



Planning Advisory Committee Agenda

Date: Monday, March 19, 2018

Location: Boardroom, Municipal Operations Centre, 408 James Street South, St. Marys

Time: 6:00 pm

Agenda Items

1.0 Call to order

2.0 Declaration of Pecuniary Interest

3.0 Approval of Minutes

Regular Meeting of February 5, 2018

Motion:

Second:

4.0 Question Period: Official Plan Review

5.0 Official Plan Review: Correspondence

6.0 Official Plan Review (OPR): Discussion Papers

- OPR Paper #4: Residential
- OPR Paper #11: Natural Heritage & Hazards

7.0 Next Meeting

8.0 Adjournment



Planning Advisory Committee Monday, February 5, 2018

A meeting of the St. Marys Planning Advisory Committee was held on Monday, February 5, 2018, 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 January 8, 2018

Motion:

Second:

4.0 Application Z06-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

Lots 14-20, west side of Thomas Street, Lots 16-20, east side of Ontario Street, Registered Plan 235, 121 Ontario Street South

Applicant: Wildwood Homes (Rick Murphy)

5.0 Next Meeting

6.0 Adjournment

Present:

- Chairman Councillor Don Van Galen
- Councillor Jim Craigmile
- Member William J. (Bill) Galloway
- Member Steve Cousins
- Member Marti Lindsay
- Member Dr. J. H. (Jim) Loucks
- Mark Stone, Planner
- Susan Luckhardt, Secretary-Treasurer PAC

Regrets:

- Grant Brouwer, Director of Building and Development

1.0 Call to Order

Chairman Don Van Galen called the meeting to order at 6:00 pm.

2.0 Disclosure of Pecuniary Interest:

None.

3.0 Approval of Minutes:

Minutes dated January 8, 2018

Motion by: Councillor Jim Craigmile

Seconded by: Member Marti Lindsay

THAT the Minutes dated January 8, 2018 be approved as circulated.

MOTION CARRIED

4.0 Application Z06-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

Lots 14-20, west side of Thomas Street, Lots 16-20, east side of Ontario Street, Registered Plan 235, 121 Ontario Street South

Applicant: Wildwood Homes (Rick Murphy)

Rick and Melanie Murphy of Wildwood Homes and Kathleen Rooyakkers of NA Engineering were present.

Mark Stone introduced the application to amend the Town's Zoning By-law with respect to 121 Ontario Street South. The property is approximately 0.9 hectares (2.2 acres) in size and is bounded by Ontario Street South, Thomas Street and Park Lane. The application for a Zoning By-law Amendment is required to facilitate the development of the property for 23 apartment units in four buildings. There will be 5 units in the existing building; and 6 units in each of 3 proposed buildings. The property was formerly owned by the Town of St. Marys and functioned as an early learning centre. The property was sold by the Town to Wildwood Homes in September of 2017 through a public tender process. In addition to the existing building located on the property, there is an outdoor play area and paved parking areas currently on the property. In the Town's Official Plan the property is designated Residential with a small area identified as Floodplain at the northeast corner. The property is currently zoned Institutional (I) and Flood Plain [FP (RD)], with a Regulated Area overlay in the Town of St. Marys Zoning By-law Z1-1997, as amended. Section 3.1.2.3 of the Official Plan states that residential infilling type development such as this is generally permitted throughout the Residential designation provided it maintains the attributes of the neighbourhood in terms of building type, building form and spatial separations. The zoning amendment will rezone the property to an R5 zone with exceptions to recognize the layout of the proposal on the site.

Correspondence received from the Town's Director of Corporate Services/Deputy Clerk stated that the proposed development would not appear to have any impact on the heritage attributes of the property to the north (89 Ontario Street South) which is designated under Part IV of the Ontario Heritage Act. The Heritage Committee is scheduled to meet on February 10, 2018 and any comments from the Committee will be forwarded to staff.

Correspondence received from Upper Thames River Conservation Authority (UTRCA) stated concern with the proposed Thomas Street access located in the Regulatory floodplain. It was noted by Mark Stone that the applicant has responded to the UTRCA comments and has

revised the site plan by eliminating the Thomas Street access and alternatively providing access located outside the Regulation Limit, off Park Lane to this area of the site.

Correspondence received from Herman Veenendaal, 146 Ontario Street South stated concern with the proposed development around issues of increased density; proposed building height; attainable housing; road widening and tree preservation; and traffic.

Kathleen Rooyakkers of NA Engineering, agent for the application provided an overview of the proposed development. She addressed concerns regarding building height and stated that the proposed buildings are two storeys in height with a walk-out and are in keeping with the character of existing buildings in the neighbourhood.

Rick and Melanie Murphy provided further details around the proposed development and responded to questions from PAC members and members of the Public.

Chairman Don Van Galen asked PAC members for questions.

Member Bill Galloway asked if Park Lane would be physically widened at this time.

Mark Stone explained that a road widening is being taken by the Town along Park Lane and Thomas Street. Under the Ontario Planning Act, the municipality is permitted to take road widening lands under site plan agreements to meet minimum width requirements for the road classification under the Official Plan. Although the land is being taken at this time as road widening, there is no immediate need to widen Park Lane or Thomas Street.

Member Marti Lindsay asked about tree preservation. Melanie Murphy stated they do not intend to remove any trees unless necessary and identified one tree that will be removed. The intent is to replace any trees that need to be removed with new trees. In response to a further question from Marti Lindsay, Melanie Murphy provided details about the conversion of the former school building to living space.

Member Dr. Jim Loucks asked about rental rates to confirm whether utilities were included with the rental rates. Melanie Murphy stated that utilities are not included with the rental rates. Each unit will have independent utilities such that each tenant can control their utilities.

Councillor Jim Craigmile asked for comment on the number of units and accessibility. Melanie Murphy stated that the existing building will contain 5 units and those will all be accessible with 2 of those units being barrier free. Rick Murphy stated that the main level units of the new buildings will be accessible, and the units on the lower walkout level will be barrier free.

Chairman Don Van Galen asked if the proposed storm water management pond is a dry pond. The applicants confirmed that it is.

Chairman Don Van Galen asked for questions from members of the Public.

Arlene Callender, 55 Ontario Street South asked if every apartment unit will have a balcony. Melanie Murphy stated that the lower level walkout units will not have balconies. The existing school units will not have balconies. All other units will have balconies.

Jacques Cousineau, owner of 133 Thomas Street asked if the development will be fenced. Rick Murphy stated that the existing fence will be removed and it is expected that it will not

be replaced. Rick Murphy stated that the common area for the development is proposed for the top of the hill which will be designed as an amenity area. There is not a playground proposed for the property. Jacques Cousineau stated concern that children may congregate at the carwash at 133 Thomas Street and stated that he would like to see a fence maintained around the development. Rick Murphy stated that they will be maintaining a fence between themselves and their one abutting neighbour to the north.

Ray Doerksen, 165 Thomas Street asked for clarification on the design of the building that is not a walkout. He was advised that the lower level of the building that is not a walkout would have large rear facing windows. Ray Doerksen asked if UTRCA had any concerns with rainwater catchment for heavy rains events. Ray Doerksen had concern with rainwater flows from the site to his driveway. Kathleen Rooyakkers stated that under the application for site plan agreement, they will be required to provide a storm water management plan for the site. There is a small storm water management pond proposed to manage water on the site. Ray Doerksen asked if they will retain the boulevard trees on Thomas Street. Melanie Murphy responded that one of the trees along Thomas Street is required to be removed as the services for the development will disrupt the roots. There will be a landscape plan for the property as part of the site plan agreement.

Pat DonMelanie, 243 Thomas St. asked for clarification as to what is existing and what is proposed for the site. The applicants reviewed the site plan and spoke to the changes. Pat DonMelanie asked about building finishes in keeping with the heritage of the neighbourhood. Melanie Murphy stated that although they have not finalized the finishes; the finishes will blend with the neighbourhood.

Patty DonMelanie, 243 Thomas Street stated concern regarding traffic movements in the neighborhood. It was suggested that the yield signs at the intersections of Park Lane and Thomas Street and Park Lane and Ontario Street be changed to stop signs.

Michael Ebert, 165 Thomas Street asked about window placements in the buildings and distancing and whether there is adequate space between the existing former school building and the adjacent new building. The applicants will look into this to ensure requirements under the Building Code are met in this regard.

Wendy Mann, 285 Thomas Street asked about the Park Lane entrance to the site and had concerns that Park Lane can be very slippery in the winter. She also had concerns about removing the fence around the site. Youth may still use the site as a toboggan hill. Without the fence, a potential toboggan hill could lead to the Park Street intersection; as such she suggested landscaping be used to provide a barrier at this location.

Ray Doerksen also suggested that the applicants consider naturalizing the hill versus mowing it.

Concerns were raised that pedestrians may cut through the development as they are doing currently. With respect to foot traffic on site, Melanie Murphy stated that once the buildings are constructed and occupied, it is likely the foot traffic will go away as they have found this to be the case with other properties they own.

Pat DonMelanie suggested that the owners look at using LIDS (Low Impact Development) for storm water management for the site.



This concluded questions and comments from the Public.

Chairman Don Van Galen asked PAC members for any further comments.

There were no additional comments from PAC members.

Mark Stone stated that he has taken some notes for consideration based on tonight's discussion. Further details will be covered off under the site plan agreement for the development.

MOTION:

Application Z06-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended:

Motion by: Member Steve Cousins

Seconded by: Member W. J. (Bill) Galloway

THAT based on the review of the Application and comments received thus far, Planning Advisory Committee endorses the Application, in principle, and Committee recommends to St. Marys Town Council that it proceed with the statutory public meeting to be scheduled for February 27, 2018.

MOTION CARRIED

5.0 Next Meeting

T.B.A.

6.0 Adjournment:

Motion by: Member W. J. (Bill) Galloway

Seconded by: Member Steve Cousins

THAT the meeting adjourn at 6:46 pm.

MOTION CARRIED

Councillor Don Van Galen
Chairman

Susan Luckhardt
Secretary-Treasurer

Copies to:

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

December 15, 2012

Town of St. Marys
175 Queen St.
P.O. Box 998
St. Marys, ON
N4X 1B6

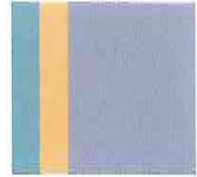
Stonetown Farms Ltd is requesting the Town of St. Marys reconsider a portion of Part Lot 16, Thames Concession for a change of zoning from Agricultural to Residential. The request is further to the passing of By-law Z80-2008 passed October 28, 2008. The following is a summary of the history of events leading up to the passing of this by-law.

History:

1. Stonetown Farms Ltd. received approval to develop 10 lots on the south side of Emily Street. This was conditional on agreement to re-locate the Sewage Pumping Station to its current location at the west end of our property. In addition, the Pumping Station had to be re-sized to make it big enough to service existing homes and properties further to the west as well as the 14.5 acres of Stonetown property on the North Side of Emily Street.
2. The cost estimates for the re-location and expansion of the Pumping Station made it cost prohibitive for only 10 lots. After some discussions with the Town of St. Marys, it was agreed to proceed if the 14.5 acres on the North Side of Emily Street was re-zoned to residential.
3. The re-zoning of the 14.5 acres was approved by the Town of St. Marys however the Province of Ontario would not approve the re-zoning as it said the Town already had too much land designated as residential. Subsequently, the Town made some changes to existing designations and the O.M.B. approved 6.70 acres (2.6 hectares) of the 14.5 acres be placed in the "Development Zone (RD-6). The changes were passed by the Town on October 28, 2008 under By-law No. Z80-2008.
4. Further to this the town suggested that when the Official Plan came up for review in 2012/2013 the James St, Glass St, and Meadowridge developments would be off the books and the Town would consider re-zoning the remaining 7.8 acres (3.1 hectares) to residential as per the original plan.

*Stonetown Farms Ltd
per Worell Stetson*

Don Stevens
570 Emily Street, St. Marys, ON
519-284-1632



January 31, 2017

Planning Advisory Committee
c/o Don Van Galen
Town of St. Marys
PO Box 998
St. Marys, ON
N4X 1B6



Dear Planning Advisory Committee,

In December of 2012, Stonetown Farms Ltd submitted a letter to the Planning Advisory Committee requesting the Town of St. Marys reconsider a portion of Part Lot 16, Thames Concession for a change of zoning from Agricultural to Residential. The request was further to the passing of By-law Z80-2008 passed October 28, 2008. At the time it was agreed that the request would be re-considered when the Official Plan came up for review in 2012/2013. This letter is a follow up to our last submission and a request for the Town to officially reconsider the change of zoning. The points below summarize the history of events to date.

1. Stonetown Farms Ltd. received approval to develop 10 lots on the south side of Emily Street. This was conditional on agreement to re-locate the Sewage Pumping Station to its current location at the west end of our property. In addition, the Pumping Station had to be re-sized to make it big enough to service existing homes and properties further to the west as well as the 14.5 acres of Stonetown property on the north side of Emily Street.
2. The cost estimate for the re-location and expansion of the Pumping Station made it cost prohibitive for only 10 lots. After some discussions with the Town of St. Marys,



it was agreed to proceed if the 14.5 acres on the north side of Emily Street was re-zoned to residential. It was agreed and the work was completed as requested.

3. The re-zoning of the 14.5 acres was approved by the Town of St. Marys however the Province of Ontario would not approve the re-zoning as it said the Town already had too much land designated as residential. Subsequently, the Town made some change to the existing designations and the O.M.B. approved 6.70 acres (2.6 hectares) of the 14.5 acres be placed in the "Development Zone (RD-6)". The changes were passed by the Town on October 28, 2008 under By-law No. Z80-2008.
4. Further to this the town suggested that when the Official Plan came up for review in 2012/2013 the James, Glass St, and Meadowridge developments would be off the books and the town would reconsider re-zoning the remaining 7.8 acres (3.1 hectares) to residential as per the original plan.

There are many benefits of designating this land as residential, a few of which are outlined below,

1. The land is ideal for residential development as it is very scenic and will be a compliment to other development in the area.
2. It will provide more tax dollars for the Town of St. Marys in the form of individual houses than it currently does now as farm land.
3. There are developers interested in developing the whole 14.5 acres.

We thank you in advance for giving this your consideration and making it a priority in the very near future. It has been almost 10 years since we invested in the relocation and expansion of the pumping station based on the agreement with the Town. We look forward to working with you to bring this to closure.

