

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. Z158-2024 on the 23rd day of July, 2024 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 Z158-2024 may be made by filing with the Clerk of the Town of St. Marys not later than the 15th day of August, 2024 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 26th day of July, 2024.

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. Z158-2024

EXPLANATORY NOTE

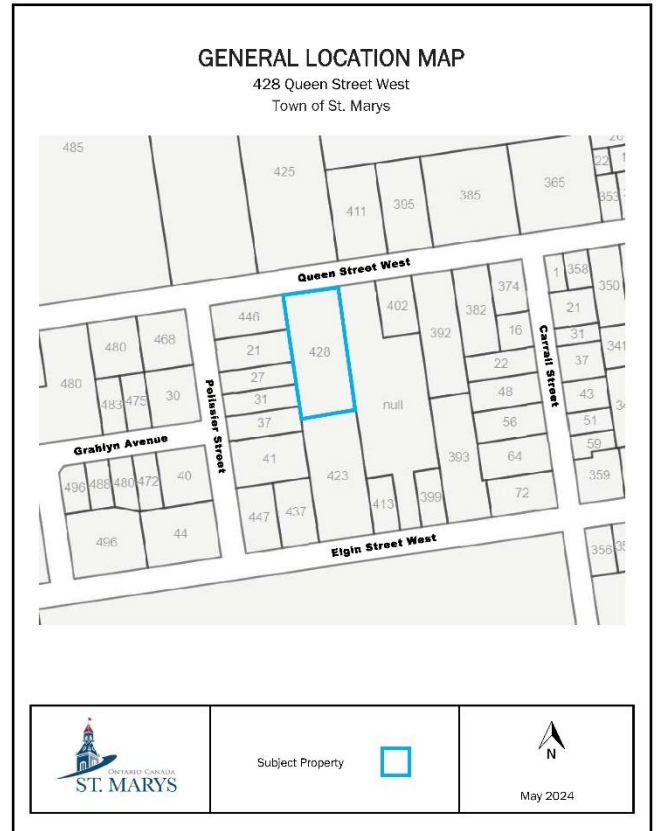
The approximately 0.46 hectare subject property has 45.25 metres of frontage along the south side of Queen Street West, and is shown on the General Location Map,

The subject property is designated “Residential” in the Town of St. Marys Official Plan” and zoned “Residential Zone Two (R2-1)” and “Residential Zone Two (R2-H₂)” in the Town of St. Marys Zoning By-law Z1-1997, as amended.

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.

The purpose and effect of the proposed Zoning By-law is to change the zoning of the subject property from “Residential Zone Two (R2-1)” and “Residential Zone Two (R2-H₂)” to “Residential Zone Five (R5-18)” with site-specific regulations summarized as follows:

- permit stacked townhouse dwelling units as an additional permitted use
- provide a definition of ‘stacked townhouse dwelling units’
- minimum lot frontage of 25 metres
- minimum front yard setback of 0.5 metres
- minimum rear yard setback of 4.5 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 – 76 units per hectare *
- minimum landscaped open space – 30 percent *
- * = shall be based on the size and dimensions of the lot at the By-law is enacted
- maximum building height – 12.0 metres
- minimum off-street parking – 1.4 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 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