COMMUNITY PLANNING PERMIT BY-LAW
BY THE CORPORATION OF THE CITY OF ST. THOMAS**

City-Initiated By-law: Elm/Wilson/Victor Area

TAKE NOTICE that the Council of the Corporation of the City of St. Thomas passed By-Law No. 20-2026 on the 2nd day of March 2026, pursuant to Subsection 34(18) of the Planning Act, R.S.O., 1990, as amended and Subsection 4(1) of O. Reg. 173/16.

The Community Planning Permit (CPP) By-law applies to the area to the northeast of the Elm Street and Wilson Avenue intersection. The location of the subject lands is shown on the Key Map below.

A 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 includes affordable housing plus a combination of public realm improvements (parks/trails/streets), sustainable development and/or transportation demand management/active transportation. A specified amount of each benefit is indicated that could be considered in exchange for additional building height and density.

A public open house was held on January 28, 2026, and a public meeting held on February 9, 2026. The written and oral submissions were considered in the review, decision and final By-law. The submission topics included heritage tourism rail corridor, rail crossing, site-specific technical studies, infrastructure and utility capacity and review, employment lands, economic impact assessment, dog park, potential building heights, community benefits requirements and calculations and structured parking provisions. These topics were addressed in the March 2, 2026 staff report, were considered in updates made for the final CPP By-law after the public meeting and in the decision, infrastructure capacity and rail considerations were considered as part of the CPP By-law preparation, and further technical study can be addressed as part of any site-specific CPP application. The subject lands are within an area that is designated Residential and conforms to the Official Plan and the CPP By-law is consistent with the Provincial Planning Statement, 2024 and is sound land use planning.

In coming to its decision, Council took into consideration the planning reports and submissions prepared by staff.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Community Planning Permit By-law may be made by filing a notice of appeal with the City Clerk either via the OLT e-file portal (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting St. Thomas (City) - Clerk as the Approval Authority, or in person or by mail to 545 Talbot Street, St. Thomas, ON N5P 3V7, no later than 4:30 p.m. on March 26, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to customerservice@stthomas.ca.

Only specific stakeholders, including the applicant, the Minister, public bodies or a “specified person” as defined by the *Planning Act*, and /or registered owner of any land to which the Community Planning Permit By-law would apply may appeal to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of a specified person or registered owner who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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.

For more information about this matter, contact the City of St. Thomas Planning & Building Services Department.

PUBLIC ACCESS TO INFORMATION relating to the proposed Community Planning Permit By-law is available for inspection daily, from Monday to Friday, between 8:30 A.M. and 4:30 P.M. at the Planning Office, 545 Talbot Street, St. Thomas, or 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 6th day of March, 2026.

KEY MAP (not to scale)



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