

## **Planning Advisory Committee Monday, December 4, 2017**

A meeting of the St. Marys Planning Advisory Committee was held on Monday, December 4, 2017, in the Boardroom, Municipal Operations Centre, 408 James Street South, St. Marys, Ontario at 6:00 pm to discuss the following.

### **1.0 Call to order**

### **2.0 Declaration of Pecuniary Interest**

### **3.0 Approval of Minutes**

Regular Meeting of November 20, 2017

Motion:

Second:

### **4.0 Delegation: Official Plan Review**

- Henry Monteith

### **5.0 Official Plan Review (OPR): Discussion Papers**

- OPR Paper #1: Population
- OPR Paper #2: Interpretation and Implementation
- OPR Paper #5: Rural Lands
- OPR Paper #6: Extractive Industrial

### **6.0 Next Meeting**

### **7.0 Adjournment**

#### **Present:**

- Chairman Councillor Don Van Galen
- Member Dr. J. H. (Jim) Loucks
- Member Steve Cousins
- Member Marti Lindsay
- Mark Stone, Planner
- Grant Brouwer, Director of Building and Development
- Susan Luckhardt, Secretary-Treasurer PAC

#### **Regrets:**

- Councillor Jim Craigmile
- Member William J. (Bill) Galloway

### **1.0 Call to Order**

Chairman Don Van Galen called the meeting to order at 6 pm.

## **2.0 Disclosure of Pecuniary Interest:**

None.

## **3.0 Approval of Minutes dated November 20, 2017**

Approval of the Minutes dated November 20, 2017 was deferred to the next meeting.

## **4.0 Delegation: Official Plan Review**

Chairman Don Van Galen stated that Henry Monteith has declined to appear as a delegation at this meeting; but will do so at future meetings when his comments would be relevant to the Discussion Papers on the Agenda.

## **5.0 Official Plan Review (OPR): Discussion Papers**

Grant Brouwer provided a preamble regarding the Official Plan (OP) review. It was the consensus of PAC members and staff to include a question period on the agenda at the beginning of each meeting for the OP review.

Chairman Don Van Galen opened the floor to questions regarding the OP review. A clerical error was noted on the Town website identifying Official Plan Review (OPR) Paper #4 as Paper #14; to be corrected by staff.

Mark Stone provided introductory comments regarding procedure and order of the OPR Papers and the work plan for the OPR approved by Council.

- **OPR Paper #1: Population**

Mark Stone provided a summary of draft OPR Paper #1: Population. This is an update of the discussion paper presented to PAC in 2013. In 2013 it was recommended that future population will follow a .75% annual population growth rate for St. Marys; the updated 2017 OPR Paper recommends that future population will follow a 1.00% annual population growth rate for St. Marys. This concluded the presentation for draft OPR Paper #1: Population.

Chairman Don Van Galen asked for discussion from PAC members. It was the consensus of PAC members that a 1.00% annual population growth rate for St. Marys be recommended.

- **OPR Paper #2: Interpretation and Implementation**

Mark Stone provided a summary of draft OPR Paper #2: Interpretation and Implementation. This is an update of the discussion paper presented to PAC in 2013. Key recommended amendments include:

- Exclude semi-detached dwellings from site plan control (7.6.1)
- Deletion of General Park Policy (7.15.1 to 17.15.4) – covered under Recreational Section of OP\*
- Criteria for OPAs (7.17.4) – addition of “the rationale or basis for the change” and addition of compatibility with “the character of the area”\*
- Enhanced policies for bonusing (7.23)\*
- Addition of ‘Complete Applications’ Section from Paper 5 and update to required studies list (7.25)\*

- Addition of Part Lot Control Section

Mark Stone discussed each of the key recommended amendments and stated that those with an asterisk are a change from the 2013 Paper. This concluded the presentation for draft OPR Paper #2: Interpretation and Implementation.

Chairman Don Van Galen asked for discussion from PAC members regarding OPR Paper #2: Interpretation and Implementation. There was no discussion.

- **OPR Paper #5: Rural Lands**

Mark Stone provided a summary of draft OPR Paper #5: Rural Lands. This is an update of the discussion paper presented in 2016; as such there are only a few changes from the 2016 discussion paper. Key recommended amendments include:

- Change designation from 'Agriculture' to 'Rural Lands'
- Replace policies that encourage the relocation or cessation of intensive agricultural operations (3.10.1.2 & 3.10.3.3)
- Addition of policies to specify permitted uses (3.10.2)
- Addition of policies to specify permitted residential uses – e.g. home occupations, bed and breakfasts, and secondary dwelling units (3.10.3.2)
- Addition of policies to permit and regulate other uses – e.g. commercial greenhouses, veterinarian clinics, kennels, etc. (3.10.3.4)
- Sections regarding economically attainable housing, complete applications and source water protection moved to other papers

This concluded the presentation for draft OPR Paper #5: Rural Lands.

Chairman Don Van Galen asked for questions from PAC members. Mark Stone responded to questions from PAC members regarding the Rural Lands designation with respect to the Settlement Area for St. Marys.

- **OPR Paper #6: Extractive Industrial**

Mark Stone provided a summary of draft OPR Paper #6: Extractive Industrial. This is an update from the paper presented in 2016 and as such there are only a few changes from the 2016 discussion paper. Key recommended amendments include:

- Addition of Section to specify permitted uses on lands designated Extractive Industrial (3.5.2)
- Addition of more detailed guidance with respect to new or expanding extractive operations (3.5.3.3)
- Addition of Section to provide direction with respect to rehabilitation of extraction sites (3.5.3.4)
- Addition of Section to provide direction with respect to sensitive land uses (e.g. schools & residential) in proximity to an existing quarry or aggregate operation (3.5.3.5)

- Addition of policies with respect to wayside pits and portable asphalt plants (3.5.3.6)
- Addition of policies respecting proposals for prospecting, exploration and development related to minerals (3.5.3.8)

This concluded the presentation for draft OPR Paper #6: Extractive Industrial.

Chairman Don Van Galen asked for questions from PAC members. Chairman Don Van Galen asked about the Extractive Industrial land use designation map with regard to the area at the southerly end of Church Street, being a strip of lands identified as part of this designation and the location of dwellings owned by the cement plant. Staff will review the land use designation for these lands.

This concluded the four draft OPR Papers presented at tonight's meeting.

Mark Stone provided a list of the draft OPR Papers scheduled for the December 18, 2017 PAC meeting:

Paper #7      General Industrial

Paper #9      Environmental Constraint

Paper #12     Cultural Heritage, Urban Design, Economic Development and Tourism

When an OPR Paper is on the agenda, it will be available for review on the Town website.

## **6.0 Next Meeting:**

Monday, December 18, 2017 at 6:00 pm

Boardroom, Municipal Operations Centre, 408 James Street South

Prior to adjournment, Member Steve Cousins asked for an update from the November 20, 2017 PAC meeting. Mark Stone provided an update; there was discussion regarding process for Public Meetings.

## **7.0 Adjournment:**

Motion by: Member Steve Cousins

Seconded by: Member Dr. J. H. (Jim) Loucks.

THAT the meeting adjourn at 7:10 pm.

MOTION CARRIED

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Councillor Don Van Galen  
Chairman

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Susan Luckhardt  
Secretary-Treasurer

Copies to:

- PAC Members
- CAO-Clerk
- Council
- Mark Stone, Planner

draft unapproved