

Technical Memorandum #6

Residential Zones

Zoning By-law Review

Town of St. Marys

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Contents

1.	Introduction.....	1
2.	Overview	1
	What are the Residential Zones?	1
3.	Analysis and Proposed Changes	2
3.1	Planning Act and Provincial Planning Statement	2
3.2	Official Plan and Permitted Uses.....	3
3.3	Official Plan – Lot and Building Requirements	4
3.4	Technical Issues.....	5
4.	Conclusion and Recommendations.....	8
	Appendix A - Correspondence of Residential Zones with Official Plan	
	Designations and Use Permissions.....	9

1. Introduction

This Technical Memorandum forms part of the overall background review for the Town of St. Marys Zoning By-law Review.

The Town of St. Marys (“The Town”) adopted a new Official Plan on April 12, 2022, and it was approved by the Ministry of Municipal Affairs and Housing (MMAH) on October 9, 2024. The purpose of the Zoning By-law Review is to implement policy direction provided by the recently approved Official Plan. This Zoning By-law Review will introduce regulations that are concise, easy to understand, and provide clear direction on land use and built form while also providing flexible implementation where appropriate.

As part of this process, the Town of St. Marys is seeking to determine an appropriate approach to the use permissions and regulations for its Residential Zones to ensure that it addresses the needs of the Town.

The purpose of this Technical Memorandum is to provide direction on updates to the Zoning By-law regarding residential land uses, and zoning permissions and standards in the Residential Zone categories.

This report will evaluate the existing Residential Zones for conformity with the existing policy framework found in the Town Official Plan, to identify gaps and challenges and determine how to address those gaps.

2. Overview

What are the Residential Zones?

The Town Zoning By-law identifies seven (7) Residential Zones. The Residential Zones permit a range of housing densities such as single detached dwellings, townhouses, and apartment dwellings. These zones are intended to apply the residential designation established in the Town Official Plan.

The Town Zoning By-law describes these zones as follows:

Table 1 – Residential Zone Categories

Zone Symbol	Description of Zone	Associated Official Plan Designation
Residential Zone One (R1)	The only residential dwelling type permitted within this zone is single detached dwelling. Uses that are accessory to residential uses are permitted including home occupations and bed and breakfast establishments. Public parks	Residential

Zone Symbol	Description of Zone	Associated Official Plan Designation
	and accessory uses, buildings and structures are also permitted.	
Residential Zone Two (R2)	The uses permitted in this zone are identical to the uses permitted in the R1 zone, except at a higher density.	Residential
Residential Zone Three (R3)	This zone permits all of the uses in the R1 and R2 zones as well as semi-detached dwellings, duplex dwellings and converted dwellings. Converted dwellings are existing dwellings that have been altered to provide two or more dwelling units.	Residential
Residential Zone Four (R4)	This zone permits all of the uses that are permitted in the R3 Zone as well as boarding or lodging houses, triplex and fourplex dwellings.	Residential
Residential Zone Five (R5)	This zone permits higher density residential uses including apartment dwellings, boarding or lodging house dwellings, converted dwellings, and row or townhouse dwellings,. Public parks and accessory uses, buildings and structures are also permitted.	Residential
Residential Zone Six (R6)	This section permits a range of supportive housing primarily geared towards seniors or persons of retirement age. These are continuum-of-care facility, home for the aged dwellings, nursing home dwellings, senior citizen dwellings. Public parks and accessory uses, buildings and structures are also permitted.	Residential
Residential Zone Seven (R7)	This zone only permits group homes and accessory uses, buildings and structures.	Residential

3. Analysis and Proposed Changes

The following are recommended changes based on legislative and policy requirements.