Sincerely,



Don Stevens

Mike Hensel
372 Peel Street
Collingwood, ON
L9Y 3W4

October 10, 2017

Mr. Brent Kittmer
CAO/Clerk
Town of St. Marys
175 Queen Street East
St. Marys, ON
N4X 1B6

Dear Mr. Kittmer:

RE: 555 Emily Street North – Town of St. Marys Official Plan Update

In response to the Town's request for input to the Official Plan update process currently underway, we offer the following comments and concerns.

Our family property is located in an area of the Official Plan (O.P.) currently designated as Agricultural. The property is owned by my parents, John and Velma Hensel. The property is also located in an area noted as outside of the Town Settlement Area. In discussions with Town staff we have been informed that in the current O.P. update it is unlikely that the present situation will be subject to change. At this point in the process, until we have the chance to complete a thorough review of the proposed O.P. update and related rationale in the coming weeks, we must object to the continued Agricultural designation in this case particularly when Residential designation and/or related land uses directly abut our family property on the east, south and west sides. As a result we may be seeking further consideration from Town/Planning Consultant staff to adjust the Settlement Area boundary and change the land use designation from Agricultural to Residential. Presently along Emily Street in this location the street frontage is all occupied by single family homes (See Attached Figure).

We look forward to working with the Town through this process and have engaged Mr. Victor Labreche of Labreche Patterson & Associates Inc. to assist us during discussions with your team.

If you have any questions please do not hesitate to contact me at 705.443.8394.

Sincerely,


A handwritten signature in black ink, appearing to read 'Mike Hensel', is written over a horizontal line. The signature is stylized with a large, looped 'M' and a trailing flourish.

Mike Hensel

cc: John and Velma Hensel
Victor Labreche

Encl.

Legend

 Assessment Parcel (MPAC)



The UTRCA disclaims explicitly any warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, fitness for a particular purpose, merchantability or completeness of any of the data depicted and provided herein.

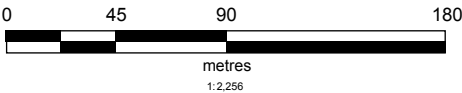
The UTRCA assumes no liability for any errors, omissions or inaccuracies in the information provided herein and further assumes no liability for any decisions made or actions taken or not taken by any person in reliance upon the information and data furnished hereunder.

This map is not a substitute for professional advice. Please contact UTRCA staff for any changes, updates and amendments to the information provided.

This document is not a Plan of Survey.

Sources: Base data, 2010 Aerial Photography used under licence with the Ontario Ministry of Natural Resources, Copyright © Queen's Printer for Ontario; City of London.

Notes:





Labreche Patterson & Associates Inc.

Professional Planners, Development Consultants, Project Managers

(Sent via regular mail and e-mail to: bkittmer@town.stmarys.on.ca)

January 15, 2018

LPA File: P-1097-18

Mr. Brent Kittmer, CAO/Clerk
Town of St. Marys
175 Queen Street East, PO Box 998
St. Marys, ON
N4X 1B6

Dear Mr. Kittmer:

**Re: Official Plan Review, Town of St. Marys
555 Emily Street North, St. Marys, ON.**

We wish to advise that we have been requested by John and Velma Hensel to provide you this comment letter on their behalf with regard to the Official Plan review for the Town of St. Marys. John and Velma Hensel own the above noted property. The Town did previously receive correspondence dated October 10, 2017 regarding the subject property from Mike Hensel (son of John and Velma Hensel) which is attached hereto for reference as "Attachment 1". As noted in this correspondence, we have considered the appropriate land use designation for the subject property and we wish to detail our comments in this regard as follows.

The subject property is located in the northwest limit of the Town and its location is highlighted on the attached copy (Attachment 2) of the current Land Use Plan of the Town of St. Marys Official Plan. Although the properties located immediately to the south and west are designated "Residential" and located within the current "Settlement Area Boundary" of the current Official Plan, the subject property is designated "Agricultural" and currently locate outside the Settlement Boundary. We appreciate that there are several steps and many details that the municipality needs to consider leading up to prepare a first draft of a proposed Official Plan. The Town is proceeding with several "Discussion Papers" covering various topics for public input leading up to the release of a draft Official Plan. The most relevant Discussion Paper to the subject lands and surrounding area would appear to be "Discussion Paper #4 – Residential" which will be discussed at the Town's Planning Advisory Committee meeting on January 22, 2018. However, "Discussion Paper #5 – Rural Lands are also relevant to the subject lands given its current "Agriculture" designation in the current Official Plan. In this regard Policy 3.10.2.1 in the current Official Plan states the following:

"The designation of Agricultural land in Schedule "A" of this Plan is not necessarily intended as a permanent designation but rather to prevent scattered and fragmented development in the rural areas of the Town. Existing residential uses are permitted in the Agricultural designation."

Further Policy 2.1.11 states: "New development will follow the efficient expansion of municipal services."

Based on our preliminary review of available municipal services within the road allowance of Emily Street North, there is an existing water main and wastewater (sewage) main in this area.

In this regard, the 2014 Provincial Policy Statement (PPS) states in Policy 1.1.3.8 of the PPS the following (noted below in part, see Attachment 3 for full copy of relevant PPS policies):

"A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that

(See Attachment 3)

In addition Policy 1.1.4 of the PPS also recognizes "rural settlement areas" which similarly recognizes pending urban type development as the once agricultural activities has ceased.

As noted in the definition of "comprehensive review" contained in Attachment 3, an official plan review which is initiated by the planning authority is the appropriate time to consider the expansion of the settlement area and related land use designations.

Based on the foregoing we believe the subject lands and likely the immediate surrounding lands meets the criteria set policy 1.1.3.8 of the PPS and noted policies within the current Town's Official Plan. As such, we request that the subject properties be included within the considered new Settlement Area Boundary of the future draft Official Plan for the Town of St. Marys.

Thank you for your consideration of this letter and we will also attend the Planning Advisory Committee meeting on January 22, 2018 to hear the presentation comments and discussion on "Discussion Paper #4 – Residential and provide further comments to the committee if the opportunity is provided to us. In closing, we also ask that we be added to the related notification / mailing list for the "Official Plan Review" process at the Town of St. Marys.

Yours truly,
Labreche Patterson & Associates Inc.



Victor Labreche, MCIP, RPP
Principal, Senior Planner

VL/

Encl.

cc: John and Velma Hensel
Mike Hensel

Attachment 1

Mike Hensel
372 Peel Street
Collingwood, ON
L9Y 3W4

October 10, 2017

Mr. Brent Kittmer
CAO/Clerk
Town of St. Marys
175 Queen Street East
St. Marys, ON
N4X 1B6

Dear Mr. Kittmer:

RE: 555 Emily Street North – Town of St. Marys Official Plan Update

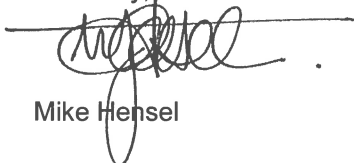
In response to the Town's request for input to the Official Plan update process currently underway, we offer the following comments and concerns.

Our family property is located in an area of the Official Plan (O.P.) currently designated as Agricultural. The property is owned by my parents, John and Velma Hensel. The property is also located in an area noted as outside of the Town Settlement Area. In discussions with Town staff we have been informed that in the current O.P. update it is unlikely that the present situation will be subject to change. At this point in the process, until we have the chance to complete a thorough review of the proposed O.P. update and related rationale in the coming weeks, we must object to the continued Agricultural designation in this case particularly when Residential designation and/or related land uses directly abut our family property on the east, south and west sides. As a result we may be seeking further consideration from Town/Planning Consultant staff to adjust the Settlement Area boundary and change the land use designation from Agricultural to Residential. Presently along Emily Street in this location the street frontage is all occupied by single family homes (See Attached Figure).

We look forward to working with the Town through this process and have engaged Mr. Victor Labreche of Labreche Patterson & Associates Inc. to assist us during discussions with your team.

If you have any questions please do not hesitate to contact me at 705.443.8394.

Sincerely,



Mike Hensel

cc: John and Velma Hensel
Victor Labreche

Encl.

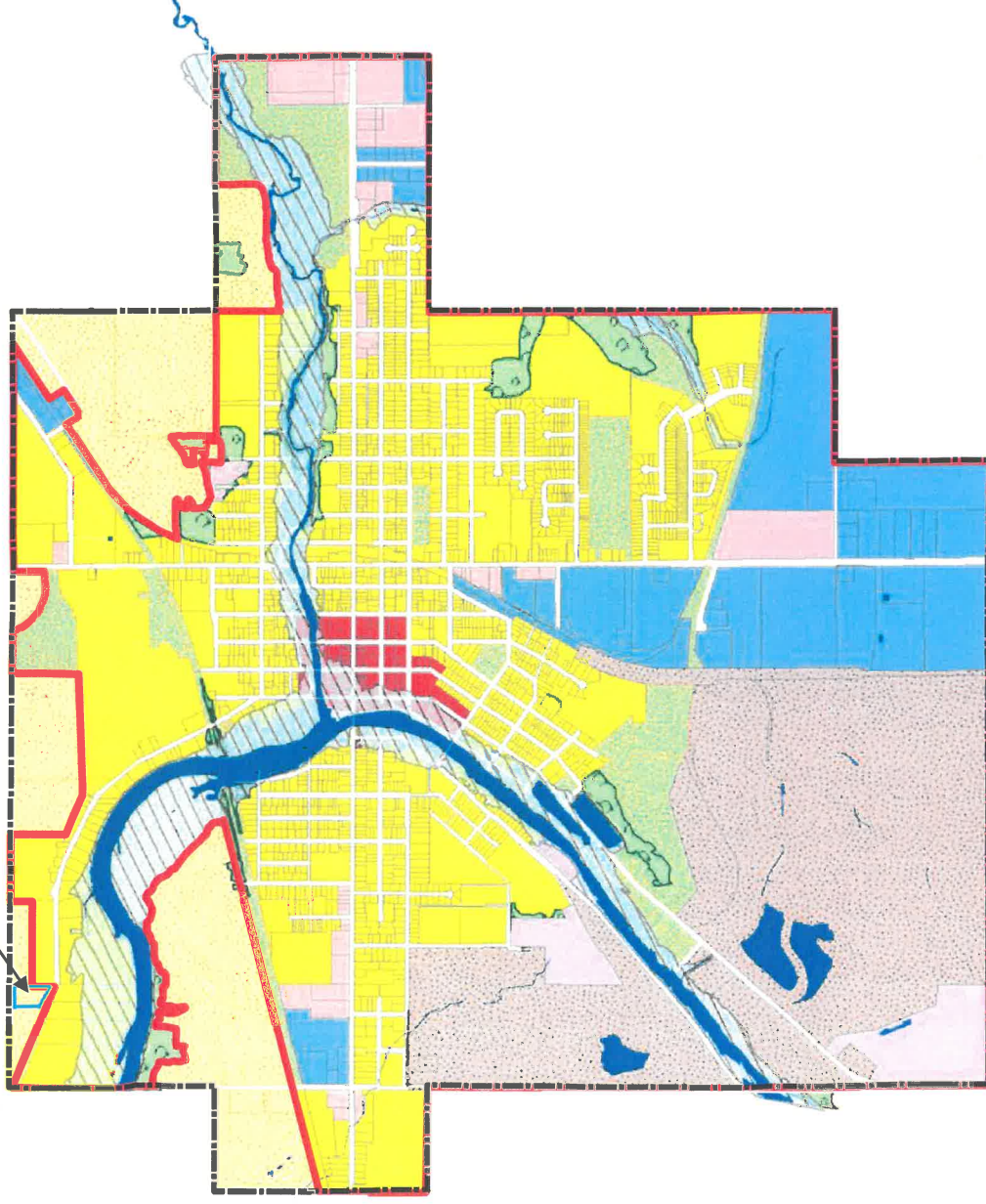


555 Emily Street N.

EMILY ST

Attachment 2

Hensel Properties



0 125 250 500 750 1,000 Metres

Town of St Marys Official Plan Schedule 'A' Land Use Plan

Designation

- Settlement Area Boundary
- Town Boundary
- Water
- Residential
- Central Commercial
- Highway Commercial
- General Industrial
- Extractive Industrial
- Environmental Constraint
- Recreational
- Flood Plain
- Natural Heritage
- Agriculture



October 2007

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

Intensification and *redevelopment* shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

- 1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.
- 1.1.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.
- 1.1.3.7 Planning authorities shall establish and implement phasing policies to ensure:
- a) that specified targets for *intensification* and *redevelopment* are achieved prior to, or concurrent with, new development within *designated growth areas*; and
 - b) the orderly progression of development within *designated growth areas* and the timely provision of the *infrastructure* and *public service facilities* required to meet current and projected needs.
- 1.1.3.8 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:
- a) sufficient opportunities for growth are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
 - b) the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;

- c) in *prime agricultural areas*:
 - 1. the lands do not comprise *specialty crop areas*;
 - 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and
- e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of *settlement areas* or the identification of a *settlement area* by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.4 Rural Areas in Municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.

1.1.4.1 Healthy, integrated and viable *rural areas* should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of *brownfield sites*;
- c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
- d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
- e) using rural *infrastructure* and *public service facilities* efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Airports: means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Areas of archaeological potential: means areas with the likelihood to contain *archaeological resources*. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The *Ontario Heritage Act* requires archaeological potential to be confirmed through archaeological fieldwork.

Areas of mineral potential: means areas favourable to the discovery of *mineral deposits*

due to geology, the presence of known *mineral deposits* or other technical evidence.

Areas of natural and scientific interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

Coastal wetland: means

- a) any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

Comprehensive rehabilitation: means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

Comprehensive review: means

- a) for the purposes of policies 1.1.3.8 and 1.3.2.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
 2. utilizes opportunities to accommodate projected growth or development through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed development within existing *settlement area* boundaries;
 3. is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
 4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
 5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
 6. considers cross-jurisdictional issues.
- b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
1. addresses long-term population projections, *infrastructure* requirements and related matters;
 2. confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with policy 2.3.2; and
 3. considers cross-jurisdictional issues.

In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

Conserved: means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development

approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Defined portions of the flooding hazard along connecting channels: means those areas which are critical to the conveyance of the flows associated with the *one hundred year flood level* along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development* or *site alteration* will create *flooding hazards*, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Deposits of mineral aggregate resources: means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available: means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

Designated growth areas: means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet

private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation: means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses.

River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas: means a system of lands within municipalities that may include rural *settlement areas*, *rural lands*, *prime agricultural areas*, natural heritage features and areas, and resource areas.

Rural lands: means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

Sensitive: in regard to *surface water features* and *ground water features*, means areas that are

particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in *designated growth areas* is not available, the *settlement area* may be no larger than the area where development is concentrated.

