

Technical Memorandum #2

Classification of Zones

Zoning By-law Review

Town of St. Marys

Prepared by NPG Planning Solutions Inc.

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1. Introduction

This Technical Memorandum forms part of the overall background review for the Town of St. Marys Zoning By-law Review.

The Town of St. Marys (“The Town”) adopted a new Official Plan on 12, April 2022, and it was approved by the Ministry of Municipal Affairs and Housing (MMAH) on October 9, 2024. The purpose of the Zoning By-law Review is to implement policy direction provided by the recently approved Official Plan. This Zoning By-law Review will introduce regulations that are concise, easy to understand, and provide clear direction on land use and built form while also providing flexible implementation where appropriate.

Through the review of the Town Zoning By-law, the Town is seeking to determine an appropriate approach to the zone classifications to ensure that it addresses the needs of the Town.

The zone classifications identify the type, name, and description of each zone. It also outlines the special exemption zones and holding zones, and the associated prefix or suffix to the zone symbol and identifies the purpose of each zone prefix or suffix type.

Each zone falls into ten primary categories:

- Agricultural
- Residential
- Commercial
- Industrial
- Environmental
- Institutional
- Open Space
- Flood and Hazard
- Holding
- Development

The purpose of the Technical Memorandum is to provide direction on updates to the Town Zoning By-law regarding the zone classifications.

This Technical Memorandum will evaluate the existing zone classifications to identify gaps and challenges and determine how to address those gaps.

2. Overview

2.1 What are Zone Classifications?

Zone classifications are the way the Town of St. Marys organizes land use. A range of zone classifications is necessary to implement the range of Official Plan designations

and policies. By providing a diverse range of zone classifications, the Town Zoning By-law is able to mitigate land use conflicts by distinguishing between residential, commercial, industrial, and environmental areas. These zone classifications are also necessary for regulating appropriate densities and uses within these areas. For example, a Residential Zone One (R1) is not likely to permit an apartment dwelling. The following are zone classifications in the current Town of St. Marys Zoning By-law:

Table 1 – Zone Categories

Zone Category	Applicable Zones
Agricultural	• Agricultural Zone One (A1) • Agricultural Zone Two (A2)
Residential	• Residential Zone One (R1) • Residential Zone Two (R2) • Residential Zone Three (R3) • Residential Zone Four (R4) • Residential Zone Five (R5) • Residential Zone Six (R6) • Residential Zone Seven (R7)
Commercial	• Central Commercial Zone (C1) • Limited Commercial Zone (C2) • Highway Commercial Zone (C3) • Special Commercial Zone (C4)
Industrial	• Light Industrial Zone (M1) • General Industrial Zone (M2) • Extractive Industrial Zone (M3)
Environmental	• Environmental Constraint Zone (EC)
Institutional	• Institutional Zone (I)
Open Space	• Open Space Zone (OS)
Flood	• Flood Plain Zone (FP)
Development Zone	• Development Zone (D) or (RD)

In addition to these categories, there are overlays as follows:

Table 2 - Overlays

Overlay	Applicable Zones
Special Policy Area	Special Policy Area Constraint Zone (SPA) (Mapped as Zoning By-law Flood Fringe Constraint Area)
Natural Hazard Constraint Areas	Natural Hazard Constraint Areas (Mapped as UTRCA Regulation Limit)

In addition, there are two (2) zone prefix and suffix categories. These zone prefix and suffix categories indicate that special considerations or requirements apply to the lands which contain these prefix and/or suffixes, in addition to the requirements outlined in the applicable zone. Prefix and suffix categories are described in Table 3 as follows:

Table 3 – Zone Prefix and Suffix Categories

Zone Prefix and Suffix Category	Description	Prefix or Suffix to Zone Symbol	Example
Special Provisions Zones	These appear as the last subsection of several sections of the Zoning By-law, and indicate that special exemptions from the applicable zone apply to the property	-(#)	R1-2
Holding Zones	Holding provisions prohibit lands from being used in compliance with permitted use in the applicable zone until the Holding Provision is removed. For example, development may not proceed until municipal servicing is available.	-H#	R1-H ₃

3. Analysis and Proposed Changes

3.1. Proposed New Zones and Overlays

The following new zones are required:

- Residential Zone X (RX)** - To implement the medium/high density residential sub designation outlined in policy 3.1.2.8.

- **Residential Small Lot Zone** – To implement the goal (2.1.13) of the Town's Official Plan speaking to a target of 20 percent of all new residential development being provided through intensification or redevelopment. A new zoning category should be established.
- **Natural Heritage** – There isn't an existing zone to implement the Town's Natural Heritage Designation. It appears that the schedules to the Zoning By-law zone lands NRE to acknowledge the Natural Heritage Designation. There are no zoning provisions regarding the NRE zone. A zoning category should be established.
- **Source Water Protection** - There isn't an existing zone to implement the Town's Source Water Protection Area Overlay. Zoning overlays will need to be established regarding Source Water Protection. The two (2) required overlays are:
 - Wellhead Protection Area (WHPA-A) Overlay; and
 - Wellhead Protection Area (WHPA-B) Overlay.

3.2. Zones to be Deleted

The following zones are proposed to be deleted:

- **Residential Zone 7 (R7)** - This zone only permits group homes and accessory uses; therefore, it is no longer necessary. General provisions will be added to permit group homes in all zones where residential use is permitted. (Note that this category will be used for the new zone to implement the medium/high density residential sub designation outlined in policy 3.1.2.8 in the Town Official Plan).
- **Agricultural Zone 2 (A2)** – This section of the Zoning By-law was deleted by By-law No. Z107-2014. Any remaining references to this zone need to be deleted as this zone and its regulations are no longer in effect.

3.3. Technical Issues

The following technical issues are required to be addressed:

- **Special Policy Area Constraints Zone (SPA)** - These lands appear to be mapped Flood Fringe Constraint Area Overlay rather than SPA in Map 7 and 13 of the Town Zoning By-law. The Zoning By-law text and mapping will need to be updated to ensure consistency.
- **Natural Hazard Constraints Area** is not mapped in the Schedules to the Zoning By-law. There is mapping for the Upper Thames River Conservation Authority (UTRCA) Regulation Limit. The zone category and text should be updated to Upper Thames River Conservation Authority (UTRCA) Regulation Limit Overlay to ensure consistency with the mapping.

3.4. Summary of Required Changes

- Section 4.1 of the Town Zoning By-law should be updated to clarify distinctions between zone classifications, overlays and zone prefix and suffixes.
- Section 4.1 of the Town Zoning By-law should be updated to add all new zones and overlays, remove all zones and overlays proposed to be deleted, and address technical issues regarding consistency between zoning text and mapping.

4. Conclusion and Recommendations

This Technical Memorandum reviewed the existing Zone Categories section of the Town Zoning By-law. It is recommended that the changes outlined in Section 3 be incorporated into to ensure conformity with the Town Official Plan, and to ensure that the Zoning By-law is easy to interpret.