3.1 Planning Act and Provincial Planning Statement

Table 2 – Recommended Updates to Zoning By-law for Compliance with the Planning Act

Section No.	Proposed Zoning By-law Change	Rationale
Table 8A	Delete “Converted Dwelling” use in permission in the R4 and R5 zones.	These changes ensure conformity with the <i>Planning Act</i> 35.1(1) and O. Reg 299/19 regarding Additional Residential Units. Additional Residential Units would capture the Converted Dwelling use where up to 3 units are proposed.
Table 8A	Permit “schools” for all residential zones	These changes ensure conformity with the <i>Planning Act</i> 35.1.1 (1) regarding elementary and secondary schools

NOTE: Additional Residential Units would be permitted on all “parcel of urban residential lands” as required under the *Planning Act*, where detached house, semi-detached house or rowhouse is located. This matter will be addressed in the General Provisions.

3.2 Official Plan and Permitted Uses

There following are the changes that are required to permitted uses to implement Official Plan Policies:

Table 3 – Recommended Updates to Zoning By-law for Conformity with the Official Plan permitted uses

Section No.	Proposed Zoning By-law Change	Rationale
Table 8A	Introduce a new zone Residential Zone X(RX) to permit the following uses: • Apartment Dwellings • Stacked Townhouse • Back-to-back Townhouse • Public Parks • Accessory Building or Structure	To create a zone to implement the medium/high density residential sub designation outlined in policy 3.1.2.8.
Table 8A	Delete zone R7 and any references to “group homes.”	Official Plan Amendment No. 38 deleted all policies permitting group homes in the residential

Section No.	Proposed Zoning By-law Change	Rationale
	Map Change: 200 George Street would be rezoned to R3, in line with adjacent residential zones.	designation. This zone only permits group homes and accessory uses; therefore, it is no longer necessary. General provisions will be added to permit group homes in all zones where residential use is permitted to ensure with guidelines of the Ontario Human Rights Commission (In the zone: Housing, human rights and municipal planning).
Zone Maps	Map Change: Consider rezoning lands to R5 that meet the following preliminary criteria: • Designated Residential as per Schedule 'A' Land Use Plan of the Town Official Plan • Fronts onto an Arterial or Collector Road as per Schedule 'B' Road Classification of the Town Official Plan • Adjacent to high-density residential zones or non-residential zones along all abutting property boundaries	Section 3.1.2.3.3 d) of the Town Official Plan specifies as one of its criteria for Townhouse, Multiple and Apartment Dwellings: "The proposed development has frontage onto or is located within 100 metres of an arterial or collector road as defined in Schedule "B" of this Plan."

3.3 Official Plan – Lot and Building Requirements

The following are the changes that are required to Lot and Building Requirements to implement Official Plan Policies:

Table 4 - Recommended Updates to Zoning By-law for Conformity with the Official Plan Lot and Building Requirements

Section No.	Proposed Zoning By-law Change	Rationale
Table 8A	Introduce a new zone Residential Zone X(RX) permit the following lot and building requirements: A maximum building height for apartment buildings of six metres	To create a zone to implement the medium/high density residential sub designation outlined in policy 3.1.2.8.
Table 8F	Edit the text as follows: Apartment Dwellings (3)(4)(5) Lot Area, Minimum (m ²): (1) 111 m²/unit (1) 900.0 square metres for the first dwelling unit plus 90.0 square metres for each additional dwelling unit.	To align with the densities outlined in policy 3.1.2.9 of the Town Official Plan, which requires 40-90 units per hectare. $10,000\text{m}^2 / 90 = 111.1\text{m}^2$
Table 8F	Edit the text as follows: Row or Townhouse Dwellings (3)(4)(11) Lot Area, Minimum (m ²): (9) (9) 250 square metres for each Row or Townhouse dwelling unit.	To align with the densities outlined in policy 3.1.2.9 which provides for a density target of 25-40 units net per hectare for Row or Townhouse dwellings. $10,000\text{m}^2 / 40 = 250\text{ m}^2$