Sewage and water services: includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

Significant: means

- a) in regard to *wetlands*, *coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;



Mark Stone <mark@mlsplanning.ca>

FW: Official Town Plan - ideas for consideration

1 message

Brent Kittmer <bkittmer@town.stmarys.on.ca>

Wed, Oct 11, 2017 at 8:11 AM

To: Jenna McCartney <jmccartney@town.stmarys.on.ca>, Mark Stone <mark@mlsplanning.ca>, Grant Brouwer <gbrouwer@town.stmarys.on.ca>, Susan Luckhardt <sluckhardt@town.stmarys.on.ca>

FYI

Written submissions after Mr. Kimber's oral submissions last night.

Brent

Brent Kittmer, P.Eng., MPA
CAO/Clerk
Town of St. Marys
T: 519-284-2340 x 216

-----Original Message-----

From: Thomas Kimber [mailto:kimber.thomas49@gmail.com]

Sent: October 10, 2017 8:26 PM

To: Brent Kittmer <bkittmer@town.stmarys.on.ca>

Subject: Official Town Plan - ideas for consideration

As a permanent resident of St. Marys, I welcome the opportunity, along with my wife Cindy, to suggest town improvements that would make St.Marys a resident friendly community for one and all.

Setting, measuring and enforcing strict air quality standards (free of noxious odors and particulates) should be made a requirement for all commercial businesses.

Installing signal street crossing walks would make St.Marys a pedestrian friendly town. Some street locations in particular for consideration:

Crossing Church St. from James St. North to Station St. (now there is no means of crossing safely when walking from Rotary Park west to parts of town).

Crossing Queen St. from James St North for access to the train station (usual facing heavy traffic in both east and west directions).

Crossing James St. North to access the high school and access the Pyramid Center.

Crossing Park St. at Church St (to access the ball diamonds and Canadian Baseball Hall Museum and to access Cadzow Park).

Alternatively, bi-directional stop signs could be considered but this would slow down traffic flow at all times. Crossing Walks would slow down traffic only as needed to make pedestrians safe.

Expand the yard waste self-use depot at the Operations Center on James St. North to accept organic waste as a self-use depot. This will reduce landfill with marginal impact on future tax increases (not suggesting home pick-up)

Providing financial support for the baseball hall of fame improvement and expansion would add to St.Marys appeal as a tourist attraction.

Thank you
Thomas and Cindy Kimber

Origin: <http://www.townofstmarys.com/en/doing-business/official-plan-review.aspx>

This email was sent to you by Thomas Kimber<kimber.thomas49@gmail.com> through <http://www.townofstmarys.com/>.

RECEIVED

OCT 10 2017

CLEAN & SAFE AIR For St. Marys' Residents

Presented by:

**Normand (Norm) Bélanger CRSP (Ret.), BA, CD
Past/Acting Chairperson
Maple Lane Park Residence Committee**



AGENDA:

A REGULAR MEETING OF THE COUNCIL OF THE TOWN OF ST. MARYS

Tuesday, September 22, 2015

6:00 P.M.

Council Chambers, Town Hall

Motion:

THAT Council approve the Site Plan Agreement between the Town of St. Marys and Perth County Ingredients Inc. for lands described as Concession Thames, Part Lot 19. Subject to ROW, 20 Thames Road North, St. Marys and authorize by By-law Mayor and Clerk to sign.

The Blue Dot Movement (Cont'd)

We are calling upon you, the Council, to make a Town of St. Marys declaration, recognizing its citizens' right to a healthy environment.

This includes the right to:

- **breath clean air; free of particulates, fumes and chemicals, including undesirable odours**
- **drinking clean and safe water**
- **consuming safe and healthy food**
- **accessing nature**
- **knowing about pollutants released into the local environment**
- **participating in local government decisions that will affect the environment**

ST. MARYS



Town of St. Marys' Commitments (Cont'd)

For Example:

Council may require a market study for any new "Highway Commercial" development or redevelopment where the gross leasable floor area is greater than...

Where Council is of the opinion that said development or redevelopment will have negative impacts on the "Central Commercial" designation, such development or redevelopment may not be permitted.

Cannot "negative impacts" also include negative impacts on the environment?



Mark Stone <mark@mlsplanning.ca>

FW: Comments for the upcoming Official Plan Review

1 message

Brent Kittmer <bkittmer@town.stmarys.on.ca>

Thu, Oct 26, 2017 at 4:18 PM

To: Mark Stone <mark@mlsplanning.ca>, Grant Brouwer <gbrouwer@town.stmarys.on.ca>, Susan Luckhardt <sluckhardt@town.stmarys.on.ca>

FYI – comments received for the official plan review.

Brent

Brent Kittmer, P.Eng., MPA*CAO/Clerk*

Town of St. Marys

T: 519-284-2340 x 216

From: Dr. Emily Kelly [mailto:dr.emily.kelly@gmail.com]**Sent:** October 25, 2017 1:39 PM**To:** Brent Kittmer <bkittmer@town.stmarys.on.ca>**Subject:** Comments for the upcoming Official Plan Review

Hi Brent-

I had some thoughts pursuant to the ongoing discussion about the future housing development north of the Grand Trunk Trail. I've submitted something similar to the draft Rec and Leisure Master Plan online comment form, but I thought I should submit the idea to the Official Plan Review as well. The original letter follows below.

Thanks!

-Emily Kelly

Dear Council,

I read about the draft Recreation and Leisure Services Master Plan (RLSMP) plan to develop a park in the area West of James Street, North of the Grand Trunk Trail, with great interest. With new housing going in there and a popular trail nearby, it's a really great spot for new park and/or playground.

I also see that on the RLSMP's map of potential trail expansions, there's a little arrow indicating a trail coming north from Wellington Street. It would be fantastic to connect the existing Grand Trunk trail with a trail going north from the end of Wellington Street into a new park /playground area.

Recent council meetings with regards to the potential extension of Wellington Street North have made it clear that the new housing development north of the Grand Trunk Trail absolutely must have access for emergency vehicles and utility expansion. It is also clear from the petition opposing the bisection of the Grand Trunk Trail, which gathered over 700 signatures, that the community does not want to see the trail cut in half by a road.

One way to satisfy both the need to preserve and expand trail space in the area north of the Grand Trunk Trail **AND** to allow emergency vehicle access would be to create a broad, paved trail running north from the spot where Wellington Street meets the Grand Trunk Trail. This could accommodate vehicles in an emergency and would provide an opportunity to lay down utilities without the disruption to the parkland that a full collector road would create. Parking for the trailhead could be expanded here as well.

I would like to see the idea of providing emergency vehicle access and utilities to the new homes by an active trail surface rather than a road extension presented as an alternative alongside any future discussion for the extension of Wellington Street.

I am always available to discuss this idea further. I look forward to working with everyone in the future.

Thanks-

Emily Kelly

DRAFT

St. Marys Heritage Committee Recommendations for Amended Official Plan (the “AOP”)

The St. Marys Heritage Committee recommends the following for the AOP (along with appropriate amendments to municipal bylaws to conform with the AOP provisions):

1. **Competing Interests:** Section 2 of the current St. Marys Official Plan (the “OP”) contains the following provision:

Council recognizes that there are competing interests within the municipality related to economic and heritage issues. This Plan is intended to provide some balance between preservation at all costs and progress within the municipality. Council also recognizes and reinforces its desire to maintain the charm and attractiveness that are fundamental to the character and lifestyle of St. Marys.

Preservation “at all costs” is not the issue. The provisions of the *Ontario Heritage Act*, the *Planning Act* plus the Provincial Policy Statement 2014 (the “**PPS 2014**”) establish the procedures and requirements for conservation of cultural heritage. Nowhere is there a concept of preservation at all costs. The draft guide issued in October 2017 by the Ministry of Tourism, Culture and Sport (the “**Ministry**”) titled *A Guide to Cultural Heritage Resources in the Land Use Planning Process* (the “**Guide**”) is helpful in setting out definitions and the changes from previous provincial policies to the cultural heritage policies in the PPS 2014, plus recommendations for provisions in amended official plans. For example, there is a new policy (section 1.7.1) in the PPS 2014 stating that long-term economic prosperity should be supported by encouraging a sense of place by conserving features that help define character, including built heritage resources and cultural heritage landscapes. The Guide (pp. 16 to 18) sets out aspects of a community that might contribute to a sense of place. In other words, the economic prosperity of a community is not a competing interest with heritage preservation. The AOP should not include such a statement. Particularly in a town like St. Marys, heritage preservation is a key element in economic prosperity.

What is “*progress*”? When the OP was originally drafted, did it mean growth and modern development? It is not clear and concepts have changed. Progress today may include dealing with air and soil quality, adequate and safe water supply, preparation for climate change, design guidelines to preserve existing neighbourhoods and streetscapes, improving the quality of life in a community, consideration for pedestrians and bicyclists, recreation facilities readily available in all neighbourhoods, ensuring accessibility, ensuring sustainability of any new developments, etc. There are not necessarily competing interests so this language should not be in the AOP. Section 2.3.1.2 of the OP similarly refers to a balance between conservation and preservation on the one hand and development and re-development on the other hand. Again, these are not necessarily competing interests. The compatible design of new or renovated buildings and other structures is critical.

2. **Pen & Ink Sketches:** The current OP includes sketches by Colin McQuirk of some of the major heritage buildings in St. Marys. These wonderful sketches should remain in the AOP.

3. **Municipal Register:** Section 2.3.2.2 and 2.3.2.6(f) of the OP dealing with the municipal register of heritage properties needs to be updated. The requirement to have a municipal register needs to be referenced but the register does not need to be attached, in part because it is likely to be updated periodically during the life of the AOP. The work to research and draft an up-to-date municipal register has been done but property owners have not been given notice and a council bylaw has not been passed. It may be possible to complete this process so that the up-to-date municipal register is in place prior to the AOP being finalized and approved.

4. **Identification and Classification of Cultural Heritage Resources:** Section 2.3.2.3 of the OP should also include a statement about the importance of continued municipal support for the library and the museum in educating the public and individual property owners about the Town's cultural heritage resources.

5. **Heritage Impact Assessment:** Section 2.3.2.5 of the OP should be updated with respect to designation. Properties are “*designated under the Ontario Heritage Act, or designated by the Historic Sites and Monuments Board of Canada under Parks Canada, or recognized on the Canadian Register of Historic Places*”.

6. **Viewscapes:** There are a number of municipalities in Ontario (e.g. Kingston) that protect viewscapes. Are there viewscapes in St. Marys that need to be protected, such as the view from the Grand Trunk Trail bridge, the view down Queen Street from the east and the west, the view of church spires, the Town Hall, the old water tower, etc.? If so, it is important to identify vantage points, viewing areas and/or viewing cones that must be kept intact to maintain the relationship between the viewed structures, streetscapes or natural elements and their surrounding context. In order to protect the viewscapes mentioned in the AOP, height limitations need to be specifically included in the zoning bylaw.

7. **Adjacent Lands:** Section 2.6.3 of the PPS 2014 states the following: *Planning authorities shall not permit development and site alteration on adjacent land to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

“Adjacent land” in the PPS 2014 is defined as land that is contiguous to (i.e. sharing a common property line with) a protected heritage property. As pointed out in the Guide, a municipal official plan might also define adjacency using other considerations to include “adjacent” property that does not necessarily touch the boundaries of the parcel of a protected heritage property. This could include adjacent properties in Heritage Areas or Stable Residential Areas (see item 9 below). Adding a more inclusive definition of “adjacent land” should be explored when preparing the draft AOP.

8. **Site Plan Control:** All potential development sites, particularly infill sites in low density neighbourhoods and in the heritage conservation district(s), should be subject to site plan control. A review of Chapter 7 of the County of Oxford Official Plan (dealing with City of Woodstock land use policies) is instructive. Part of Section 7.1.1 states:

Heritage resources in the City of Woodstock enrich the community by providing a strong sense of cultural identity and a link to the past. Such resources also are a source of stability in a changing urban environment and provide educational, social, economic and cultural value to the City. The

policies of this Plan provide for the protection, maintenance and rehabilitation of heritage resources and are designed to promote new development which is sensitive to and complements heritage resources. [underlining added]

There are other provisions in the Oxford Official Plan for Woodstock worthy of consideration, such as:

Ensure that the built form, massing and profile of new housing is well integrated and compatible with existing housing and that a compatible transition between lands of different residential densities and between residential and non-residential land uses is achieved.

City Council may permit limited non-residential uses which may serve the wider community such as small scale offices, health care facilities, funeral homes, retirement homes, small-scale long-term care facilities such as nursing homes, and commercial recreation uses, in the Residential Area designation provided that:

- those uses with the potential to generate significant amounts of traffic or parking, originating from points external to the residential neighbourhood will be located at the periphery of the existing concentrations of residential development on a collector or arterial roadway;*
- the proposed use can be considered to be compatible with existing residential uses through appropriate screening, buffering, physical separation or other design measures to mitigate noise, lighting, fumes, parking and outdoor storage;*
- the proposed use is compatible with any other existing or designated non-residential use in the area;*
- the proposed use is of a small scale, residential in character, and is consistent with the surrounding residential neighbourhood having regard to the external design of the proposed use in terms of height, bulk, mass, layout and roof line, and the established setbacks and spacing between buildings;*
- proposed uses providing an accommodation function such as nursing or retirement homes and health related facilities will be of a size and scale which will generate similar levels of activity or land use intensity with respect to required parking, traffic movement or client/resident activity as uses permitted within the applicable Residential District. In Low Density Residential Districts such uses will be restricted to 35 beds or less;*
- the proposed use will not adversely affect the availability of residential land supplies to meet anticipated housing demand; and*
- such uses are limited in number and will not incrementally form concentrations of non-residential development in the Residential Area.*

The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing development on both sides of the same street. In order that the street oriented infill projects are sensitive to the continuity of the existing residential streetscape, the County Land Division Committee and City

Council will ensure that:

- *the proposal is consistent with the street frontage, setbacks, lot area and spacing of existing development within a two block area on the same street;*
- *for proposals involving more than two dwelling units, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present land uses in the area;*
- *the proposal will comply with the requirements of Section 7.2.4.1.4. [i.e. infill policies set out below].*

City Council shall maintain a Zoning By-Law to regulate the use, bulk, form, location and setbacks of new development and parking facilities to ensure that new development respects the massing, profile and character of existing buildings and structures in the Historical District.

Any new buildings or additions will respect the height, bulk, scale and setbacks of adjacent residential uses and shall not adversely impact adjacent residential uses in terms of light, views, privacy or traffic. Redevelopment will be in keeping with the height, density and use policies of the Low Density Residential District.

