

NOTICE OF THE PASSAGE OF A ZONING BY-LAW
BY THE CORPORATION OF THE TOWN OF ST. MARYS

TAKE NOTICE that the Council of the Corporation of the Town of St. Marys passed By-law No. Z162-2026 on the 27th day of January, 2026 under Section 34 of the *Planning Act*, R.S.O. 1990.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect of the Town's decision to pass By-law No. Z162-2026 may be made by filing with the Ontario Land Tribunal ([OLT E-File Portal](#)) not later than the 2nd day of March, 2026. A notice of appeal must set out the reason(s) for the appeal, and must be accompanied by the required fee and made payable to the Minister of Finance. If the OLT e-portal is not accessible due to a technical issue, notices of appeal may be provided to clerksoffice@town.stmarys.on.ca .

An explanation of the purpose and effect of the Zoning By-law, describing the lands to which the By-law applies, and a map showing the location of the lands to which the By-law apply are attached. The complete By-law is available for inspection in my office during regular office hours.

Dated at the Town of St. Marys this 10th day of February, 2026.

Jenna McCartney, Clerk
Town of St. Marys
175 Queen Street East, P.O. Box 998
St. Marys, Ontario N4X 1B6
Telephone (519) 284-2340 ext. 212
clerksoffice@town.stmarys.on.ca

NOTE:

Only the following will be able to appeal the decision of the Town of St. Marys to the Ontario Land Tribunal:

- the applicant;
- the Minister of Municipal Affairs and Housing; and,
- a specified person and public body (as defined in the Planning Act) and registered owners of lands to which the bylaw will apply and who made submissions at the public meeting or who have made written submissions to the Town before the bylaw was passed.

Be advised that a person is no longer able to appeal the decision, other than any persons listed above.

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.

Prior to making this decision, Council considered all written and oral submissions received.

THE TOWN OF ST. MARYS

BY-LAW NO. Z162-2026

EXPLANATORY NOTE

The subject property is approximately 666 square metres in size and located at the southwest corner of Queen Street West and Salina Street South, as shown on the General Location Map.

There is an existing single detached dwelling on the northern part of the property with two additional residential units (for a total of three dwelling units). An existing driveway off Salina Drive provides off-street parking.

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

The Property Owner has applied for a consent to divide the property into two lots as shown on the concept site plan attached to this notice. The concept site plan shows a road widening required to be conveyed to the Town (5.0 metre wide along Queen Street West). The following chart describes the characteristics of the proposed lots:



	Frontage (m)	Size (m ²)
Retained Lot		
Pre road widening	14.3	443.0
Post road widening	14.3	361.0
Severed Lot	15.5	223.0

The related Consent to Sever Application (B04-2025) will be considered by the Town's Committee of Adjustment on February 18, 2026.

The Applicant is proposing to retain the existing dwelling on the proposed retained lot, and construct a new single detached dwelling on the proposed severed lot. A new access driveway is proposed from Queen Street West to provide two tandem parking spaces for the existing residential building. An additional new driveway from Salina Street South is proposed to the south of the proposed new dwelling on the severed lot to provide two tandem parking spaces.

The purpose and effect of Zoning By-law No. Z162-2026 is to change the zoning of the subject lands to "Residential Zone Four (R4-16A)" on the proposed retained lot (post road widening) and "Residential Zone Four (R4-16B)" on the proposed severed lot with the following site-specific regulations:

Retained Lot - "Residential Zone Four (R4-16A)"

- Minimum lot area (corner lot) of 361.0 m², whereas the minimum required is 480.0 m²;
- Recognize the existing lot frontage (corner lot) of 14.3 m, whereas the minimum required is 16.0 m;
- Minimum lot depth of 25.1 m, whereas the minimum required is 30.0 m;
- Minimum front yard of 2.7 m, whereas the minimum required is 6.0 m;
- Recognize the existing interior side yard of 0.6 m, whereas the minimum required is 2.4 m;
- Recognize the existing exterior side yard of 3.9 m, whereas the minimum required is 6.0 m;
- Minimum rear yard of 3.5 m, whereas the minimum required is 6.0 m; and,
- Maximum gross floor area ratio of 72 percent, whereas the maximum permitted is 70 percent.

Severed Lot - "Residential Zone Four (R4-16B)"

- Minimum lot area (interior lot) of 223.0 m², whereas the minimum required is 360.0 m²;
- Minimum lot depth of 14.3 m, whereas the minimum required is 30.0 m;
- Minimum front yard of 3.7 m, whereas the minimum required is 6.0 m; and,
- Minimum rear yard of 2.6 m, whereas the minimum required is 6.0 m.

