NOTICE OF THE ADOPTION OF AN OFFICIAL PLAN AMENDMENT BY THE CORPORATION OF THE CITY OF ST. THOMAS

City-Wide Official Plan Amendment to Implement the City's Parks and Recreation Master Plan, and Parkland Dedication By-law – City Initiated

TAKE NOTICE that the Council of the Corporation of the City of St. Thomas passed By-Law No. 145-2026 on the 2nd day of November, 2026, pursuant to Subsection 17(22) of the Planning Act, R.S.O, 1990, as amended, adopting Official Plan Amendment No. 119.

The City of St. Thomas updated its Parks and Recreation Master Plan in March, 2026 to assist in strategic investment and decision-making for the provision of recreational programs, trails and open space, creation of new parks, improvements to existing parks and overall program delivery with a long-term view to 2051. Several recommendations were provided in the Parks and Recreation Master Plan update, and to align its parkland planning with the anticipated growth and intensification that the City anticipates, updates to the City's Official Plan and the creation of a Parkland Dedication By-law is required to conform to the requirements of the *Planning Act*.

The purpose and effect of the proposed amendments to the City of St. Thomas Official Plan are to ensure that the City's parkland policies are aligned with the Parks and Recreation Master Plan updates that have occurred and to implement the recommendations that were put forward through those update processes. The policy updates are further required to permit the City to use an alternative parkland dedication rate in the City's Parkland Dedication By-law.

The amendment represents a comprehensive repeal and replacement of the parkland section of the City's Official Plan and would apply City-wide. Further, the updates will allow the City to use an alternative parkland dedication rate of one hectare for each 600 net residential units proposed for land conveyance or one hectare for each 1,000 net residential units proposed for payment in lieu of parkland in addition to the standard parkland dedication rates.

A public meeting was held on October 13, 2026, where one member of the public provided comment related to density and park need, and opportunities for privately owned public spaces. Members of Council asked questions relating to application of policies to infill applications and off-site dedication. No written submissions were received.

The subject lands are also the subject of a concurrent application under the Planning Act for approval a city-wide Parkland Dedication By-law.

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

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Official Plan Amendment 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 November 27, 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 Official Plan Amendment would apply may appeal a zoning by-law 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.

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

PUBLIC ACCESS TO INFORMATION relating to the proposed Official Plan Amendment 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 November, 2026.

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