Existing non-residential uses in Low Density Residential Districts proposed for redevelopment and reuse will be consistent with the following policies: Where infill development is proposed on vacant or underutilized sites within established residential areas by plan of subdivision, City Council and County Council will ensure that:

- *the nature of the proposed residential development will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;*
- *any new residential lots with direct exposure to an established residential street will be consistent with the size of lots within a two block area on the same street and new residential development will maintain setbacks and spacing between dwellings consistent with the established built pattern;*
- *measures will be incorporated into the subdivision design to buffer and screen existing residential uses from the new development;*
- *proposed multiple unit developments will comply with the multiple unit requirements for Low Density Residential areas.*

Section 7.2.4.1.4 All Infill Proposals

In addition to the specific infill policies identified, the following policies will apply to all infill proposals:

- *the location of vehicular access points, the effect of traffic generated by the proposal on the public road system, pedestrian and vehicular safety and surrounding properties is assessed and found to be acceptable;*
- *existing municipal services and community facilities will be adequate to accommodate the proposed infill project;*

- *stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;*
- *the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;*
- *the effect of proposed development on environmental resources or the effects of environmental constraints on the proposed development will be addressed and mitigated in accordance with Section 3.2 [i.e. environmental resource policies];*
- *compliance of the proposed development with the provisions of the Zoning By-Law of the City and other municipal by-laws;*
- *consideration of the potential effect of the development on natural and heritage resources and their settings.*

9. **Heritage Areas and Stable Residential Areas:** The Stratford Official Plan includes the concept of a heritage area and heritage corridors. This is not the same as a heritage conservation district. Most of central Stratford is included in their heritage area and the main roads in that area are heritage corridors. The purpose for establishing this concept is set out in Section 3.5.8 of the Stratford Official Plan: *Infilling in Heritage Areas: In the 'Heritage Areas' and the 'Heritage Corridors' as shown on Schedule "E", the City will ensure that, where infilling is proposed or municipal services are being installed or upgraded, the inherent heritage qualities of the area or corridor will be retained, restored and ideally enhanced unless overriding conditions of public health and safety warrant otherwise.*

The Kingston Official Plan has a similar concept called "Stable Areas". Section 2.6 of that Official Plan includes provisions to protect these areas.

Section 4.5.3.1 of the Stratford Official Plan has a concept called "Stable Residential Areas" with the following provisions:

Stable residential areas are residential areas where potential new development or redevelopment is limited. Any intensification will be modest and incremental occurring through changes such as development of vacant lots, accessory apartments, or other forms of residential housing that meet the criteria below. Applications for new development in such areas shall be evaluated based on their ability to generally maintain the following elements of the structure and character of the immediate surrounding residential area:

- i) scale of development respects the height, massing and density of adjacent buildings and is appropriate for the site;*
- ii) respects the nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to buildings;*
- iii) respects the relationship between the rear wall of buildings and rear yard open spaces;*

iv) siting of buildings in relation to abutting properties ensures that there will be no significant negative impacts with respect to privacy and shadowing and appropriate buffering can be provided;

v) conforms with density provisions of [this Official Plan];

vi) conforms with the policies of Section 3.5, Heritage Conservation, and preserves designated and listed heritage buildings and structures, and where located adjacent to such buildings and structures is designed to be compatible;

vii) respects the residential lotting pattern in the immediate surrounding area;

viii) satisfies the City with respect to the proposed grading, drainage and stormwater management, and, in particular that there is no impact on adjacent properties;

ix) development has direct access from a public or condominium road;

x) alignment of any proposed streets with existing streets promotes acceptable traffic circulation;

xi) any proposed streets are adequate to accommodate municipal services;

xii) protection of significant trees and other natural features identified as significant by the City;

xiii) does not hamper or prevent orderly development of adjacent properties;

xiv) garages are designed so that they are not the dominant feature in the streetscape; and,

xv) has regard for the City's Urban Design and Landscape Guidelines.

In addition, regard shall be had to the policies of Section 6, Community Design Strategy, and particularly in areas of historical or architectural interest to the policies of Sections 3.5, Heritage Conservation.

For the purposes of this policy, the immediate surrounding residential area shall be defined by:

i) the existing road pattern, and particularly boundaries created by arterial or collector roads;

ii) the existing lotting pattern;

iii) boundaries created by physical features such as streams;

iv) the prevailing building type including any special built form features; and,

v) any special landscape or other features.

Similar provisions should be included in the AOP with respect to the older areas of St. Marys, particularly the residential areas. Does St. Marys have urban design and landscape guidelines? There should be reference in the AOP to such guidelines (or the development of such guidelines if they do not exist). Stratford's Urban Design and Landscape Guidelines are helpful in setting out the role of such guidelines:

Role of the Guidelines

The City of Stratford Urban and Landscape Design Guidelines have been developed to provide a comprehensive tool for the City to review and assess development proposals in both the public and private realm; to ensure that they promote the highest quality of urban design; are well integrated with Stratford's unique context; and conform to the Official Plan. [underlining here and below added]

The Guidelines provide a series of comprehensive recommendations that support the scale, cultural heritage, natural environment and public open spaces that define the City. They provide recommendations that represent important design goals and are expected to be interpreted by the City, residents and development professionals with a degree of flexibility, to encourage creativity and excellence in design.

Structure of the Guidelines

The Urban and Landscape Design Guidelines are intended to provide detailed direction with respect to the design of the community and to ensure the Official Plan vision is achieved. The Guidelines are structured into the following sections:

- 1.0 Introduction: describes Stratford's context and the purpose and structure of the Guidelines;*
- 2.0 City of Stratford Vision and Guiding Principles: outlines the Vision Statement in the City of Stratford Official Plan and the corresponding guiding principles;*
- 3.0 Public Realm Guidelines: provides detailed guidelines for streets, parks and open spaces, including sustainability, parking, stormwater management and streets and streetscapes. This section does not specifically consider the design of buildings, but provides guidance on the relationship between buildings and the public realm components (i.e. building location, orientation). Guidelines for the design of buildings are provided in the private realm guidelines; and,*
- 4.0 Private Realm Guidelines: provides detailed guidelines for privately owned land, including sustainability, land use and site design and building typologies and design.*

10. **Heritage Conservation Districts:** The current downtown heritage conservation district should be referenced in the AOP. In addition, reference should be made to potential additional districts which might be established in residential areas, such as the North Ward along Widder Street East from Water Street North to James Street North and the West Ward west of the Thames River from the Grand Trunk Trail south to the Westover Inn.

11. **Context of St. Marys:** In order to properly encompass the cultural heritage features of the Town, the AOP should contain a brief history of the Town and the cultural heritage defining elements of the Town to give the AOP an underlying context. It is instructive to review pages i & ii of the Kingston Official Plan which set the context of that municipality.

12. **Cultural Plan:** St. Marys staff have been working on a cultural plan. Any good policy recommendations contained in that plan concerning land use planning should be implemented in the AOP.

13. **Standards and Guidelines:** Many municipalities across Canada use the Standards and Guidelines for the Conservation of Historic Places in Canada as a resource to direct how to manage change. Reference to these standards and guidelines should be incorporated in the AOP. As stated in

the Guide: *It must be noted that there are differences between these Standards and Guidelines and Ontario's heritage policies. Where this is the case, Ontario's legislation, and policies and guidelines issued under its authority, take precedence.*

14. **Cultural Heritage Landscapes:** The AOP should contain policies for the identification, evaluation and conservation of significant cultural heritage landscapes. The Guide mentions on page 30 that the Ministry has developed a checklist to help determine if a property has the potential to be part of a cultural heritage landscape.

15. **Natural Areas and Protection of Trees:** The AOP needs to contain or refer to the development of policies for the well-being of natural areas and the protection of trees. Any such policies should be followed up with appropriate bylaws. The natural areas and tree cover are important elements of the cultural heritage character of St. Marys.



Mark Stone <mark@mlsplanning.ca>

FW: Official Plan Review - Natural Heritage section

1 message

Brent Kittmer <bkittmer@town.stmarys.on.ca>

Thu, Nov 9, 2017 at 1:13 PM

To: Mark Stone <mark@mlsplanning.ca>, Susan Luckhardt <sluckhardt@town.stmarys.on.ca>, Grant Brouwer <gbrouwer@town.stmarys.on.ca>

Forwarding for inclusion in the OP review.

Brent Kittmer, P.Eng., MPA
CAO/Clerk
Town of St. Marys
T: 519-284-2340 x 216

-----Original Message-----

From: Richard/Barbara/Erin Green [mailto:rbegreen1@gmail.com]

Sent: November 9, 2017 12:41 PM

To: Brent Kittmer <bkittmer@town.stmarys.on.ca>

Subject: Official Plan Review - Natural Heritage section

Brent

You have invited input and thoughts on the Town's Official Plan. Not sure whether the timetable is still running but these are my views on my area of interest.

I read the Natural Heritage section of the town's last Official Plan with increasing dismay. It represents no kind of plan for the improvement of the natural heritage of the town, more a statement of "oh well there is hardly anything left, so what can we do". Recent evidence of wholesale tree removal by developers suggests that the town is unable even to live up to the limited aspirations addressed in the current plan.

There is however, quite a chunk of habitat in corridors around this town and in the buffer zone around the cement plant and quarry where a surprising amount of wildlife is present. At a time when biodiversity and tree stock in farmland is rapidly diminishing there is a whole range of steps that urban planners can take to help promote flora and fauna within this kind of urban setting, and with a relatively limited cost to the taxpayer.

I do not claim to have any great track record in environmental management, but even in my relatively limited experience I have come across towns and cities that have made huge steps through a planned program to preserve and extend natural habitats, and to encourage in particular the growth of native species and plantlife. But in every case success is through a planned program rather than just a set of aspirations. Examples of planned activities might include:

- a set of town policies based upon the guidance in Ontario Nature's Best Practice guidance on Natural Heritage Planning (not all will apply to St Marys, but the document at least provides a framework);
- the establishment of not for profit volunteer based Wildlife Trust to manage habitats, attack invasive species and promote breeding/success of native species;
- the town supporting the development of agreements with major corporate land owners e.g. St Marys Cement, to allow the monitoring and maintenance of habitats in industrial buffer zones by the Wildlife Trust;
- the encouragement of corporate owners for planting and habitat around major industrial sites;
- planting and rehabilitation and habitat management of former tips and industrial sites
- stronger by-law and planning requirements for tree preservation, tree planting by sub division developers and policies on planting by the town.

- active habitat management (trees, wetlands, species planting) around all municipal centres (Wyoming public library and archives is a prime example).
- planting and habitat management policies that favour native species and promote biodiversity (look at what our schools are teaching kids about milkweed and the Monarch butterfly);
- promotion of bird boxes that support breeding and return of particular species
- wider agreements with other municipalities and conservation authorities that promote and preserve wildlife corridors and planting, and which seek joint funding/sponsorship for re-planting / re-habilitation.
- town support and encouragement for sponsorship funding for Wildlife Trust equipment and other costs
- decisions on zoning of areas, or development of long term leases of small parcels of land to the wildlife trust, in order to protect and preserve for the long term.
- educate and inform citizens about opportunities to promote and preserve wildlife through tree and garden planting, and about choices and impacts of pesticide use;

I am sure there is plenty more that could be included in a plan, and I am sure there is a significant section relating to rivers and ponds that could be scoped out with the right expertise. But in summary the town has to have some clear goals for what it wants to achieve and set out in a plan how it will go about it. There are some remarkable examples of what can be achieved and the town should look at these and a) decide which is the benchmark, b) understand how that level was attained, and c) copy it unashamedly. I am also certain that there are people in St Marys with knowledge and experience who would help frame the right goals and plan for the town.

We are remarkably lucky to be visited each year by Eagles, Ospreys and other species, but this will only continue if the natural habitat provides the cover and food they require.

happy to clarify any points

Regards

Richard Green
210 Thomas Street

Town of St. Marys,
175 Queen Street East, P.O. #998
St. Marys ON N4X 1B6

RE: “Trees, Trucks and the Thames” – Comments on the Official Plan Review

Thanks for the opportunity to comment on this document. We realize the importance of the Official Plan (OP) to set the overriding policy framework and priorities for the Town and to ensure these directions are reviewed and updated. Our family have been residents of the town for 13 years with an additional 8 years as nearby neighbours in Perth South. St. Marys is now considered home for us.

Last summer, we provided comments on the St. Marys Strategic Plan that was being updated. Several of the key messages in those comments (see attached) are relevant in this submission.

Our comments can be summarized under 3 headings - Trees, Trucks and the Thames.

A. Trees

The Town of St. Marys has had challenges with managing trees for the past several years. That challenge has been illustrated in several recent projects including the development of Ardmore Estates (e.g. clear cutting of a well-established wooded lot), the repair and resurfacing of Queen Street (e.g. without any boulevard trees) and the widening of Emily Street north of the underpass (e.g. removal of large, mature Maple trees with little public advance warning). These examples suggest a larger problem of a lack of direction regarding tree protection, compensation and the recognition of the overall value of trees.

The tree canopy in St. Marys is substantial and currently serves and will serve in the future, as key components of an adaptation strategy, as we experience the impacts of a changing climate. The impacts of more severe and frequent storms will be reduced and our community sheltered by tree cover which has the dual purpose of serving as a wind break and providing shade to conserve residential energy use, as well as the added bonus of absorbing greenhouse gases. The benefits of trees are well known and are recognized in Provincial Land Use Policies (2014) listed as “green infrastructure” (Policy 1.8). Perth County lacks a county-wide Natural Heritage Study however that does not preclude individual towns and municipalities from assessing their own green infrastructure (e.g. Stratford completed a Natural Heritage Study in 2004). St. Marys would benefit from such a study or related investigation (e.g. an urban forest strategy or tree preservation by-law) which would then provide staff direction and tools to use when developers such as the Ardmore Estate site started clearing trees prior to development agreements being completed with the Town. A Forest and Tree Management Policy was also identified as a Mid Term Initiative under the “Focused Park Strategy” in the 2017 St. Marys Strategic Plan (p. 15).

B. Trucks

St. Marys has a challenge with big trucks. Our neighbourhood on Thomas Street is especially aware of that issue however it has broader impacts to the entire Town. We experience all too often the need to back-up vehicles at downtown intersections to permit tandem gravel trucks

turning their rigs to navigate our local streets. These occurrences are becoming too frequent and are dangerous to the safety of both drivers and pedestrians and will increase wear on our road infrastructure. Identifying “no turn” intersections for trucks (e.g. intersection of Queen and Water Streets) would reduce these occurrences. The decision several decades ago to by-pass Highway #7 around our Town enabled residents the ability to distinguish between “through traffic” to bypass Town and “Town traffic” in order to reduce traffic congestion in Town. However, we are now questioning if these large trucks actually need to enter our Town. We realize the Official Plan may not be the appropriate tool to control and direct truck traffic, however it is a tool that can differentiate industrial uses versus downtown business interests versus our designated Downtown Heritage District. We encourage the Town to further investigate what actions are available and what tools can be used to alleviate the big truck challenge.

