



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

File No: Z04-2025
Property Owner: Marianne De Brabandere
Applicant/Agent: Zelinka Priamo Ltd.
Property Address: 236 Queen Street West

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 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.

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.

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.

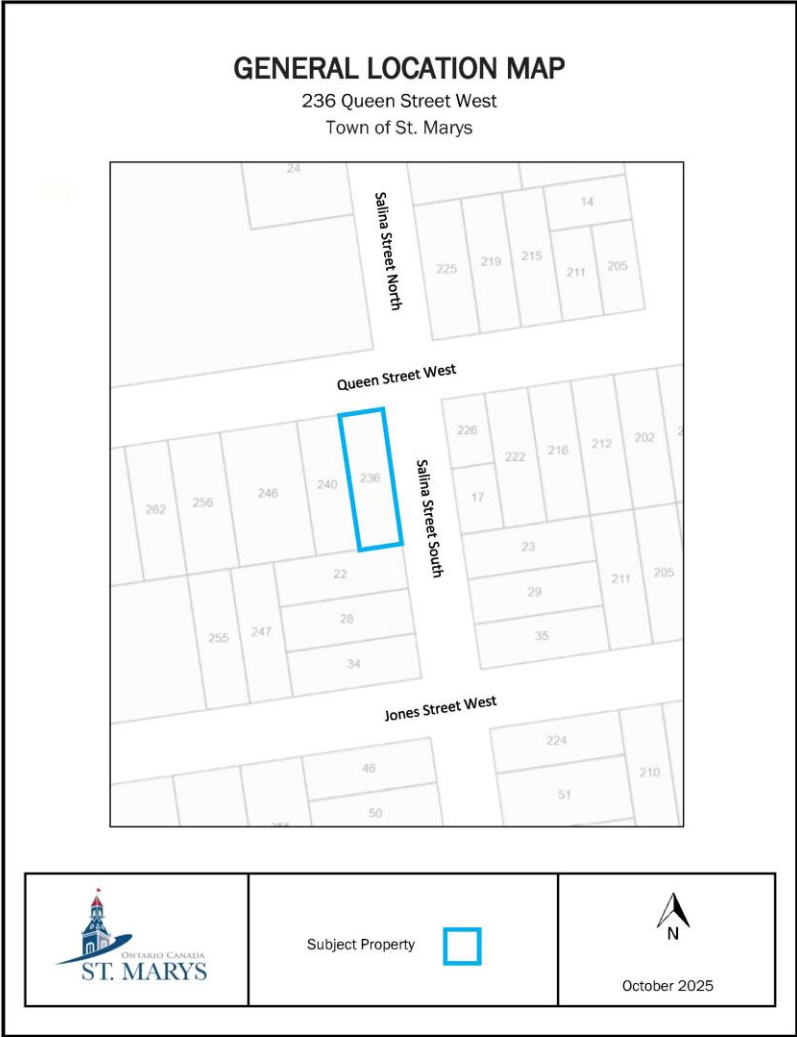
Development Proposal and Purpose and Effect of Zoning By-law Amendment Application

The Property Owner has applied for a consent to divide the property into two lots as shown on the concept site plan 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 (m²)
Retained Lot		
	Pre road widening	443.0
	Post road widening	361.0
Severed Lot	15.5	223.0

The related Consent to Sever Application 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, 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 the Zoning By-law Amendment Application is to change the zoning of the subject lands to “Residential Zone Four (R4-XX)” on the proposed retained lot (post road widening) and “Residential Zone Four (R4-YY)” on the proposed severed lot with the following site-specific regulations:

Retained Lot - “Residential Zone Four (R4-XX)”

- 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 Two (R4-YY)”

- 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.

