

**NOTICE OF THE PASSAGE OF A ZONING BY-LAW**  
**BY THE CORPORATION OF THE TOWN OF ST. MARYS**

**TAKE NOTICE** that the Council of the Corporation of the Town of St. Marys passed By-law No. Z161-2025 on the 14<sup>th</sup> day of October, 2025 under Section 34 of the *Planning Act*, R.S.O. 1990.

**AND TAKE NOTICE** that an appeal to the Ontario Land Tribunal in respect of the Town's decision to pass Z161-2025 may be made by filing with the Clerk of the Town of St. Marys not later than the 10<sup>th</sup> day of November, 2025 a notice of appeal setting out the reason(s) for the appeal and accompanied by the proper fee required by the Tribunal.

An explanation of the purpose and effect of the Zoning By-law, describing the lands to which the By-law applies, and a map showing the location of the lands to which the By-law apply are attached. The complete By-law is available for inspection in my office during regular office hours.

**Dated at the Town of St. Marys this 21<sup>st</sup> day of October, 2025.**

Jenna McCartney, Clerk  
Town of St. Marys  
175 Queen Street East, P.O. Box 998  
St. Marys, Ontario N4X 1B6  
Telephone (519) 284-2340 ext. 212

**NOTE:**

Only the following will be able to appeal the decision of the Town of St. Marys to the Ontario Land Tribunal:

- the applicant;
- the Minister of Municipal Affairs and Housing; and,
- a specified person and public body (as defined in the Planning Act) and registered owners of lands to which the bylaw will apply and who made submissions at the public meeting or who have made written submissions to the Town before the bylaw was passed.

Be advised that a person is no longer able to appeal the decision, other than any persons listed above.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Prior to making this decision, Council considered all written and oral submissions received.

# THE TOWN OF ST. MARYS

## BY-LAW NO. Z161-2025

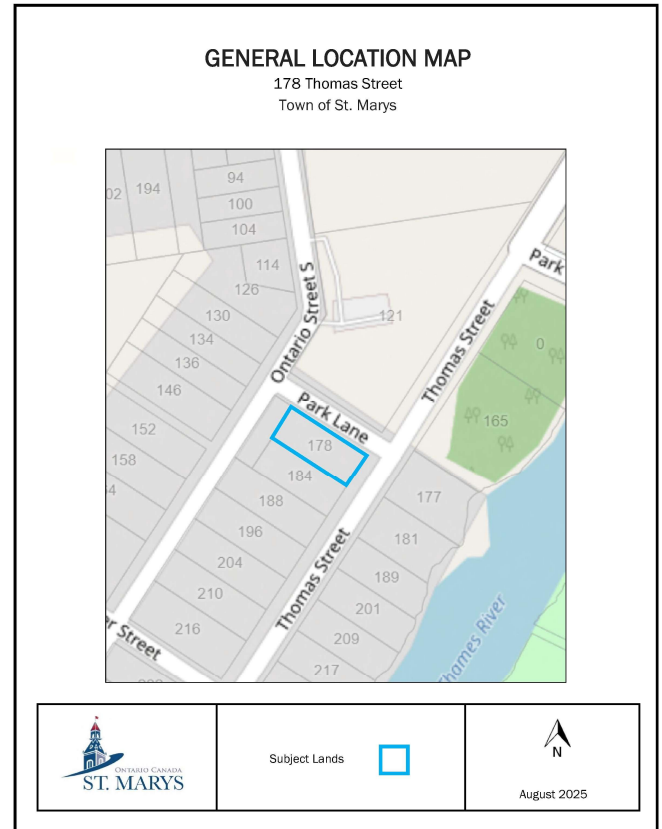
### EXPLANATORY NOTE

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.

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 (m <sup>2</sup> ) |
|---------------------|--------------|------------------------|
| <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 (R2-11A)” on the proposed retained lot and “Residential Zone Two (R2-11B)” on the proposed severed lot with the following site-specific regulations based on the proposed lots (post road widenings):

**Retained Lot - “Residential Zone Two (R2-11A)”**

- Minimum lot area (corner lot) of 488.5 m<sup>2</sup>, whereas the minimum required is 795.5 m<sup>2</sup>;
- 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 (R2-11B)”**

- Minimum lot area (interior lot) of 317.6 m<sup>2</sup>, whereas the minimum required is 666.0 m<sup>2</sup>;
- 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 m<sup>2</sup>, whereas the minimum required is 100 m<sup>2</sup>.

## Concept Site Plan / Severance Sketch

Lands to be Severed (362.7 m<sup>2</sup>)

Lands to be Retained (618.2 m<sup>2</sup>)