Specific to Thomas Street, the construction of the new access road into the quarry is under construction but not yet completed at the time of writing this letter. We congratulate Town Council and staff for their part in making this alternative route happen. It is expected that the new access road, off County Road # 139 will take 80% of the gravel truck traffic off Thomas Street (according to Bill Marquardt, CBM Aggregates General Manager) and we celebrate that reduction. The neighbourhood along Thomas Street should therefore feel some relief from the onslaught of gravel trucks driving to and from the quarry pit. However the road designation for Thomas Street in the Official Plan remains as a “Collector Road”. This has been a topic of discussion during the past public meetings held to consider options for reducing gravel truck traffic on Thomas Street. We feel that designation should be revisited.

We would respectfully suggest that the Thomas Street designation be changed to “Local Road” to better reflect the nature of the traffic, the nature of our historic neighbourhood (which includes 3 “designated” heritage conservation sites and 6 “not designated” plus Westover Inn) and the anticipated decrease in gravel truck traffic. Using the definition provided in the OP, the “Collector Road” designation is no longer relevant and we feel the road is better described as a “Local Road”. The relevant sections of the two policies are highlighted in yellow below.

Policy 5.3.1.2 – Collector Roads

“Collector roads connect to all other roads. All types of traffic utilize these roads although trucks are typically service types. Traffic flow is interrupted by stop conditions and turning at land access points. The right-of-way for Collector Roads is generally 26 metres, with direct access and on street parking regulated. Generally, sidewalks are provided on both sides of the road.”

Policy 5.3.1.3 – Local Roads

“The Local Roads collect traffic from lands that are adjacent to the roads. They carry low volumes of traffic (with not set standard) since most of the traffic on a local road will have its origin or destination to be to the lands that lie alongside the road. (Schedule “B” of the Official Plan illustrates the roads that are currently classed as the Local Roads.)

Local roads connect primarily Collector roads and other local roads. The traffic flow is interrupted frequently as vehicles are turning into driveways. The right-of-way for Local Roads is

generally 20 metres with direct access and on street parking both being permitted. Generally, sidewalks are provided on one side of the road."

In light of these road descriptions, Thomas Street is best described as a "Local Road" since:

- The right of way (ROW) for Thomas Street is 20 metres wide with several homes, including our own, are located less than 5 metres from the ROW.
- Direct access and on-street parking is not regulated anywhere on Thomas Street.
- Speed limit has been reduced to 40 km/hour to help protect the local neighbourhood
- A sidewalk is located on one side (west side) of the street.
- Thomas Street is part of the "Loop Trail" system promoted by the Recreation Department and Tourism staff
- There are 37 residential driveways with access directly onto Thomas Street with an additional 3 commercial driveways (being Thames Label and Litho Ltd., a Car Wash and Westover Inn).
- Service vehicles are limited to delivery trucks to Westover Inn and commercial vehicles servicing the wastewater treatment plant, in addition to gravel trucks to the quarry.

Given the description above, it would appear that Thomas Street already fits the criteria of a "Local Road". With 80% reduction in gravel truck traffic, this change in traffic flow will further substantiate the change in designation.

C. Thames (Thames River & Trout Creek)

The Town of St. Marys is a "river town", located in the river valley of the North Thames River and Trout Creek. However, we feel the river and creek are often "forgotten in plain sight". The valley was created and the vistas caused by the two waterways. However, it is only within the text on page 7, "Heritage Conservation" that the waterways are mentioned. Their prominence in St. Marys as the backbone to our historic development and continued economic prosperity, the natural and cultural heritage values, the Town's character and charm are all missing from the Section 2 – Goals and General Principle's section. Policy 2.1.8 describes the "hazards" associated with the floodplain but there is no mention of the "positive" values that the waterways provide such as the rich natural heritage, the ecological services, and the lifestyle attributes that residents seek and value. The Milt Dannel Field (the Flats), The Lion's Park & Pavilion and the Creamery Restaurant would not be the destinations they are without the Thames River and Trout Creek. As we commented in the Sept 7, 2016 review of the Strategic Plan (letter attached), these natural features and their value transcends all 6 pillars of the Strategic Plan.

The Thames River was designated in 2000 as a Canadian Heritage River, one of only 40 such rivers in Canada. This notoriety should be included and celebrated in the OP. The Town should consider signs be posted that recognize and celebrate this achievement which are available for municipalities to place along the waterway or on our several bridges. This acknowledgement would further support the stewardship efforts led by various local organizations (e.g. "Thames River Clean Up" and ongoing work of the Upper Thames River C.A.).

The Source Water Protection Plan that includes St. Marys, has also highlighted the important role that the Thames River has with our drinking water system. There is a direct connection from the Thames River to our drinking water system which supplies the Town residents and

businesses from our three municipal wells (termed GUDI wells). If we poorly manage the river (e.g. stormwater contamination, household hazardous wastes, erosion and sedimentation into storm drains) those impacts will eventually be reflected in the condition of the groundwater that we drink. Keeping the source of our municipal drinking water safe and protected is the prime goal of this provincial program.

Summary

This 5 year review of the 2007 Official Plan Consolidation will provide a renewed direction to carry St. Marys into the next 10 to 15 years into 2027 to 2032. Therefore, it would be wise and appropriate for our town's Official Plan to recognize the need to adapt to a changing climate. These changes are expected to be "warmer, wetter and wilder" and will include more severe, and more frequent storm events predicted by both levels of upper government. These events are expected to impact our river (increased river flooding), our sewer infrastructure (increased storm sewer flooding), our tree cover (ice storms and tree damage) and potentially our water supply (hotter weather could mean more outdoor watering restrictions such as the summer of 2017). These expectations should be considered in the Official Plan to properly direct infrastructure projects and asset management decision consistent with the focus on "adaptation".

The Provincial Policy Statements (2014) include a requirement to consider the potential impacts of climate change (e.g., flooding due to severe weather), to support the reduction of greenhouse gas emissions and adaptation to climate change (Policy 1.8). There are also policies that encourage the promotion of green infrastructure (e.g., permeable surfaces, Low Impact Design elements) and strengthen stormwater management requirements (Policies 1.6.2, 1.6.6.7).

To aid in addressing these requirements, it is important to recognize St. Mary's natural heritage features (e.g. trees, waterways, parks and open spaces) which act as a "natural system" that help us adapt to the negative impacts of a changing climate. With increased storm events, there will also be a need to better understand the important role that Wildwood Dam and Reservoir have on protecting St. Marys and our flood-susceptible downtown. Wide fluctuations in the water level and flow of both the Thames River and Trout Creek should be expected as the new normal.

We appreciate the opportunity to comment and hope these suggestions are helpful. If you have any questions or need clarification, please contact us.

Sincerely,



Pat and Patti Donnelly
243 Thomas Street
St. Marys, ON N4X 1B3

c.c. Mark Stone – MSL Planning Consultants

Town of St. Marys,

175 Queen Street East, P.O. #998

St. Marys ON N4X 1B6

RE: Strategic Plan Revision and Update – comments from the Donnelly's - 243 Thomas Street.

Thanks for the opportunity to comment on this document. We realize that it is important to set the stage regarding priorities for the Town and to ensure these directions are reviewed and updated. Our family has been residents of the town for 12 years with an additional 8 years as nearby neighbour in Perth South. St. Marys is now considered home for us.

We have reviewed the Strategic Plan Revision and Update document (July 2016) prepared by Irwin & Associates and the original Strategic Plan document by Millier Dickinson Blais Ltd. (2010). We also realize that the Official Plan is also being reviewed by Council at this time. Therefore, these comments are directed toward the Irwin and Associates Strategic Plan document, but may be applicable to both of these reviews.

Areas where Good Work is evident!

- Agree that the statement made in the original 2010 Strategy about the concept of the "Rise of the Creative Class" by Richard Florida should be regarded as a possible future direction of our town. Non-traditional employment and working remotely using the internet has enabled many to enjoy the small town flavour of St. Marys while staying employed and connected to larger centres. I understand that St. Marys already has two examples of this with successful downtown businesses that both heavily rely on online sales (e.g. Village Craft & Candle and MacPhersons Crafts).
- Agree that the rich cultural heritage in St. Marys is a drawing card to realize, protect and enhance. "Stone Town" is a distinct brand that attracts tourists and residents because of our architecture, our limestone history and our quaint setting in the valley of the North Thames River (e.g. "Carved In Stone; Etched in History"). The Donnelly's live in one of the town's stone houses.
- Agree that available funds should be directed to discretionary assets such as the Town Hall, the Water Tower and the Mill Race and Spillway.
- Agree that carbon neutral is a necessary direction that town buildings and infrastructure needs to consider. However, the broader term "sustainable" may be more appropriate to include since energy conservation is more than reducing greenhouse gas emissions.

7 Areas that Need Improvement:

1. The River

St. Marys is a river town. Please update the strategy to ensure the river is given the status it deserves. The paucity of text and attention given to this in both the original strategy and the update is embarrassing to someone who lives in St. Marys on the riverbank of a Canadian Heritage River. It is a natural feature that transcends all the 6 pillars since it could be argued to be a significant component of each one.

Examples of where the river was overlooked:

- a) The 2010 document makes only one reference to the town being "...on the banks of the Thames River". Being located at the junction of the North Thames River and Trout Creek, it would appear that the strategic plan overlooked the river as a critical factor inherent in the fabric of St. Marys and the enjoyment of its residents. To be strategic, one should not overlook something so important to the quality of life in our town.
- b) The entire downtown is protected from river flooding by the stone, flood dyke that forms a critical piece of town infrastructure and an integral component of Little Falls, the mill race and spillway.

“Water” Street is named appropriately given the results of the 1937 flood. The river is a huge piece of the Town’s history, its tourism potential and contributes to the quality of life, and we would argue, important for a Creative Class of citizens that the town is striving to attract.

c) Little Falls, Rice Lake, The Quarry swimming pool, the West Quarry fishing hole, are all water features directly connected to the river and are important pieces of our tourism puzzle. Water quality issues in the river will impact all these features. The town services and infrastructure plays an important stewardship role regarding the river in such aspects as the stormwater policies it manages, the erosion and sedimentation controls it directs during road and housing construction, and even the way snow (containing road salt) is plowed and stored. Sediment flowing into the river has been seen from several recent housing developments and snow storage directly next to Trout Creek has contributed to water quality challenges.

d) The Update document uses the term “riverfront” only once under the heading “Community Events Promotion”, and contains seven references to “waterfront”. Our river is a Canadian Heritage River and integral to the quality of life in this town. We would argue that it deserves a higher role and more attention in the Strategic Plan.

2. Trees

Trees in St. Marys seem to be considered only as landscaping features as opposed to a part of green infrastructure. They are important in keeping our urban environment cool in the summer and providing wind protection in the winter. They help cleanse the air especially when south winds bring the Cement Plant soot into town. They provide badly needed carbon storage to help offset the impacts of climate change and they exhale oxygen for us to breathe. They also provide habitat for our wildlife including a food source, roosting and nesting sites for bird species. In the absence of a designated natural heritage system (that is badly needed in the Town’s Official Plan), a tree protection policy is recommended. A policy would provide some needed direction for staff to properly evaluate development proposals. Incentives are needed for developers to seriously consider the preservation of mature trees or wooded areas.

Recent examples where trees were overlooked as being important green infrastructure:

- a) When Westover Estates developers advised they were planning to clear cut their property,
- b) when the Arthur Meighen school was demolished and mature trees were also removed with the building demolition,
- c) when the site of a new gas station and commercial complex was being cleared beside Birches Creek / opposite the St. Marys Golf Course and large mature trees were removed,
- d) When the Queen Street rehabilitation project did not incorporate any boulevard trees to be planted.

3. The Six Pillars

Nowhere in the description of the pillars are the terms “environment”, “natural heritage” or “natural resources” found. It seems strange to us that a Town built on the banks of the North Thames River, at the junction with Trout Creek with the natural beauty of a river valley and the abundant natural resources of limestone (used literally as the building blocks of the key town buildings and enabled the St. Marys Cement Company to exist and prosper), does not recognize any of this in its Strategic Plan. If these terms were intended to be contained under the headings “Infrastructure” or “Culture and Recreation” they need to be more clearly explained.

4. “Sustainable” Infrastructure (Strategic Pillar #1)

The word “sustainable” is defined (e.g. Wikipedia) as the consideration of 3 aspects: economic, social and environmental factors when making decisions. The environmental portion of that statement seems absent in this document despite the term “sustainable” being in the introductory description. In order for infrastructure to be sustainable, it needs to consider a changing climate (see point #7)

The document mentions an Asset Management Plan and a Waterfront Integration Plan suggesting that there may be an opportunity to incorporate “green infrastructure” or a “higher river status” into the strategy but only IF these Plans have not already been completed. We are assuming that the term “waterfront” is related to our river and creek (and items listed in 1c) however it is not explained in the six pillars.

5. Communication and Marketing (Strategic Pillar #2)

Marketing and Promotion Plan (I am not sure if this Plan has been done or is proposed) should consider the potential opportunities with nearby campgrounds (e.g. Poplar Hill, Windmill and Wildwood Conservation Area). For example, Wildwood is located nearby and consists of approximately 450 campsites filled during the summer months and that these campers could produce over 1,000 visitors who need urban services and supplies.

6. Culture and Recreation (Strategic Pillar #4)

The Waterfront Integration component is potentially a significant step forward in recognizing the water related features and our river in our town. However, it is not the waterfront that needs to be included, rather it is our “waterways” that needs the attention and recognition which will include the “waterfront”. The town plays an important role in river and creek stewardship as evidenced by their partnership with the Trout Creek Watershed Action Group and the annual Thames River Clean Up.

7. Climate Change Adaptation

It would be wise and appropriate for our town’s Strategic Plan to recognize the need to adapt to a changing climate. With this in mind adaptation for many of the pillars including infrastructure, tourism and housing is paramount. Changes include more severe, and more frequent storm events are predicted by both levels of upper government. These events are expected to impact our river (increased river flooding), our sewer infrastructure (increased sewer flooding), our tree cover (ice storms and tree damage) and potentially our water supply (hotter weather could mean more outdoor watering restrictions such as the summer of 2017). This should be a factor to add to “Strategic Priority – Grant Readiness” to be consistent with the recent focus on “adaptation” by both provincial and federal governments.