3.4 Technical Issues

Table 5 - Recommended changes to the Zoning By-law to Address Technical Matters

Section No.	Proposed Zoning By-law Change	Rationale
Table 8A	The following provisions should be added to the proposed Residential Zone X (RX): Apartment Dwellings - Lot Area Minimum (m²): 111 m²/unit - Lot Frontage Minimum (m): 30 m	The following provisions have been recommended to be added to the new Residential Zone X (RX) to implement the Medium/High Density Residential Sub-designation

Section No.	Proposed Zoning By-law Change	Rationale
	• Front Yard Minimum (m): 6 m • Interior Side Yard Minimum (m): 3 m • Exterior Side Yard Minimum (m): 7.5 m • Rear Yard Minimum (m): 7.5 m • Minimum Building Height (m): 10.5 m • Maximum Building Height: 20 m • Lot Coverage Maximum (%): 35% • Landscape Open Space Minimum (%): 25% Stacked Townhouse Dwelling • Lot Area Minimum (m²): 111 m²/unit • Lot Frontage Minimum (m): 30 m • Front Yard Minimum (m): 4.5 m • Interior Side Yard Minimum (m): 3 m • Exterior Side Yard Minimum (m): 7.5 m • Rear Yard Minimum (m): 6 m • Maximum Building Height: 12 m • Lot Coverage Maximum (%): 40% • Landscape Open Space Minimum (%): 25% Back-to-back Townhouse Dwelling • Lot Area Minimum (m²): 111 m² /unit	

Section No.	Proposed Zoning By-law Change	Rationale
	• Lot Frontage Minimum (m): 30 m • Front Yard Minimum (m): 4.5 m • Interior Side Yard Minimum (m): 3 m • Exterior Side Yard Minimum (m): 6 m • Rear Yard Minimum (m): 6 m • Maximum Building Height: 12 m • Lot Coverage Maximum (%): 40% • Landscape Open Space Minimum (%): 25%	
Table 8A	A Small Lot Zone is proposed to be added to Table 8A. The permitted uses in said zone should be uses permitted in the R2 zone.	
Table 8G	A new zone standards table is proposed to be added to speak to provisions pertaining to the new Small Lot Zone. The following provisions should be added for the proposed zone: Single Detached Dwelling: • Lot Area Minimum (m²): 200 m² • Lot Area, Minimum Corner Lot (m²): 250 m² • Lot Frontage, Minimum (m): 9 m • Lot Frontage, Minimum (m) (Corner Lot): 11.5 m • Lot Depth, Minimum: 20 m • Front Yard Minimum (m): 3.5 m	To implement Section 2.1.13 of the Town's Official Plan speaking to 20% of new development being intensification and redevelopment.

Section No.	Proposed Zoning By-law Change	Rationale
	• Interior Side Yard Minimum (m): 1.2 m • Exterior Side Yard Minimum (m): 3.5 m • Rear Yard Minimum (m): 6 m • Maximum Building Height: 10.5 m (2 storeys) • Lot Coverage Maximum (%): 45% • Gross Floor Area Ratio, Maximum (%): N/A • Gross Floor Area, Minimum (m²): N/A • Landscaped Open Space, Minimum (%): 25%	

4. Conclusion and Recommendations

This Technical Memorandum reviewed the existing residential zones within the Town of St. Marys. It is recommended that the changes outlined in Section 3 be incorporated into the updated Zoning By-law to ensure consistency with the *Planning Act*, and the updated Town Official Plan.

Appendix A - Correspondence of Residential Zones with Official Plan Designations and Use Permissions

Table 6 – Correspondence of Residential Zones with Official Plan Designations and Use Permissions

Official Plan Designation	Official Plan Residential Use-related Permitted Uses	Residential Zones
Residential	- The primary use of land shall be for a range of dwelling types from single-detached dwellings to low rise apartments, parks and open spaces, as well as institutional uses provided for in Section 3.1.2.18 of the Town Official Plan - With regards to institutional uses, these would hospitals, churches, schools, parks, senior citizen homes etc. to be permitted in the Residential Designation.	R1, R2, R3, R4, R5, R6, and R7