



# NOTICE OF PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

File No: Z03-2022  
Property Owner: A. and N.D. Brooke  
Property Address: 178 Queen Street West

**TAKE NOTICE THAT PURSUANT TO** Section 34 of the Planning Act, R.S.O. 1990, the Council of the Corporation of the Town of St. Marys will hold a public meeting on **Tuesday, June 28, 2022 at 6:00 p.m.** to consider an Application (by A. and N.D. Brooke, File Z03-2022) to approve an amendment to the Town of St. Marys Zoning By-law.

## Description and Location of Subject Lands

The 682.7 m<sup>2</sup> (0.17 acre) subject property is located at the southwest corner of Queen Street West and Ontario Street South as shown on the General Location Map. The property is designated “Residential” in the Town of St. Marys Official Plan and is zoned “Residential Zone Three (R3)” in the Town of St. Marys Zoning By-law Z1-1997, as amended. There is an existing residential building with two dwelling units. The owners are proposing to convert the main floor unit into two separate dwelling units. No external alterations to the existing building are proposed however, the owners propose to add one additional off-street parking space from the existing Ontario Street site access.

## Purpose and Effect of Zoning By-law Amendment Application

The purpose and effect of the Zoning By-law Amendment Application is to amend the Town’s Zoning By-law to change the zoning of the property to “Residential Zone Four (R4-X) Zone” to permit a converted dwelling with a maximum of three dwelling units, and accessory uses, buildings and structures and the following site-specific regulations:

- i. Minimum Lot Area: 650 square metres
- ii. Minimum Lot Depth: 29 metres
- iii. Minimum Front Yard: 5.3 metres (Ontario Street);
- iv. Minimum Side Yard (South): 1.1 metres;
- v. Minimum Exterior Side Yard: 1.0 metres;



**TOWN OF ST. MARYS | BUILDING & DEVELOPMENT**

Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6

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[gbrouwer@town.stmarys.on.ca](mailto:gbrouwer@town.stmarys.on.ca) | [www.townostmarys.com](http://www.townostmarys.com)

- vi. Minimum Off-Street Parking: 1.25 per converted dwelling unit;
- vii. Maximum Driveway Width: Existing on the date of the passing of the by-law;
- viii. Parking Space Access: Accessed directly from a public road;
- ix. Parking Space Size: A maximum of one (1) parking space shall be 5.4metres in length by 2.7 metres in width
- x. Daylight Triangle: Existing on the date of the passing of the by-law.

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](http://www.townofstmarys.com/en/current-planning—development-applications.aspx)

### Public Meeting

The Town of St. Marys Council will hold a public meeting to consider the Application:

- Date:** Tuesday, June 28, 2022
- Time:** 6:00 P.M.
- Place:** This will be a virtual meeting.

To **participate** in this meeting (provide comments or questions), join the Zoom Webinar as follows:

<https://us06web.zoom.us/j/85350709875?pwd=VytMN0NEYJRCnczK1lkCHR1VTI6Zz09>

Webinar ID: 855 5070 9875

Telephone: 1-855-703-8985

Passcode: 874920

To **observe** the meeting (no comments or questions), visit the Town’s YouTube Channel:

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

Send any comments or concerns for Council’s consideration in writing to the Clerk, via email to [clerksoffice@town.stmarys.on.ca](mailto:clerksoffice@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 Tuesday, June 28, 2022**.

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:

### 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

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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 add the person or public body as a party.