We appreciate the opportunity to comment and hope these suggestions are helpful. If you have any questions or need clarification, please contact us.

Sincerely,

Pat and Patti Donnelly
243 Thomas Street
St. Marys, ON N4X 1B3

c.c. Mark Swallow – Perth County Planning Department

The Staffen Family

St. Marys Golf & Country Club Limited

Box 789, St. Marys, ON, N4X 1B5
519.284.1387 Home 519.857.7985 Cell

December 4, 2017

Town of St. Marys

175 Queen Street East,
St. Marys, ON, N4X 1B6

Re: **Official Plan Review**, Discussion Paper #1: Population, Discussion Paper #2: Interpretation & Implementation, Discussion Paper #5: Rural Lands and Discussion Paper #6: Extractive Industrial

Attention: Brent Kittmer, CAO
Cc. Mark Stone, Planner MLS Planning,

Cc. Planning and Advisory Committee- Chairman Councillor Don Van Galen, Councillor Jim Craigmile, Member William J. (Bill) Galloway, Member Steve Cousins, Member Marti Lindsay, Member Dr. J. H. (Jim) Loucks, Susan Luckhardt, Secretary-Treasurer PAC, and Grant Brouwer, Director of Building and Development

Cc. Matt Staffen, Dave Hannam, Senior Planner, Zelinka Priamo Ltd.

Dear Brent (Mark and PAC)

Our family has been very fortunate to live in this community since 1971. We have invested continually in our Community; both in our businesses and with our charities of choice.

St. Marys is blessed with many unique and incredible recreation and leisure facilities including the Pyramid Centre, Grand Trunk (and other trails), paved roads outside our community for cycling, Wildwood Park, the St. Marys museum, the St. Marys library, the Canadian Baseball Hall of Fame, refurbished tennis courts, the Quarry, the Curling rink and three Golf Courses in our area.

Even more remarkable are the beauty of our stone buildings, our downtown, our green bridge, the Thames River and Trout Creek connection, Central School Manor, the stunning Town Hall, the Andrews Building downtown, our main street Victoria Bridge, the St. Marys Hospital, the VIA rail station, beautiful churches, and much more.

We could be **great**; a destination centre for visitors, a special place to live and work and a community to locate a new business or industry.

Our family looks at the New Official Plan as an **OPPORTUNITY** to solve some of the critical issues our community has and work towards the 30 year plan in partnership with community leaders, local businesses, foundations and residents.

I admit that I am not a planner; my thoughts and ideas are based on my understanding of the concept of a Business Vision and a Vision of Community. The question our family asks often, ***"How do we want to leave our Community (and our Businesses) to our grandchildren"?***

[Please note this Declaration of interest- In the past we have utilized the services of Zelinka Priamo, Urban Planning Consultants, to assist our family with projects in St. Marys including the Loblaws Independent, Staffen's Food Market, and the new lot at the Golf Course, among others.]

We have this **incredible Opportunity before us**. The discussion papers have been remarkably researched by our Town Staff and are an excellent start to this process. We are truly thankful.

- (A) The new Official Plan is not just about the Town of St. Marys; we cannot grow and prosper without our partner and our neighbors in the Township of Perth South. The New Official Plan needs to have an action plan that includes the lands in both communities.
- (B) As discussed in my previous correspondence, a priority of our Community is to address the Pyramid Recreation Centre (PRC) Issues. The economics show that the PRC can only survive with a Fitness Centre; it is a revenue issue. This facility is the number one attraction for industry, sports tourism and our residents.
- (C) Our Family believes in Foundations and their impacts on Community. The Town of St. Marys Smart and Caring Community Fund is a terrific start. The idea is that the New Official Plan include other Fund Options within the Smart and Caring Fund under the leadership of Stratford Perth Community Foundation such as Parks, Leisure and Recreation, Low Income Housing, Mission, Environment, UTRCA, among some of the ideas. The Goal would be a Fund of \$5,000,000 with the income earned annually to go to the various Funds.
- (D) Execute a Plan for Affordable Housing in the New Official Plan. We have missed this opportunity in the past. We have had some excellent growth in housing; however we failed to understand that without young families and the ability to own a starter home, we lack the necessary labour to grow and provide employment to new industries, both old and new.
- (E) The New Official Plan cannot ignore Industrial, rural or Commercial (including the Downtown area) at the expense of residential.
- (F) The Downtown Issue with a lack of development including both commercial and residential cannot be ignored as a result of UTRCA and the 200 year flood plan. Numerous cities in Europe have grown substantially and flourished despite being located along the River systems of Europe. In fact the City of Prague has a bridge built in 1300 that still works today to connect the Community to the downtown. There has to be a solution such as buffer storm water management areas (The Flats is one idea) and identifying the area as a 100 year protection zone.
- (G) Town Council and Pac will need to develop a long term plan with UTRCA to understand the Downtown area concerns, flooding of the Golf Course (and the ideas to manage Wildwood Dam developed by Dave Courtage), new developments and their impact on storm water management and Birches Creek Weir unable to handle any more water (it should be redirected to not impact the Downtown of St. Marys).

Summary Ideas Discussion Paper #1

- (a) The Town of St. Marys is blessed with a number of updated Community assets including schools as identified in this paper.
- (b) I believe the 1% population growth is low and should be closer to 1.25% or higher if we can execute an action based New Official Plan.
- (c) **Affordable Housing** is one of biggest issues facing our Community as mentioned earlier. We need young people with families to be able to buy 1st time Homes including condominiums, semi duplex, 4-5 unit town homes and single family homes on small lots (35-40 feet and under 1700 sq. ft.). Possibilities to assist in this idea are the New Official Plan for all future developments, charities and the new Liberal Federal Incentives announced recently.
- (d) Industrial Development in cooperation with Perth South should not be ignored. Declaration of interest that our family owns property in Perth South including the Proudlove Farm and the St. Marys Golf & CC.

Summary Ideas Discussion Paper #2

- (a) If Cash is accepted in lieu of parkland for subdivision development, the amount could be doubled from the developer and put into the Smart and Caring Community Foundation.
- (b) Promote donations and Family estates, Gifts and Gifts of Insurance to the Foundation.
- (c) With the Active Transportation Plan and the New Official Plan encourage land donations to the Foundation.
- (d) Some sites in St. Marys have restricted covenants on zoning and this should be cleaned up and made up to date? I am biased, but an example is our family owned property at 588 Queen St; the former Staffens/Valumart now a Dollarama.
- (e) All new and replacement roads should include cycling lanes as is the case in other municipalities. [London investing \$15 Million in Cycling paths]
- (f) Our Community should continue to invest in our Trail system; some of the best in Ontario.

Summary Ideas for Discussion Paper #5

- (a) All lands located within the Town limits should be designated to Affordable Housing.
- (b) This could be the areas earmarked 0-24 excluding 20, 21, 19, 18, 17, 14, 10, 8, 4, 3 and 0. Lands such as map areas 9, 15, 16, 6, 7, 2 and 12 are very good for Affordable Housing.
- (c) Any Lands located in Perth South that could be utilized for future residential [Rannoch, St Pauls, Sebringville, St Marys Golf Course, etc.] and Industrial lands should be identified and included in the New Official Plan.
- (d) Focus on the Downtown Core as identified above.
- (e) Birches Creek and future development storm water management for this are of our Community is critical to the Downtown Core, our citizens and the Golf Course.

This is how it starts; communities working together.

The New Official Plan needs to be an actionable plan for the Community; we have an incredible Opportunity.

All the best.

Rob Staffen

Owners of the St.Marys Golf & CC and other Businesses in our Community
Co-Founders of the Brain and Mind Matters Community Foundation
Chair of the Presbyterian Church Enduring Mission Foundation (Legacy Fund)

The Staffen Family

St. Marys Golf & Country Club Limited

Box 789, St. Marys, ON, N4X 1B5
519.284.1387 Home 519.857.7985 Cell

December 18, 2017

Town of St. Marys

175 Queen Street East,
St. Marys, ON, N4X 1B6

Re: **Official Plan Review**, Future Discussion Papers

Attention: Brent Kittmer, CAO

Cc. Mark Stone, MLS Planning,

Cc. Planning and Advisory Committee- Chairman Councillor Don Van Galen, Councillor Jim Craigmile, Member William J. (Bill) Galloway, Member Steve Cousins, Member Marti Lindsay, Member Dr. J. H. (Jim) Loucks, Susan Luckhardt, Secretary-Treasurer PAC, and Grant Brouwer, Director of Building and Development
Cc. Matt Staffen, Dave Hannam, Senior Planner, Zelinka Priamo Ltd.

Dear Brent (Mark and PAC);

I sincerely apologize for the amount of information I am sending your way (March 2017, October 2017 and December 2017); our family believes our Community has a once-in-a-generation opportunity with the process of updating the Parks, Recreation and Leisure Plan and the new Official Plan before us.

We look at the New Official Plan as an **OPPORTUNITY** to solve some of the critical issues our community has and work towards the 30 year plan in partnership with community leaders, local businesses, foundations and residents.

I admit that I am not a planner; my thoughts and ideas are based on my understanding of the concept of a Business Vision and a Vision of Community. Under Mark's leadership from a planning perspective and input, the plan will create a better sense of Community for our future generations.

I will provide my comments on Discussion Papers 7, 8, 9, 3, 10, 4 and 11 when they are available on-line.

For the December 18 meeting, I wanted to summarize my thoughts to date on the New Official Plan;

- (A) The Number #1 priority of the plan is to execute an action process/model for Affordable Housing (or Attainable as I have seen in some other documents- a better word for it) in the New Official Plan. ***We have missed this opportunity in the past.*** The Town of St. Marys has had some excellent growth in housing; however we failed to understand that without young families and the ability to own a starter home, we lack the necessary labour to grow and provide employment to industry, both old and new. The existing plan has a mixed use model with affordable housing identified by town homes, duplex homes and condominiums. **However we have failed in this regard.** The duplex homes and town homes being built are great projects but they are not Affordable/Attainable for young families; they are higher end homes for retiring seniors and downsizing opportunities. Thames Crest Farms has zero townhomes in this category and Stoneridge II with a number of townhomes will replicate Diamond Ridge subdivision with higher end units for wealthy and more senior homeowners.

- (B) With an Affordable/Attainable Housing Plan; our Community will be able to partner with charities, foundations (Presbyterian Church Enduring Mission?), business people who have an expertise in these developments, Federal and provincial funds and local citizens. In the short term, our Mixed Model should be 50% or more for Affordable/Attainable units including condominiums, single family homes, town homes and duplexes. I believe the 1% population growth is low and it would be closer to 1.25% or higher if we can execute an action plan. This could be the areas earmarked 0-24 excluding 20, 21, 19, 18, 17, 14, 10, 8, 4, 3 and 0. Lands such as map areas 9, 15, 16, 6, 7, 2 and 12 are very good for Affordable Housing.
- (C) The new Official Plan is not just about the Town of St. Marys; we cannot grow and prosper without our partner and our neighbors in the Township of Perth South. The New Official Plan needs to have an action plan that includes the lands in both communities (Golf Course 24 acres).
- (D) As discussed in my previous correspondence, a priority of our Community is to address the Pyramid Recreation Centre (PRC) Issues. The economics show that the PRC can only survive with a Fitness Centre; it is a revenue issue. This facility is the number one attraction for industry, sports tourism and our residents.
- (E) Our Family believes in Foundations and their impacts on Community. The Town of St. Marys Smart and Caring Community Fund is a terrific start. The idea is that the New Official Plan includes other Fund Options within the Smart and Caring Fund under the leadership of Stratford Perth Community Foundation such as Parks, Leisure and Recreation, Low Income Housing, Mission, Environment, UTRCA, among some of the ideas. The Goal would be a Fund of \$5,000,000 with the income earned annually to go to the various Funds.
- (F) The New Official Plan cannot ignore Industrial, rural or Commercial (including the Downtown area) at the expense of residential.
- (G) The Downtown Issue with a lack of development including both commercial and residential cannot be ignored as a result of UTRCA and the 200 year flood plan. Numerous cities in Europe have grown substantially and flourished despite being located along the River systems of Europe. In fact the City of Prague has a bridge built in 1300 that still works today to connect the Community to the downtown. There has to be a solution such as buffer storm water management areas (The Flats is one idea) and identifying the area is a 100 year protection zone. **Another great potential Option for Affordable/Attainable Housing in this area.**
- (H) Town Council and Pac will need to develop a long term plan with UTRCA to understand the Downtown area concerns, flooding of the Golf Course (and the ideas to manage Wildwood Dam developed by Dave Courtnage), new developments and their impact on storm water management and Birches Creek Weir unable to handle any more water (it should be redirected to not impact the Downtown of St. Marys).

That is how it starts; communities working together.

All the best.

Rob and Staffen Matt and Ashton Staffen

Owners of the St.Marys Golf & CC and other Businesses in our Community
 Co-Founders of the Brain and Mind Matters Community Foundation
 Chair of the Presbyterian Church Enduring Mission Foundation (Legacy Fund)

St. Marys Official Plan Review — CCAHTT Comments

CCAHTT (Citizens Concerned About Heavy Truck Traffic) is a grassroots group of local residents seeking changes to truck traffic in St. Marys through awareness, cooperation and sensible control measures. We use “heavy truck traffic” to mean very large commercial vehicles (tractor trailers and other commercial vehicles with three or more axles).

CCAHTT welcomes the opportunity to provide input as part of the current review and updating of the Official Plan for the Town of St. Marys. We have reviewed the draft consultation papers addressing issues related to the OP review, particularly draft consultation paper #3, “Transportation and Servicing.”

CCAHTT has the following comments and recommendations for changes to strengthen and update the Official Plan.

1. Section 5.1 of the existing Official Plan sets out the following two objectives related to transportation and services in the Town:

5.1.1 To establish a transportation system capable of providing for the safe and efficient movement of people, goods, and services including the collection of garbage, the removal of snow, and the movement of emergency vehicles.

5.1.2 To provide a system of municipal services and public utilities capable of satisfying the various needs of the community while at the same time taking into consideration the Municipality’s financial capacity, the avoidance of any adverse environmental impacts, and the use of innovative techniques and efficiency in design.

Similar to Consultation Paper #3’s recommended changes to section 5.1.2, we recommend that 5.1.1 be revised as follows:

5.1.1 To establish a transportation system **that protects the health and safety of the community and is** capable of providing for the safe and efficient movement of people, goods, and services including the collection of garbage, the removal of snow, and the movement of emergency vehicles.

