



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

File No: Z03-2022
Property Owner: A. and N.D. Brooke
Property Address: 178 Queen Street West

TAKE NOTICE THAT the Corporation of the Town of St. Marys has received an Application for Zoning By-law Amendment (by A. and N.D. Brooke, File Z03-2022) pursuant to Section 34 of the Planning Act R.S.O. 1990 and have deemed same to be complete pursuant to the provisions of the Planning Act R.S.O. 1990.

Description and Location of Subject Lands

The 682.7 m² (0.17 acre) subject property is located at the southwest corner of Queen Street West and Ontario Street South as shown on the General Location Map. The property is designated “Residential” in the Town of St. Marys Official Plan and is zoned “Residential Zone Three (R3)” in the Town of St. Marys Zoning By-law Z1-1997, as amended. There is an existing residential building with two dwelling units. The owners are proposing to convert the main floor unit into two separate dwelling units. No external alterations to the existing building are proposed however, the owners propose to add one additional (tandem) off-street parking space from the existing Queen Street West site access.

Purpose and Effect of Zoning By-law Amendment Application

The purpose and effect of the Zoning By-law Amendment Application is to amend the Town’s Zoning By-law to change the zoning of the property to “Residential Zone Four (R4-X) Zone” to permit a converted dwelling with a maximum of three dwelling units, and accessory uses, buildings and structures and the following site-specific regulations:

- | | | |
|-------|-----------------------------|----------------------------------------------------|
| i. | Minimum Lot Area | 650 square metres |
| ii. | Minimum Lot Depth: | 29 metres |
| iii. | Minimum Front Yard: | 5.3 metres (Ontario Street); |
| iv. | Minimum Side Yard (South) | 1.1 metres; |
| v. | Minimum Exterior Side Yard: | 1.0 metres; |
| vi. | Minimum Off-Street Parking: | 1.25 per converted dwelling unit; |
| vii. | Maximum Driveway Width: | Existing on the date of the passing of the by-law; |
| viii. | Parking Space Access: | Accessed directly from a public road; |
| ix. | Tandem Parking: | Permitted for one (1) dwelling unit; and, |
| x. | Daylight Triangle: | Existing on the date of the passing of the by-law. |



Additional details related to this Application can be found on the Town of St. Marys website:

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.townostmarys.com

Meeting Details

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

Date: Monday, May 30, 2022
Time: 6:00 P.M.
Place: This will be a virtual meeting.

To **participate** in this meeting (provide comments or questions), join the Zoom Webinar as follows:

<https://us06web.zoom.us/j/84484116288?pwd=RS9GRUpTYkI2ZTduVmtnNy9hcGJoQT09>

Webinar ID: 844 8411 6288

Telephone: 1-855-703-8985

Passcode: 366704

To **observe** the meeting (no comments or questions), visit the Town's YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>.

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, May 30, 2022**. 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 and public; and consider making recommendation(s) to Council with respect to the further processing of these Applications. 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.

Notification

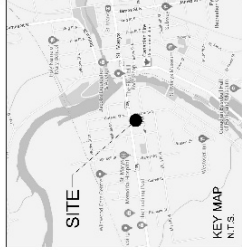
If you wish to be notified of the decision of the Town of St. Marys on the proposed zoning by-law amendment, you must make a written request to Jenna McCartney, Clerk of the Town of St. Marys via email, jmccartney@town.stmarys.on.ca or mail: 175 Queen Street East, P.O. Box 998, St. Marys, ON N5X 1B6

If you have any questions regarding the application please contact Grant Brouwer, Director of Building and Development, at 519-284-2340 ext. 215 or gbrouwer@town.stmarys.on.ca

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

DATED at the Town of St. Marys, this 10th day of May, 2022

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



SITE DATA:

ZONE: Residential Zone Three (R3)
 SITE AREA: 682.71m²
 EXISTING BUILDING AREA: 172.5m² (1,857ft²)
 NUMBER OF UNITS: 3 units
 LOT COVERAGE: 25%
 PARKING REQUIRED: 5 spaces (2 per unit)
 PARKING PROPOSED: 4 spaces

North



Project Name

**178 QUEEN ST W
 ST. MARYS**

PART 1 PLAN OF SUBDIVISION OF PARS OF LOTS 4, 13
 (SOUTH) OF 60, PRINCEWATER RD. IN THE
 TOWN OF ST. MARYS, COUNTY OF BRUNN



Sheet Title

CONCEPTUAL SITE PLAN

DISCLAIMER

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