



NOTICE OF RECEIPT OF COMPLETE APPLICATION AND PLANNING ADVISORY COMMITTEE 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 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 Property

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/en/current-planning-development-applications.aspx



TOWN OF ST. MARYS | BUILDING & DEVELOPMENT
Municipal Operations Centre, 408 James St. S., PO Box 998, St. Marys ON N4X 1B6

Phone: 519-284-2340, ext. 215 | Fax: 519-284-0902
gbrouwer@town.stmarys.on.ca | www.townofstmarys.com

Meeting Details

The Town's Planning Advisory Committee (PAC) will be reviewing the Application at its meeting as follows:

Date: Monday, March 16, 2026

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 no later than noon Friday, March 13, 2026, 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 or by mail to the Town Office (175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6) before **12 Noon on Monday, March 16, 2026**. 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

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 do so.

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 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 Brent Kittmer, Chief Administrative Officer, at 519-284-2340 ext. 216 or bkittmer@town.stmarys.on.ca

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

DATED at the Town of St. Marys, this 26th day of February, 2026.

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