2. Sections 5.3.2 to 5.3.9 of the Official Plan provide policies respecting road improvements and development along roads in the Town. Section 5.3.3 reads:

5.3.3 Road alignments, widths, layout and construction standards will be appropriate to the functional classification of the road, projected traffic volumes, and emerging design guidelines and safety standards. Restrictions to on-street parking and access may be imposed on roads to protect their primary traffic function and to increase their traffic carrying capacity.

We recommend that section 5.3.3. be split into two provisions and revised as follows.

5.3.3 Road alignments, widths, layout and construction standards will be appropriate to the functional classification of the road, projected traffic volumes, and emerging design guidelines and safety standards.

5.3.4 The Municipality may impose prohibitions and restrictions with respect to the usage of roads, access to roads, on-street parking, and turning and other vehicle movements to protect the traffic function and capacity of roads and address community health and safety concerns.

3. We recommend that a new section be added to the policies in 5.3 as follows:

5.3.5 Through responsible traffic management practices and road development the Municipality will endeavour to mitigate the financial impact to the Municipality resulting from forecasted increases in local and commuter traffic, as well as to manage traffic patterns in ways beneficial to the historically and scenically significant downtown core.

4. Section 5.3.11 on “Intersection Improvements” currently reads:

5.3.11 Road widening in excess of road allowance may be necessary at major intersections, for any planned road realignments, future road corridors, regulation of turning movements, signage, and marking of travelling lanes or where other physical conditions necessitate, will be undertaken at those intersections that require these improvements.

We recommend that this section be reworded as follows:

5.3.11 Road widening or other improvements will be undertaken at intersections as needed for any planned road realignments, future road corridors, regulation of turning movements, signage, and marking of travelling lanes or where other physical conditions necessitate.

5. We recommend that a new section be added after section 5.3.12 as follows:

5.3.13 Alternate Truck Routes

Council will explore the potential for designating roads as truck by-pass routes or taking other measures to divert truck traffic around the downtown and the Heritage Conservation District.

6. We note that the Provincial Policy Statement includes the following policy in section 1.8 “Energy Conservation, Air Quality and Climate Change”:

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:

...

*d) **focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities** (emphasis added)*

Section 3.3.1 of the OP sets out the objectives of the “industrial” land use designation. We recommend that objective 3.3.1.4 be amended to read:

3.3.1.4 to minimize the potential adverse effects of “Industrial” areas **including associated truck traffic** on other land uses and the residents of the community

7. In line with PPS policy 1.8.1 above we also recommend that the Official Plan incorporate clear direction for the location of industrial land uses in St. Marys. Industrial uses should be concentrated along James Street South, with ready access and egress to Highway 7. Industrial use elsewhere in town should be discouraged, with existing industrial sites grandfathered, phased out or tightly restricted. A clear OP policy in this regard would then be implemented through the Town’s zoning by-law.

CCAHTT
February 2018

Owner:

Michael Ebert

165 Thomas St., PO 1593

St. Marys, ON

519 859-1900

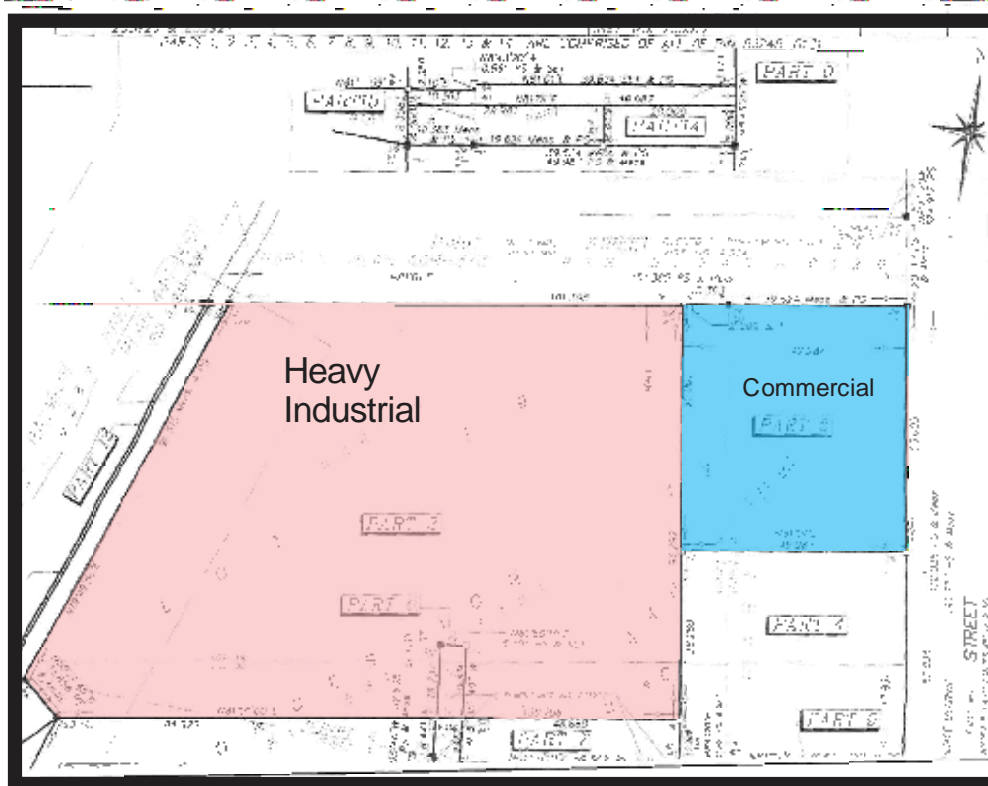
Proposed land use change.



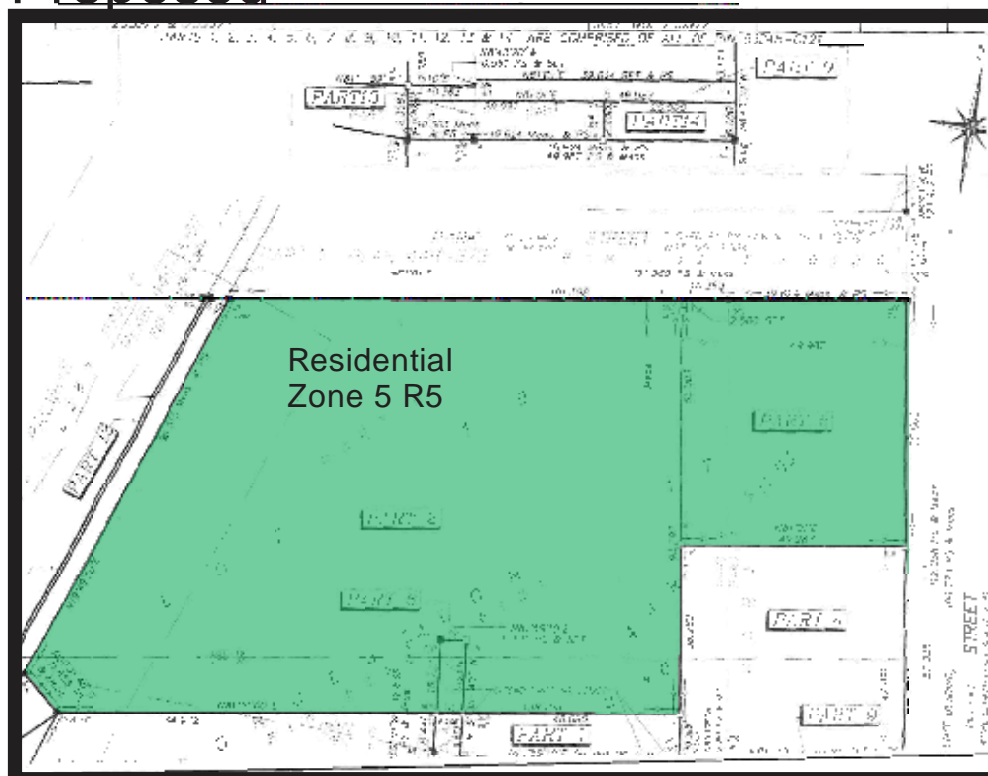
Area: 1.45 Hectares (approximately)

Address is 200 James St. South (no official street number just yet)
The area is currently zoned part industrial and part commercial.
The proposal is to change this land to Residential R5.
The intention is to put in attainable housing. Most likely this would consist of 10 to 13 6plex units built over 3 phases.

Current



Proposed





THE CORPORATION OF THE TOWN OF ST. MARYS

DISCUSSION PAPER #4 (updated)

RESIDENTIAL

- *DRAFT* -

Presented to the Town of St. Marys Planning Advisory Committee on
March 19, 2018

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Introduction

The Town of St. Marys Official Plan was adopted by Council on September 22, 1987. The Official Plan was approved in part by the Minister of Municipal Affairs and Housing on February 2, 1993 with 15 modifications and two deferrals. Final approval from Minister of Municipal Affairs and Housing was received on April 30, 1999. Following a five-year review of the document, Council approved the current consolidated copy of the Official Plan on October 1, 2007.

This is the fourth of a series of Discussion Papers prepared to assist in the 5-year review of the Town of St. Marys Official Plan as per the Planning Act Section 26(1). The purpose of a Section 26 review is to ensure that the Official Plan conforms with provincial plans (or does not conflict with them), has regard to matters of provincial interest and is consistent with policy statements, such as the Provincial Policy Statement which was updated in 2014. In addition to meeting statutory requirements under the Planning Act, this review is also intended to ensure that the policies in the Official Plan are in keeping with the goals and objectives of the community and provides the opportunity to identify opportunities and issues that can be addressed through the Official Plan.

This Discussion Paper will identify areas and topics as they relate to the Residential land use designation, and the provision of affordable/attainable housing. This Discussion Paper is intended to bring information to Planning Committee for review and consideration when making recommendations to Town Council.

Part V - Policies of the Provincial Policy Statement (PPS) contains a number of policies geared to direct and manage growth of urban areas such as the Town (those Sections in the grey highlighting are from the 2014 Provincial Policy Statement).

Planning Background

Provincial Policy Statement

The most recent version of the Provincial Policy Statement (PPS) came into effect on April 30, 2014. Section V- Policies of this PPS contains a number of policies that direct and manage growth of urban areas such as St. Marys. The policies of Section 1.1 (management and direction of land use) and Section 1.4 (housing) are particularly significant in guiding and managing change to promote efficient land use and development patterns.

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Section 1.4

1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households*. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including *special needs* requirements; and
 - 2. all forms of *residential intensification*, including second units, and *redevelopment* in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed; and
- e) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The PPS promotes efficient development and land use patterns that include intensification and redevelopment opportunities, including brownfields, to achieve a more compact-form. The goal of promoting such form is to increase the availability, and minimize the cost of various housing options. Also, such compact form will increase the efficiency and sustainability of existing and future infrastructure. Such intensification and redevelopment opportunities that the PPS promotes are generally in-line with the Town's existing Official Plan.

Town Strategic Plan

In 2017, the Town updated the Strategic Plan to meet new public needs and expectations. Key priorities of the Town are reflected in six key strategic pillars: Infrastructure, Communication and Marketing, Balanced Growth, Culture and Recreation, Economic Development, and Housing.

Strategic Pillar 6, Housing, states that “the recent County labour market survey indicates an acute shortage of skilled workers, particularly in the ‘blue collar’ and agricultural sectors. The one barrier to supplying that labour is housing options. There need to be housing options that are affordable, attainable and even include rentals. This solution might also partially encourage youth and cultural practitioners to consider St. Marys as the place to live, work and play”.

The following table provides a summary of strategic priorities, outcome statements and initiatives under the Housing Strategic Pillar relevant to the topics discussed in this paper.

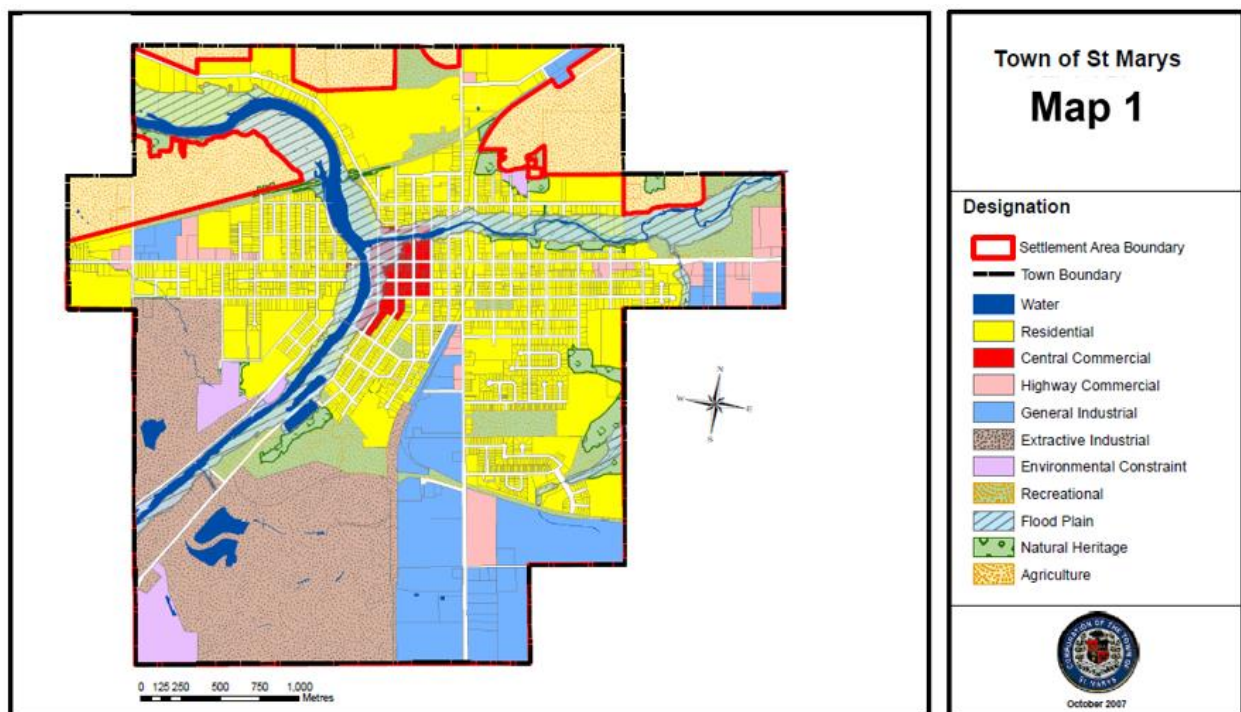
Table 1. Town of St. Marys Strategic Plan – Summary of Housing Strategic Pillar

Strategic Priority	Initiatives (Short-term)	Initiatives (Mid-term)
<i>Outcome Statement</i>		
Attainable & mixed-use housing <i>In order to get the “right demographic mix” for St. Marys, it will be essential to ensure housing stock is flexible and attractive for youth, workers, immigrants and persons of all abilities.</i>	<ul style="list-style-type: none"> Identify in the Official Plan development areas that would be key growth areas among targeted demographics. Encourage businesses to convert second-storey spaces into rentals. Investigate the prospect of medium density housing in the downtown and surrounding areas (infill and new development spaces: “building in and building up”). 	<ul style="list-style-type: none"> Create direct municipal investments to assure that housing that is affordable is created in the community.
Explore alternative forms of housing <i>To ensure affordability, new forms of housing styles should be investigated; for example amongst millennials, smaller “tiny houses” are becoming a popular alternative.</i>	<ul style="list-style-type: none"> Review municipal policies to allow for non-traditional and alternative housing models, including accessible homes. Investigate environmentally sustainable housing types as a pilot. 	<ul style="list-style-type: none"> Align land use policy to encourage new housing types and approaches.
Seek public-private partnership models <i>New approach to housing may require a different form of initial financial investment to get established.</i>	<ul style="list-style-type: none"> Investigate and develop a range of possible approaches to launch a renewed housing strategy, designed to meet the current affordability and demographic challenges. 	<ul style="list-style-type: none"> Establish policy and budget parameters to enable new approaches to meeting the housing affordability challenges based on research findings. Seek partnerships from other levels of government to realize this action.
Prioritize Town-owned property assets <i>Given the large number of Town-owned lands and properties, funding for many of the other initiatives in this revised Strategic Plan may require the sale or lease of these assets.</i>	<ul style="list-style-type: none"> Given the large number of Town-owned lands and properties, funding for many of the other initiatives in this revised Strategic Plan may require the sale or lease of these assets. 	<ul style="list-style-type: none"> Develop a short-list of essential versus non-essential Town-owned assets and make key decisions about their future. Explore options for those assets deemed non-essential (sale, lease, partnerships, etc.).

