



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

**File No:** Z01-2024  
**Owner:** Joan Lang  
**Applicant/Agent:** Pol Quality Homes and Baker Planning Group  
**Property Address:** 428 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 Lands

The approximately 0.46 hectare subject property has 45.25 metres of frontage along the south side of Queen Street West, and is 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)” and “Residential Zone Two (R2-H<sub>2</sub>)” in the Town of St. Marys Zoning By-law Z1-1997, as amended.

## Purpose and Effect of Zoning By-law Amendment Application

The Applicant is proposing to develop the subject property in a multi-unit housing form, in keeping with a stacked townhouse development and/or low-rise apartments with 35 dwelling units. A copy of the proposed Site Plan is included in this notice.

The purpose and effect of the Zoning By-law Amendment Application is to change the zoning of the subject property from “Residential Zone Two (R2)” and “Residential Zone Two (R2-H<sub>2</sub>)” to “Residential Zone Five (R5-XX)” with site-specific regulations summarized as follows:

- provide a definition of ‘stacked townhouse dwelling units’
- permit stacked townhouse dwelling units as an additional permitted use
- minimum lot frontage of 25 metres
- minimum front yard setback of 0.5 metres
- minimum rear yard setback of 7.5 metres
- minimum interior side yard setback of 4.0 metres
- minimum distance between exterior walls of separate buildings where at least one exterior wall contains a window to habitable room – 10 metres
- minimum distance between two end walls of different buildings – 5.0 metres
- maximum lot coverage – 35 percent
- maximum density – 90 units per hectare
- minimum landscaped open space – 35 percent
- maximum building height – 12.0 metres
- minimum off-street parking – 1.3 spaces per dwelling unit
- a required planting strip shall constitute one of the following, or any combination of the following: a planting strip with a minimum width of 1.0 metres, planted with trees, evergreens, and/or shrubs, which at the time of



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Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6

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planting shall be 1.0 metres in height and they must be of such a species or type so as to achieve a minimum height of 2.0 metres at maturity; existing trees and/or shrubs; and/or solid wood fence with a minimum of 2.0 metres in height

- no ingress or egress driveway shall be located closer than 1.0 metres to any side or rear lot line
- steps, and patios, whether they be covered or uncovered, and unenclosed porches and verandas may project into any required front yard, side yard, and rear yard, a distance of not more than 1.8 metres
- where lands have been comprehensively planned and are subject to an approved site plan and associated agreement pursuant to Section 41 of the *Planning Act*, any zoning deficiencies resulting from the creation of condominium units, shall be deemed to comply with the regulations of the By-law, provided that all applicable regulations of the By-law relative to the whole lot and its external lot lines existing prior to any condominium plan registration are complied with

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](http://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:** Tuesday, May 21, 2024

**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](mailto:planning@town.stmarys.on.ca) no later than noon Friday, May 17, 2024, 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](mailto: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 Tuesday, May 21, 2024**. 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 minutes are published on the Town of St. Marys website:

[https://calendar.townofstmarys.com/council?\\_mid=100956](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 add the person or public body as a party.

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## Notification

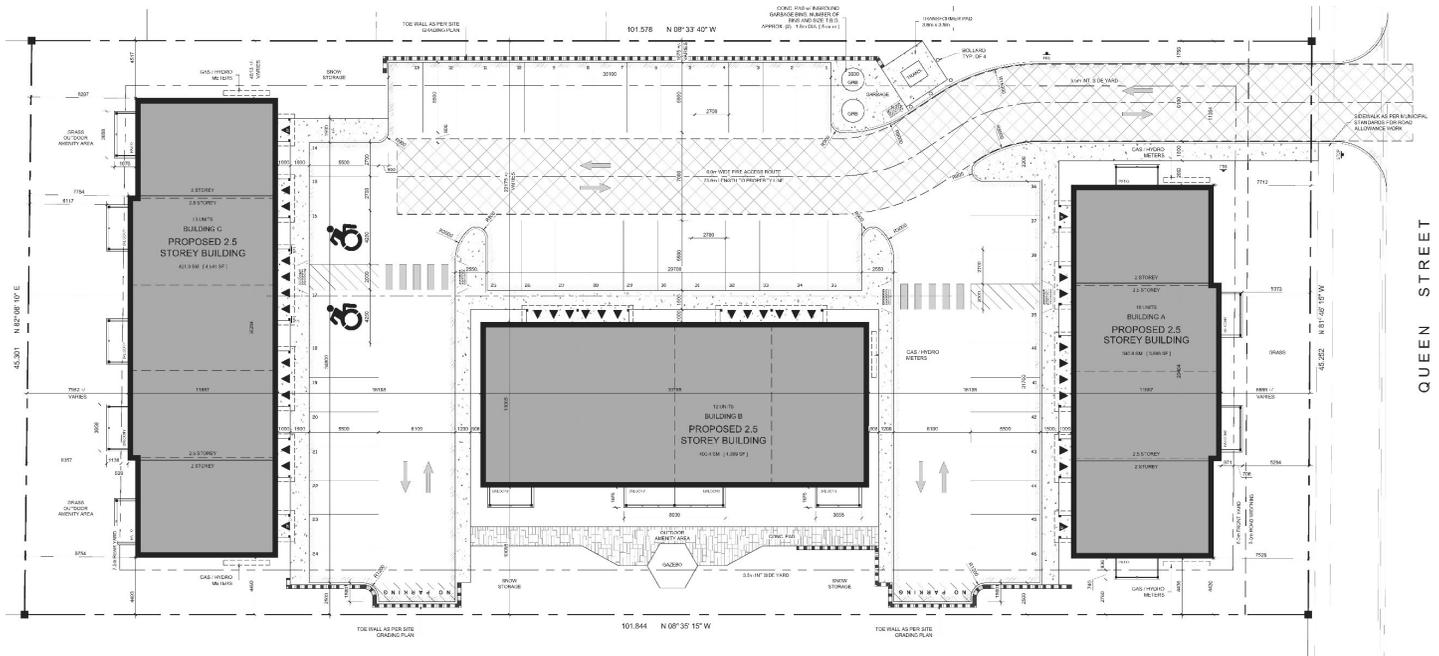
If you wish to be notified of the decision of the Town of St. Marys on the proposed zoning by-law amendment, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys via email, [jmccartney@town.stmarys.on.ca](mailto:jmccartney@town.stmarys.on.ca) or mail: 175 Queen Street East, 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](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 8th<sup>th</sup> day of May, 2024.

## Proposed Site Plan



## Proposed Development – 3D Rendering

Image 1: Proposed 3D Rendering of the Development



Source: Pol Quality Homes, 2024

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