



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

File No:
Property Owner:
Applicant/Agent:
Property Address:

Z03-2025
2398315 Ontario Limited (c/o Scott McIntosh)
Zelinka Priamo Ltd.
178 Thomas Street

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 Property

The subject property is approximately 981 square metres in size and located at the intersection of Thomas Street and Park Lane, as shown on the General Location Map.

The subject property is designated “Residential” in the Town of St. Marys Official Plan” and zoned “Residential Zone Two (R2-1)” according to the Town of St. Marys Zoning By-law Z1-1997, as amended.

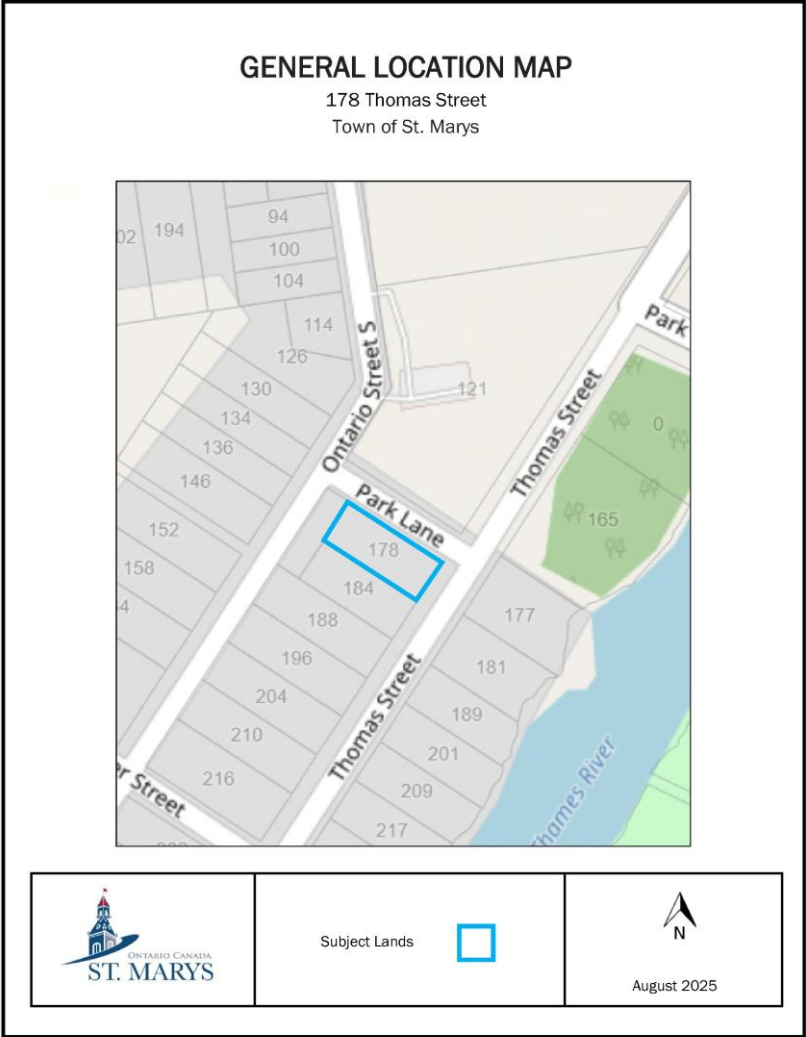
There is an existing single detached dwelling on the eastern half of the property with an existing driveway accessed from Thomas Street. There is also an existing detached garage located along the Park Lane frontage.

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

The Property Owner has applied for a consent to divide the property into two lots as shown on the concept site plan / severance sketch attached to this notice. The concept site plan / severance sketch shows road widenings required to be conveyed to the Town (3.0 metre wide along Thomas Street and 2.5 metre wide along Park Lane). The following chart describes the characteristics of the proposed lots:

	Frontage (m)	Size (m²)
Retained Lot		
Pre road widening	20.1	618.2
Post road widening	17.6	488.5
Severed Lot		
Pre road widening	18.0	362.7
Post road widening	18.0	317.6

The related Consent to Sever Application (File B01-2025) will be considered by the Town’s Committee of Adjustment at a future date.



The Applicant is proposing to retain the existing dwelling on the proposed retained lot, relocate the existing driveway and detached garage to south of the existing dwelling, and construct a new single detached dwelling on the proposed severed lot with access from Park Lane.

The purpose and effect of the Zoning By-law Amendment Application is to change the zoning of the subject lands to “Residential Zone Two (R2-XX)” on the proposed retained lot and “Residential Zone Two (R2-YY)” on the proposed severed lot with the following site-specific regulations based on the proposed lots (post road widenings):

Retained Lot - “Residential Zone Two (R2-XX)”

- Minimum lot area (corner lot) of 488.5 m², whereas the minimum required is 795.5 m²;
- Minimum lot frontage (corner lot) of 17.6 m, whereas the minimum required is 21.5 m;
- Minimum lot depth of 27.7 m, whereas the minimum required is 37.0 m;
- Minimum front yard of 2.1 m, whereas the minimum required is 6.0 m;
- Minimum exterior side yard of 2.8 m, whereas the minimum required is 6.0 m; and,
- Recognize the encroachment of the existing dwelling in the required daylight/sight triangle (10.8 x 10.8 m).

Severed Lot - “Residential Zone Two (R2-YY)”

- Minimum lot area (interior lot) of 317.6 m², whereas the minimum required is 666.0 m²;
- Minimum lot depth of 17.6 m, whereas the minimum required is 37.0 m;
- Minimum front yard of 5.5 m, whereas the minimum required is 6.0 m;
- Minimum rear yard of 5.0 m, whereas the minimum required is 7.0 m; and,
- Minimum gross floor area of 97.9 m², whereas the minimum required is 100 m².

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, September 15, 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, September 12, 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, September 15, 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 29th day of August, 2025.

Concept Site Plan / Severance Sketch