### Notification

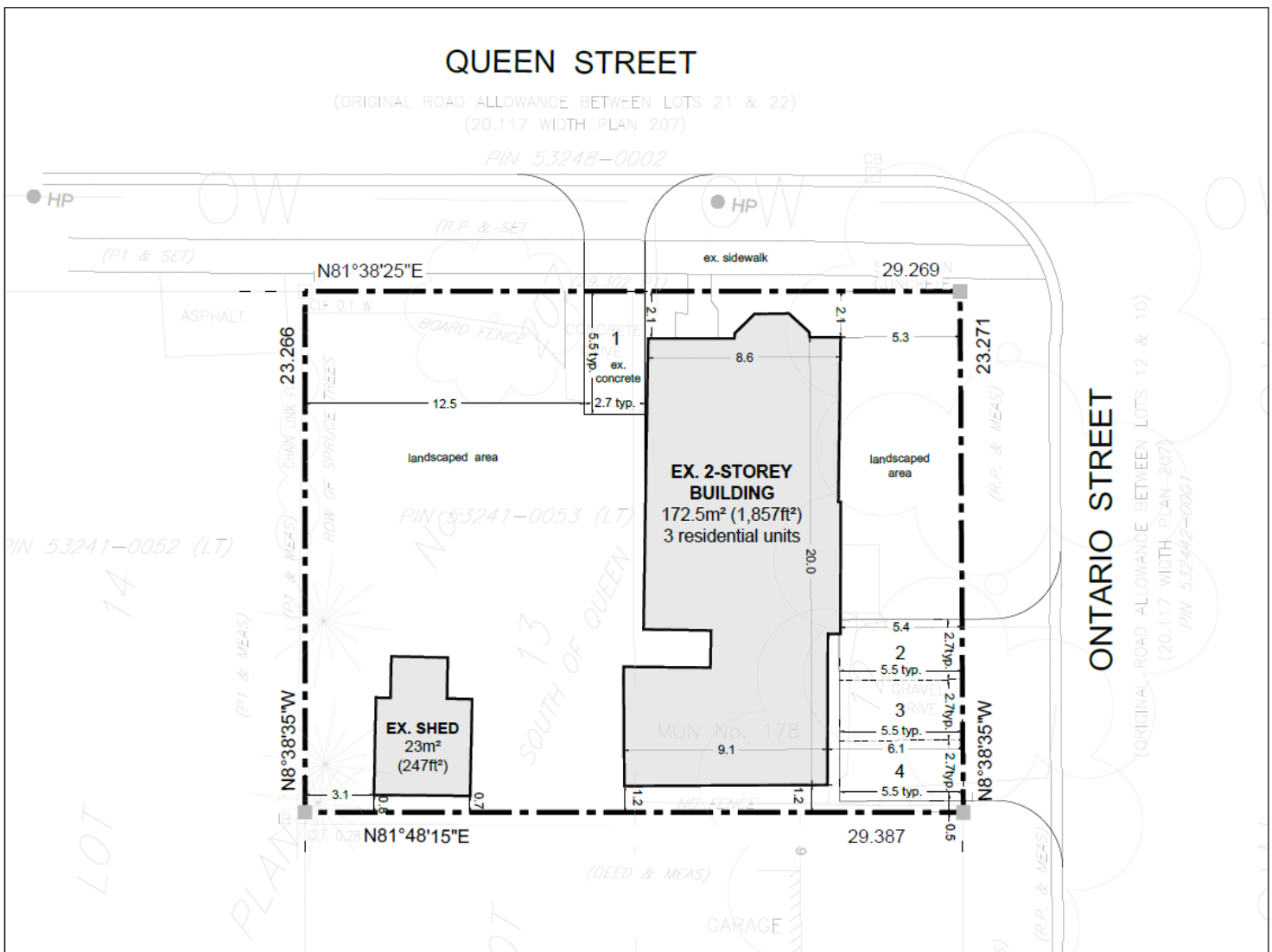
If you wish to be notified of the decision of the Town of St. Marys on the proposed zoning by-law amendment, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys via email, [jmccartney@town.stmarys.on.ca](mailto:jmccartney@town.stmarys.on.ca) or mail: 175 Queen Street East,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

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

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

**DATED** at the Town of St. Marys, this 8<sup>th</sup> day of June, 2022

### Proposed Concept Plan



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