



NOTICE OF PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

File No: Z01-2026
Property Owner: 1000607281 Ontario Inc.
Applicant/Agent: Baker Planning Group
Property Address: 446 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, April 14, 2026, at 6:00 p.m. in the Town Hall Council Chambers (175 Queen Street East) to consider a proposed Amendment to the Town of St. Marys Zoning By-law.

Description and Location of Subject Lands

The 0.17 hectare (0.42 acre) subject property is located at the southeast corner of Queen Street West and Pelissier Street as shown on the General Location Map. The property is designated "Residential" in the Town of St. Marys Official Plan and is zoned "Special Commercial Zone (C4-1)" in the Town of St. Marys Zoning By-law Z1-1997, as amended. The C4-1 Zone permits a limited range of commercial uses, along with residential dwelling units in the upper or rear portions of a commercial building.

In 2024, the Town granted Site Plan Approval to permit the construction of the 3-storey building on the property, with one commercial unit (72 m²/775 ft²), 11 residential units ranging in size from 61 m² (660 ft²) to 80 m² (862 ft²), and 22 off-street parking spaces.

Purpose and Effect of Zoning By-law Amendment Application

The purpose and effect of the Zoning By-law Amendment Application is to amend the C4-1 zoning as it applies to the subject property to permit the vacant commercial unit to also be utilized as a dwelling unit, removing the requirement for a commercial use on site. The Amendment proposes to maintain the existing commercial land-use permissions to provide flexibility in the future to convert the space back to commercial usage.

Additional details related to this Application can be found on the Town of St. Marys website:

www.townofstmarys.com/business-development/planning-zoning/current-planningdevelopment-applications



Meeting Details

The Town of St. Marys Council will be considering the Application at its meeting as follows:

Date: Tuesday, April 14, 2026
Time: 6:00 P.M.
Place: To observe the meeting:

- **In-person:** 175 Queen Street East –Town Hall Council Chambers
- **Town's YouTube Channel:**

<https://www.youtube.com/channel/UCzuUpFqxcEI80G-dOYKteFQ>

To attend as a **delegation** please email clerksoffice@town.stmarys.on.ca no later than **12 noon on Monday, April 13, 2026**, requesting to be a delegation and include any materials you wish to share with Council.

To **provide comment** for Council's consideration, comments can be submitted in writing to the Clerk Department, via email to 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, April 14, 2026**.

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 minutes are published on the Town of St. Marys website:

https://calendar.townofstmarys.com/council?_mid=100956

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 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 the Clerk of the Town of St. Marys via email, clerksoffice@town.stmarys.on.ca or mail: Attn: Clerks Department, 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 25th day of March, 2026.