



TOWN STATEMENT

Ontario Land Tribunal Approves Planning Applications for Proposed Development at 223 and 227 Mary Street

For Immediate Release

March 7, 2025

On March 5, 2025, a Case Management Conference (CMC) for the Ontario Land Tribunal (OLT) appeal was held regarding the proposed development at 223 and 227 Mary Street. The proposal is for a four-story, 41-unit apartment building.

Following requests from various parties, the CMC was converted into a Settlement Hearing. The direction for settlement was provided by Council at the November 12, 2024, Committee of the Whole - Planning Meeting.

Two requests to participate were submitted in advance and granted by the OLT. The Settlement Hearing proceeded.

At the conclusion of the Hearing, the OLT Chair gave an oral decision granting the appeal and approving the Official Plan Amendment (with a minor amendment to the preamble) and the Zoning By-law Amendment as contained in the [Town Staff Report CDS-24-108](#). A holding provision remains on the zoning as recommended by Staff. Including a Holding (H) symbol requires the subject lands to merge in title to facilitate the proposed development and address stormwater management requirements before development occurs. A site plan application is also required.

This decision means that the developer can proceed with the project.

The minor revision to the Official Plan Amendment updates the reference from the [Provincial Policy Statement 2020](#) to the [Provincial Planning Statement 2024](#), as the OLT decision was made after the new Statement took effect on October 20, 2024.

Any media inquiries related to this matter should be directed to communications@notl.com. All other inquiries can be addressed to Kirsten McCauley, Director of Community & Development Services, at kirsten.mccauley@notl.com.