



# NOTICE OF PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

File No: Z03-2025  
Property Owner: 2398315 Ontario Limited (c/o Scott McIntosh)  
Applicant/Agent: Zelinka Priamo Ltd.  
Property Address: 178 Thomas Street

**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, October 14, 2025, 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 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.

### 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 included in 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) |
|---------------------|--------------|-----------|
| <b>Retained Lot</b> |              |           |
| Pre road widening   | 20.1         | 618.2     |
| Post road widening  | 17.6         | 488.5     |
| <b>Severed Lot</b>  |              |           |
| Pre road widening   | 18.0         | 362.7     |
| Post road widening  | 18.0         | 317.6     |

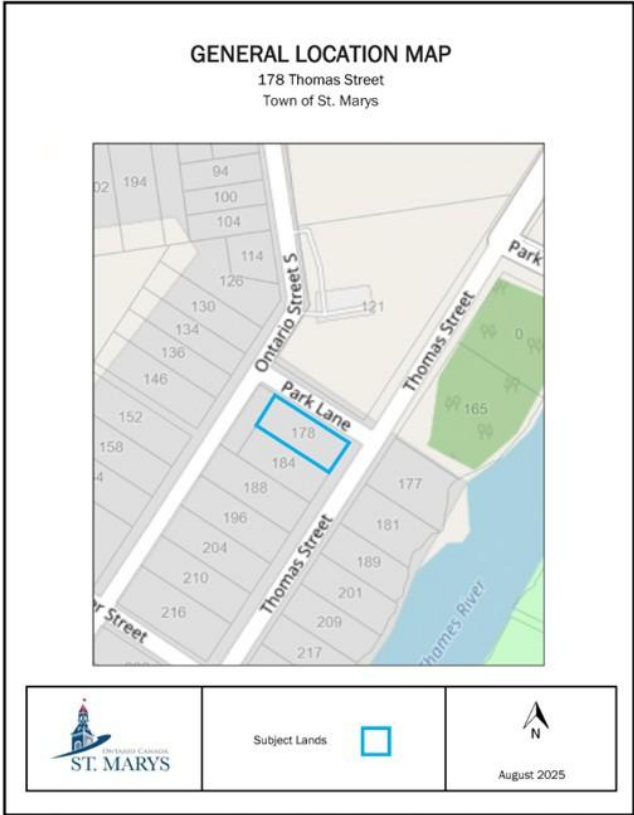
The related Consent to Sever Application (File B01-2025) will be considered by the Town’s Committee of Adjustment at a future date.

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/business-development/planning-zoning/current-planningdevelopment-applications](http://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, October 14, 2025

**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/UCzuUpFqxcEI8OG-dOYKteFQ>

To attend as a **delegation** please email [clerksoffice@town.stmarys.on.ca](mailto:clerksoffice@town.stmarys.on.ca) no later than **12 noon on Monday, October 13, 2025**, 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](mailto: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, October 14, 2025**.

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: [Regular Council](#)

**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](mailto: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](mailto:gbrouwer@town.stmarys.on.ca)

Information can also be provided in an accessible format upon request.

**DATED** at the Town of St. Marys, this 24<sup>th</sup> day of September, 2025.

**PARK LANE**

(NAMED BY BY-LAW 19-1968, INSTRUMENT 133297)  
(EASEMENT AS IN INSTRUMENT R151468)

LANDS TO BE SEVERED  
AREA = 362.7 m<sup>2</sup>

LANDS TO BE RETAINED  
AREA = 618.2 m<sup>2</sup>

EXISTING DRIVEWAY  
TO BE REMOVED &  
RELOCATED TO THE  
SOUTH OF EXISTING  
DWELLING

PICKET FENCE WITH ROW  
OF TREES

ASPHALT DRIVEWAY

BUILDING ENVELOPE  
AREA=97.9 sq.m  
TO BE SEVERED  
(362.7m<sup>2</sup>±)

CLOTHESLINE POLE

SEVERANCE LINE

EXISTING FRAME GARAGE  
(0.40m EAVES)  
(TO BE RELOCATED)

ROAD WIDENING ALLOWANCE

DRIVEWAY

CONCRETE PATIO

1 ½ STOREY FRAME HOUSE  
MUN. #178

THOMAS STREET

LOT LIMIT

PIN LIMIT

LOT 20

LOT 21

TO BE RETAINED  
(618.2m<sup>2</sup>±)

EXISTING GARAGE  
(0.30m EAVES)

ROAD WIDENING ALLOWANCE