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, December 1, 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, November 28, 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, December 1, 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

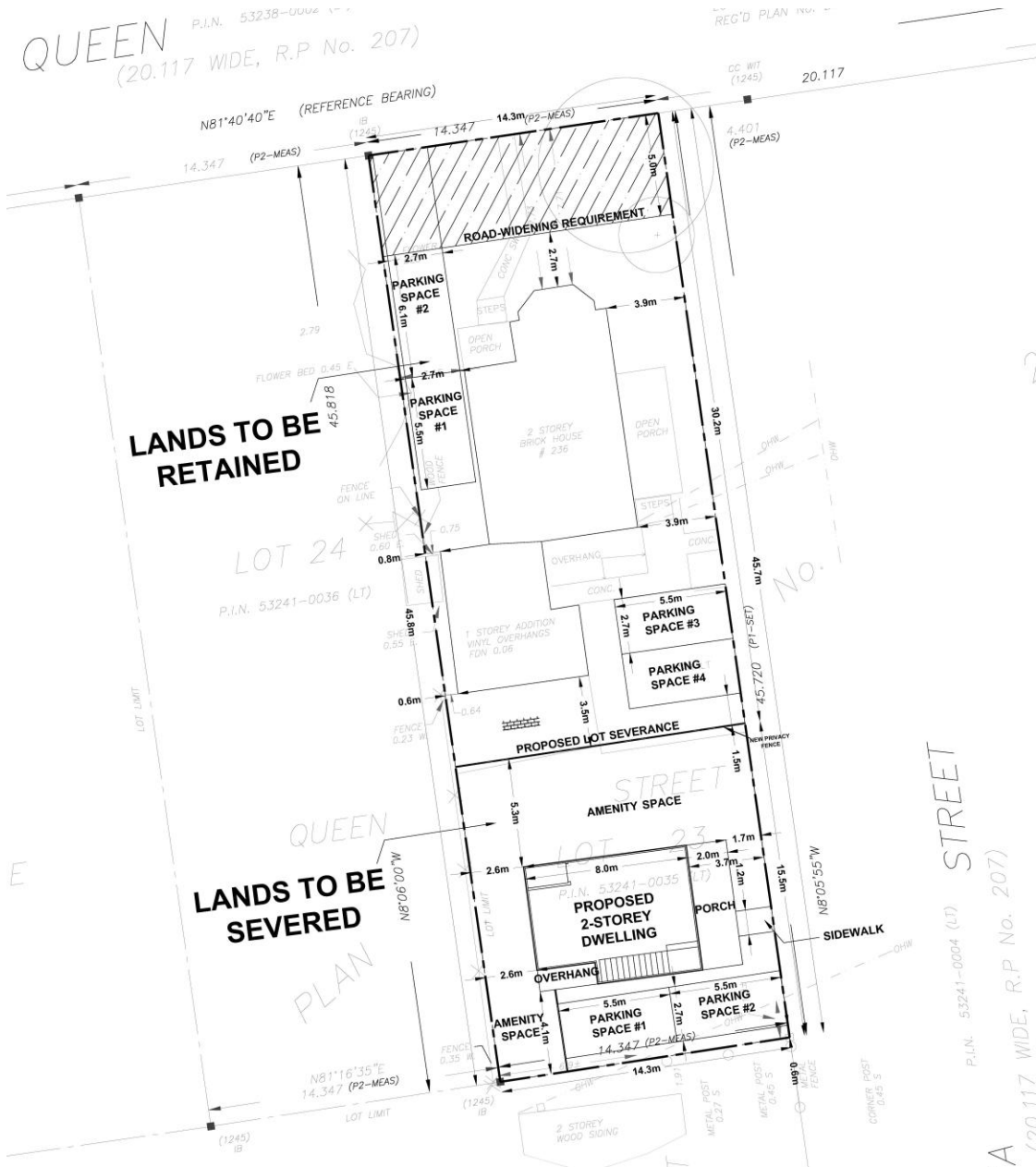
If you wish to be notified of the decision of the Town of St. Marys on the proposed zoning by-law amendment, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys via email, jmccartney@town.stmarys.on.ca or mail: 175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6

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 11th day of November, 2025.

Concept Site Plan



TOWN OF ST. MARYS | BUILDING & DEVELOPMENT
Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6

Phone: 519-284-2340, ext. 215 | Fax: 519-284-0902
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