



NOTICE OF RECEIPT OF COMPLETE APPLICATION AND PLANNING ADVISORY COMMITTEE MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

File No: Z02-2025
Owners: Group40 Inc. and Grace Community Church
Applicant/Agent: Baker Planning Group
Property Address: 11 Cain Street (and part of 16 Hillside Court)

TAKE NOTICE THAT the Corporation of the Town of St. Marys has received an Application for Zoning By-law Amendment pursuant to Section 34 of the Planning Act R.S.O. 1990 and has deemed same to be complete pursuant to the provisions of the Planning Act R.S.O. 1990.

Description and Location of Subject Lands

The subject lands are approximately 0.48 hectares in size and are generally located southeast of the intersection of Queen Street East and Cain Street, as shown on the General Location Map. The lands subject to the Zoning By-law Amendment Application consist of 11 Cain Street (0.21 hectares) and approximately 0.27 hectares proposed to be severed from the northern part of 16 Hillside Court (currently owned by the Grace Community Church).

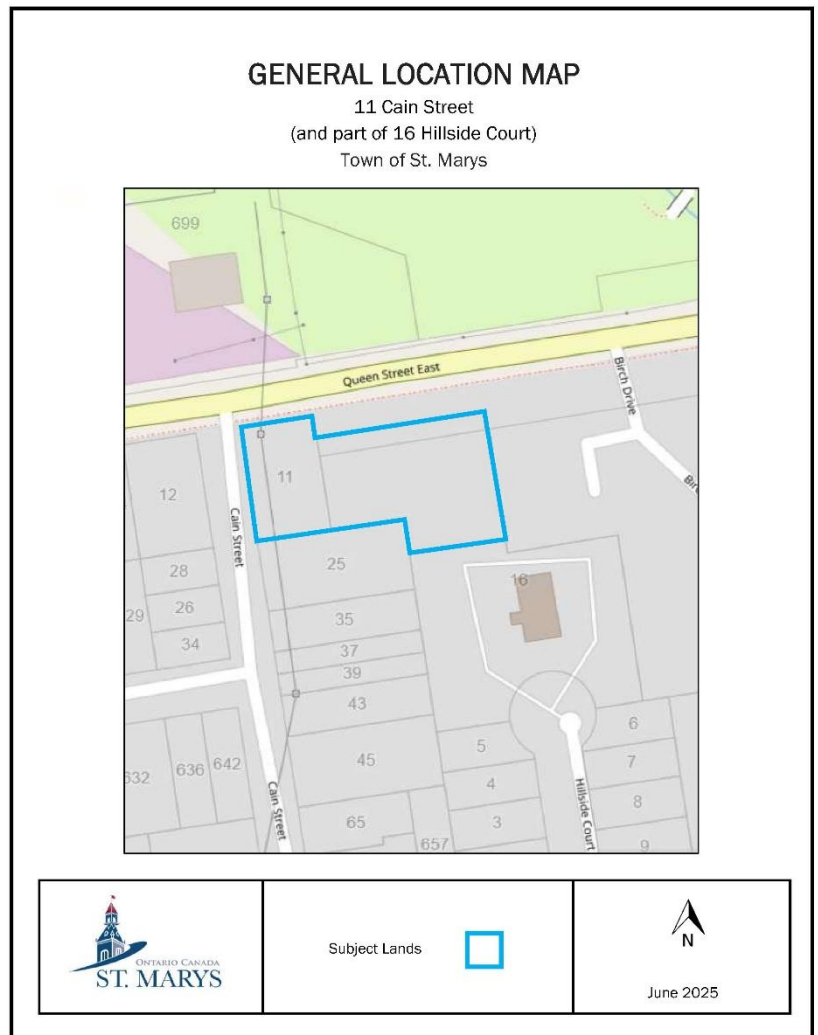
The subject property is designated “Residential” in the Town of St. Marys Official Plan” and zoned “Residential Zone Three (R3)” and “Institutional (I)” according to the Town of St. Marys Zoning By-law Z1-1997, as amended.

Development Proposal and Purpose and Effect of Zoning By-law Amendment Application

The Applicant is proposing to develop the subject lands for residential uses consisting of 44 apartment dwelling units in four (4) buildings, as shown in the concept site plan included with this notice. Vehicular access is proposed from Cain Street via a private roadway that connects to a proposed off-street parking area with 65 parking spaces. A common amenity area is proposed internally to the site for use by the residents of the proposed development.

