

## THE CORPORATION OF THE TOWN OF ST. MARYS

### BY-LAW NO. Z141-2020

BEING a By-law pursuant to the provisions of Section 34 of the Planning Act, to amend By-law No. Z1-1997, as amended, which may be cited as "The Zoning By-law of the Town of St. Marys" affecting land located on Part of Lot 16, Concession 17, Blanshard, in the Town of St. Marys.

WHEREAS the Council of the Corporation of the Town of St. Marys deems it necessary in the public interest to pass a By-law to amend By-law No. Z1-1997, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF ST. MARYS ENACTS AS FOLLOWS:

1. The areas shown on the attached map, Schedule "A", and described as Part of Lot 16, Concession 17, Blanshard, in the Town of St. Marys shall be removed from the "Development Zone (RD)" of By-law No. Z1-1997 and shall be placed in the "Residential Zone Four (R4-12-H)", "Residential Zone Four (R4-13-H)", "Residential Zone Five (R5-14a-H)", "Residential Zone Five (R5-14b-H)" and "Residential Zone Five (R5-14c-H)" of By-law No. Z1-1997, in accordance with Key Map 7 of Schedule "A" to By-law No. Z1-1997, as amended.
2. Notwithstanding the provisions of Sections 11.1 and 12.1, only existing **uses** shall be **permitted** on the lands located within the "R4-12-H", "R4-13-H", "R5-14a-H", "R5-14b-H" and "R5-14c-H" **zones** as shown on Key Map 7 of Schedule "A" to this By-law, until such time as the Town of St. Marys in receipt of a Record of Site Condition, prepared in accordance with O. Reg. 153/04, as amended, under the Environmental Protection Act and acknowledged by the Ministry of the Environment and Climate Change, confirming that the subject property is suitable for residential land uses, and this Holding Provision has been removed by By-law.
3. That Section 11.13 of By-law No. Z1-1997 is hereby amended by adding the following special provision:

11.13.12 R4-12

- (a) Location: Part of Lot 16, Concession 17, Key Map 7
- (b) Notwithstanding the provisions of Section 11.1, permitted uses are limited to two **dwelling units** of one **attached duplex** on one lot, a **home occupation**, and **accessory uses, buildings and structures**.
- (c) An "attached duplex" shall mean a duplex dwelling, as defined, attached to another duplex dwelling, thereby accommodating four dwelling units in total in one building, but has been divided vertically.
- (d) Notwithstanding the provisions of Section 11, the following provisions shall apply to those lands zoned "R4-12":

i.	<b>Lot Area</b> , Minimum	400 m <sup>2</sup>
ii.	<b>Lot Frontage</b> , Minimum	11.0 metres
iii.	<b>Lot Depth</b> , Minimum	35 metres
iv.	<b>Front Yard</b> , Minimum	6.0 metres
v.	<b>Interior Side Yard</b> Minimum	1.8 metres on both sides
vi.	<b>Rear Yard</b> Minimum	7.5 metres
vii.	<b>Building Height</b> , Maximum	10.5 metres
viii.	<b>Lot Coverage</b> Maximum	40 percent

- ix. **Landscaped Open Space**, Minimum 30 percent
  - x. **Required Parking (attached duplex)** 2 per dwelling unit
- (e) Notwithstanding the provisions of Section 5.21.5, the minimum width of internal driveways shall be 3.0 metres.
- (f) All other provisions of this By-law, as amended, shall apply.
4. That Section 11.13 of By-law No. Z1-1997 is hereby amended by adding the following special provision:
- 11.13.13 R4-13
- (a) Location: Part of Lot 16, Concession 17, Key Map 7
  - (b) Notwithstanding the provisions of Section 11.1, permitted uses are limited to one **semi-detached dwelling unit** on one lot, a **home occupation**, and **accessory uses, buildings and structures**.
  - (c) The provisions of Sections 11.3.10 and 11.4.10 (gross floor area ratio, maximum), shall not apply to those lands zoned "R4-13".
  - (d) All other provisions of this By-law, as amended, shall apply.
5. That Section 12.9 of By-law No. Z1-1997 is hereby amended by adding the following special provision:
- 12.9.14 R5-14a, R5-14b, and R5-14c
- (a) Location: Part of Lot 16, Concession 17, Key Map 7
  - (b) Notwithstanding the provisions of Section 12.1, permitted uses are limited to **row or townhouse dwellings**, and **accessory uses, buildings and structures** on those lands zoned "R5-14a", "R5-14b" and "R5-14c".
  - (c) Notwithstanding the provisions of Section 12.4.1, the following provisions shall apply to those lands zoned "R5-14a":
    - i. **Lot Area**, Minimum 985 m<sup>2</sup>
  - (d) Notwithstanding the provisions of Section 12.4.10, the following provisions shall apply to those lands zoned "R5-14a", "R5-14b" and "R5-14c":
    - i. **Lot Coverage** Maximum 50 percent
  - (e) Notwithstanding the provisions of Section 12.5.1, the following provisions shall apply to those lands zoned "R5-14a", "R5-14b" and "R5-14c":
    - i. **Lot Area**, Minimum (corner lot) 430 m<sup>2</sup>
  - (f) Notwithstanding the provisions of Sections 12.5.1 and 12.5.5, the following provisions shall apply to those lands zoned "R5-14a":
    - i. **Lot Area**, Minimum (interior lot) 295 m<sup>2</sup>
    - ii. **Side Yard**, Minimum (interior lot) 1.8 metres
  - (g) Notwithstanding the provisions of Sections 3.85, 12.4.2 and 12.4.6, the following provisions shall apply to those lands zoned "R5-14c":
    - i. The Egan Avenue frontage is deemed to be the **lot frontage** of the lot.
    - ii. **Side Yard**, Minimum 7.0 metres

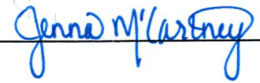
iii. **Lot Frontage, Minimum** 38 metres

6. Schedule "A", attached hereto, shall form part of this By-law.
7. All other provisions of By-law No. Z1-1997, as amended, shall apply.
8. The Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the Planning Act, as amended, and to Regulations thereunder.
9. This By-law shall come into force on the day it was passed pursuant to the Planning Act, and to the Regulations thereunder.

**Read a first, second and third time this 8<sup>th</sup> day of December 2020.**



Mayor Al Strathdee



Jenna McCartney, Clerk

**THIS IS SCHEDULE "A"**  
**TO BY-LAW NO. Z141-2020**  
**OF THE CORPORATION OF THE TOWN OF ST. MARYS**

**PASSED THIS 8<sup>th</sup> DAY OF DECEMBER, 2020**

*Al Strathdee*  
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 Al Strathdee, Mayor

*Jenna McCartney*  
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 Jenna McCartney, Clerk

**AREA AFFECTED BY THIS BY-LAW**