The purpose and effect of the Zoning By-law Amendment Application is to change the zoning of the subject lands to “Residential Zone Five (R5-XX)” with the following site-specific regulations:

- i. Minimum lot area per dwelling unit: 100 square metres
- ii. Minimum Rear Yard Setback (eastern property line): 3.0 metres
- iii. Minimum Exterior Side Yard Setback: 3.0 metres
- iv. Minimum Side Yard Setback (south side) of 3.0 metres where abutting land that is zoned as non-residential
- v. More than one building may be erected on a lot provided that the separation distances between buildings shall be according to all applicable requirements of the Ontario Building Code, as amended, and in compliance with the following:
 - a) the minimum distance between two exterior walls of different buildings facing each other shall be 5.0 metres, where there is no private amenity space
- vi. Maximum Density: 95 units per hectare
- vii. Minimum Landscaped Open Space: 30%
- viii. Maximum Number of Storeys: 4



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- ix. Minimum Off-Street Parking: 1.4 spaces per Dwelling Unit
- x. A planting strip shall be required in accordance with the provisions of Section 5.25, where an interior side or rear lot line of a lot abuts a lot that is:
 - a) in a Residential Zone or a Residential (-H) Holding Zone
 - b) used for residential purposes;and shall constitute one of the following, or any combination of the following:
 - 1. A planting strip with a minimum width of 1.8 metres, planted with trees, evergreens, and/or shrubs, which at the time of planting shall be 1.0 metres in height and they must be of such a species or type so as to achieve a minimum height of 2.0 metres at maturity
 - 2. Existing trees and/or shrubs; and/or
 - 3. Solid wood fence with a minimum of 2.0 metres in height
- xi. Steps, and patios, whether they be covered or uncovered, and unenclosed porches and verandas may project into any required front yard, side yard, and rear yard, a distance of not more than 1.8 metres.
- xii. Where lands have been comprehensively planned and are subject to an approved site plan and associated agreement pursuant to Section 41 of the *Planning Act*, any zoning deficiencies resulting from the creation of condominium units, shall be deemed to comply with the regulations of the By-law, provided that all applicable regulations of the By-law relative to the whole lot and its external lot lines existing prior to any condominium plan registration are complied with.

Additional details related to this Application can be found on the Town of St. Marys website:

www.townofstmarys.com/en/current-planning-development-applications.aspx

Meeting Details

The Town’s Planning Advisory Committee (PAC) will be reviewing the Application at its meeting as follows:

- Date:** Monday, July 21, 2025
- Time:** 6:00 P.M.
- Place:** To **observe** the meeting:
- **In-person:** 408 James Street South – Municipal Operations Centre Boardroom
 - **Town’s YouTube Channel:**

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

To attend as a **delegation** please email planning@town.stmarys.on.ca no later than noon Friday, July 18, 2025, requesting to be a delegation and include any materials you wish to share with the Committee.

Send any comments or concerns for PAC’s consideration in writing to the Planning Department, via email to planning@town.stmarys.on.ca or by mail to the Town Office (175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6) before **12 Noon on Monday, July 21, 2025**. Please note that if you are not able to submit comments prior to or during the PAC meeting, Council will be apprised of all public comments received prior to making a decision on the application at a later date.

Comments and opinions submitted on these matters, including the originator’s name and address, become part of the public record, may be viewed by the general public and may be published in a staff report and will be included in the Council agenda and minutes. Agendas and minute are published on the Town of St. Marys website:

https://calendar.townofstmarys.com/council?_mid=100956

Please note that this PAC meeting is not the required public meeting under the Planning Act. At this meeting, the PAC will: review the application; consider information and comments provided by the Applicant, Town staff, agencies and public; and consider making recommendation(s) to Council with respect to the further processing of the application. A second notice will be issued indicating a public meeting date when scheduled.

Other Information:

If a person or public body would otherwise have an ability to appeal the decision of Council of the Corporation of the Town of St. Marys to the Ontario Land Tribunal but the person or public body does not make oral submissions at a

public meeting or making written submissions to the Town of St. Marys 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 Council of the Town of St. Marys 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.

Notification

If you wish to be notified of the decision of the Town of St. Marys on the proposed zoning by-law amendment, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys via email, jmccartney@town.stmarys.on.ca or mail: 175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6

If you have any questions regarding the application please contact Grant Brouwer, Director of Building and Development, at 519-284-2340 ext. 215 or gbrouwer@town.stmarys.on.ca

Information can also be provided in an accessible format upon request.

DATED at the Town of St. Marys, this 26th day of June, 2025.

Proposed Concept Site Plan