Strategic Pillar 3, Balanced Growth speaks to youth and newcomers as two demographic groups that will further the vibrancy and culture of the Town. Short term initiatives to achieve balanced growth includes identifying infrastructure needs (e.g. affordable housing) required to attract/retain these groups.

Land Use Designation - Residential

The Residential designation applies to large areas of land located throughout the Town. It is the designation, which consumes the greatest amount of land in Town as approximately 400 hectares or 33 per cent of the Town's land base is designated Residential. The locations of these lands are shown in yellow on Map 1 below.



There have been no Official Plan Amendments (OPAs) involving lands designated Residential (ie. adding to or changing from the Residential designation) since the last review of the Town's Official Plan, which were Amendment Nos. 24 and 25. However, the lands shown on Map 1 include those lands that have been affected by various OPAs since the Official Plan was first developed. Twelve OPAs have either added land to or removed land from the Residential designation. Map 2 shows the location of these lands in pink with Table 1 providing details respecting these OPAs.

RESIDENTIAL

St. Marys Official Plan Review - Draft

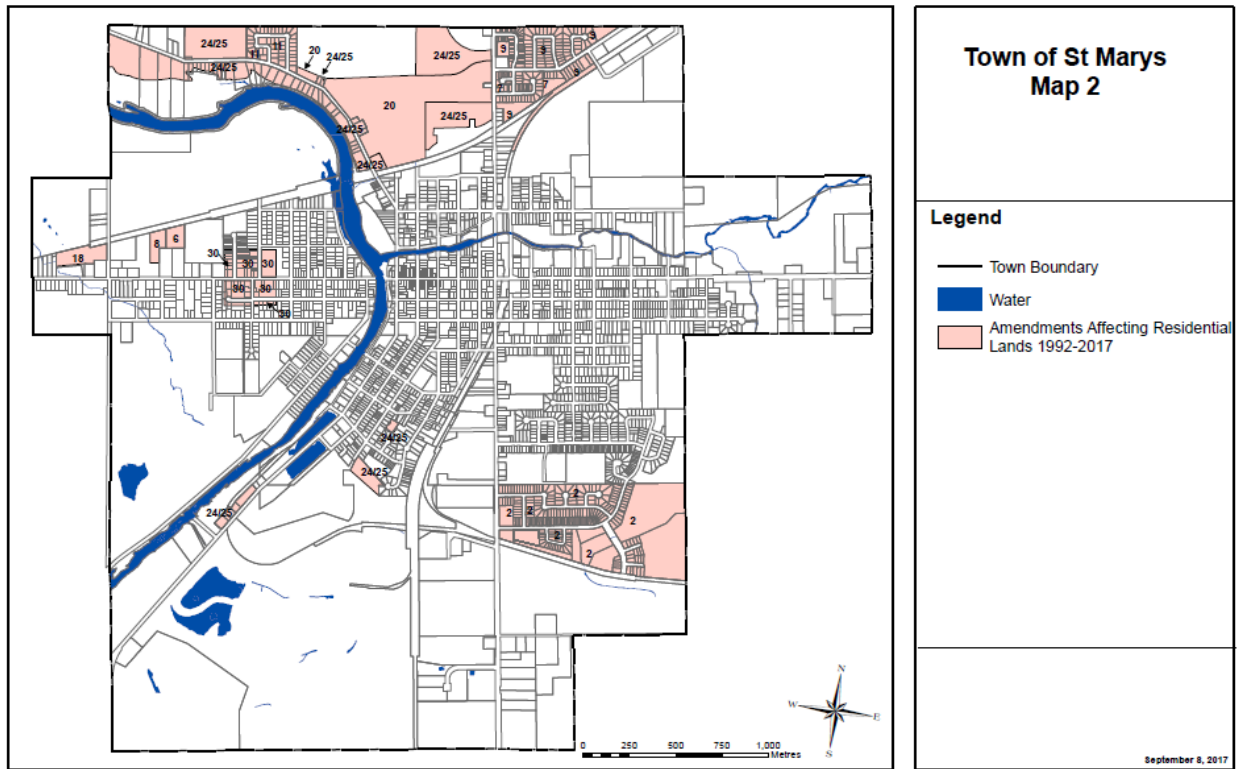


Table 2. Official Plan Amendments

OPA No.	Owner	Area of Affected Land (hectares)	Land Use Designation Change
2	Meadowridge	42.00	Agricultural to Residential
6	619203 Ontario Ltd. (West)	-1.43	Residential to Hwy Commercial
7	Grand Trunk I	4.90	Agricultural to Residential
8	Veterinary Purchasing	-1.26	Agricultural to Industrial
9	Town of St. Marys	15.78	General Industrial to Residential
11	Thamesview Crescent	4.60	Agricultural to Residential
15	Searles	0.00	N/A
18	Sharpe	2.30	Highway Commercial to Residential
19	Searles	0.00	N/A
20	Thames Crest Farms	43.7	Agricultural to Residential
24/25	Various	0	N/A
30	Tradition Insurance	0.42	Highway Commercial to Residential
Total		111.01	

Land Needs Assessment

For the purpose of assessing land needs associated with future growth and development, this report examines the land needs associated with residential type land uses.

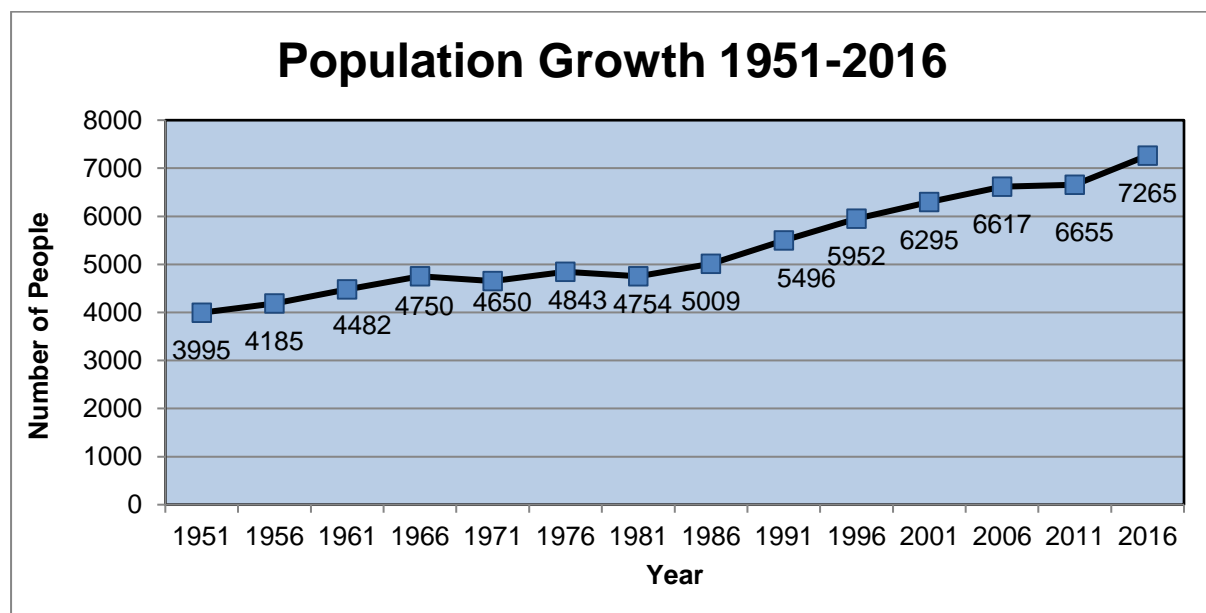
When addressing the issue of land needs associated with future residential growth, a number of components need to be examined. These include an evaluation of:

- Population characteristics - including projected population growth;
- Dwelling unit size - number of persons per dwelling unit;
- Existing dwelling supply - number of units in final and draft approved plans of subdivisions, final and draft approved condominiums, and final approved site plans;
- Number of potential units in lands designated for residential using density values with consideration to infilling assumptions;
- Residential infilling potential; and
- Summary of assessment of residential unit supply and potential supply.

Population Characteristics

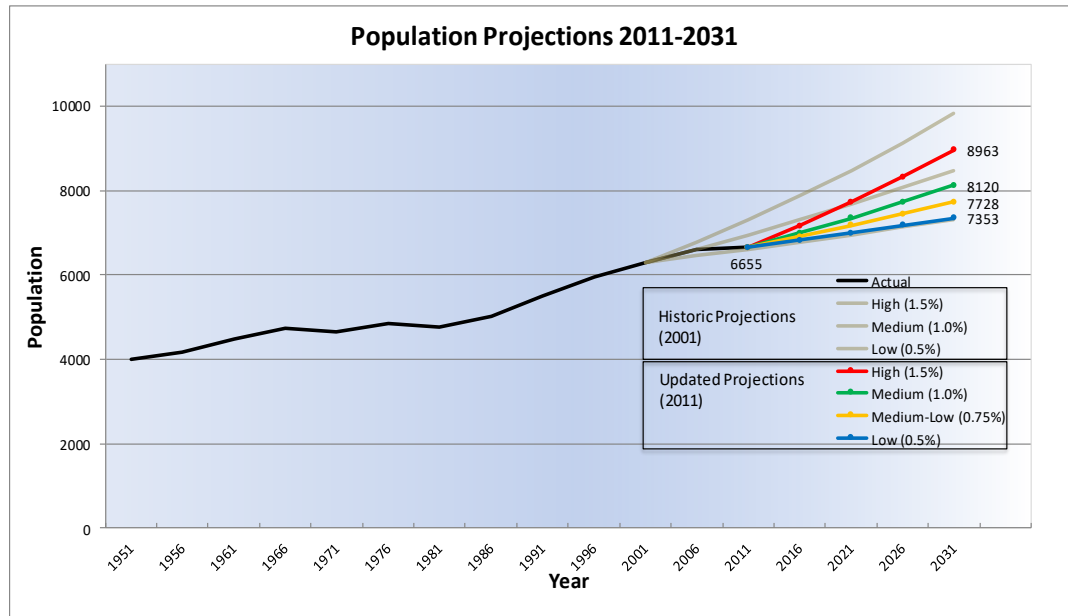
The historical population growth and population projections for the Town were addressed in Discussion Paper 1: Population, including the population characteristics displayed below in Figure 1. Under review of Discussion Paper 1, the Planning Advisory Committee recommended that the Town use the Low growth rate of 1.00 percent for its population projections. This growth rate will be used for the residential land needs assessment in this Discussion Paper.

Figure 1 Historical Population Growth. Source: Statistics Canada



Again, using Discussion Paper 1 as background, a medium population growth rate forecast of 1.00 percent for the Town will project a population of 8,864 in the year 2036 - an overall increase of 1,599 people from the 2016 population of 7,265. Figure 2 displays this information along with other projection scenarios considered and projection trends used during the previous review of the current Official Plan.

Figure 2 Historical Population Growth. Source: Statistics Canada



Dwelling Unit Size

For the purpose of this paper, the projected population growth is being equated to dwelling unit needs rather than residential lot needs. This methodology will take into consideration all segments of the housing market from single-detached dwelling uses to apartment dwelling uses.

Table 3 displays the Town's historical population, the number of dwellings for each census year and the number of persons per dwelling in each census using information from Statistics Canada.

Table 3: Persons Per Dwelling 1981-2016

Year	Population	Number of Dwellings	Persons per Dwelling
1981	4754	1800	2.64
1986	5009	1865	2.69
1991	5496	2058	2.67
1996	5952	2256	2.64
2001	6295	2486	2.53
2006	6617	2733	2.42
2011	6655	2856	2.33
2016	7265	3094	2.35

Source: Statistics Canada

The actual number of dwelling units required over the projection period may increase or decrease as a function of the average number of persons per dwelling unit. An analysis of this particular statistic shows that St. Marys is following the Provincial trend towards a slight decrease in the average number of persons per dwelling unit, however the Town's rate is decreasing faster now than that of the Province. From 1981 to 2016, the number of persons per dwelling unit in St. Marys decreased at an average annual rate of 0.33 percent per year, with an overall decrease over the thirty-five year period of 11.0 percent. In continuation of previous projections, if St. Marys continues to follow both the Provincial and local trends, there is a likelihood that the average number of persons per dwelling unit will continue to decrease throughout the updated projection period (2016-2036). However, there are other factors that may reverse this trend to a limited extent including more people choosing to live together or adult children continuing to live with their parents due to the increased costs of buying or renting a home.

In order to keep the residential dwelling unit needs assessment simple, it is assumed that the number of persons per dwelling unit will continue to decrease at the same rate as experienced over the 1981 to 2016 time period. This trend will continue to a point where it will flatten, such that the number of persons per dwelling unit in 2036 will be reduced from 2.35 to 2.15 persons per dwelling unit. Therefore, the average number of persons per dwelling unit of 2.15 has been used to project the dwelling unit needs for the projection period.

To determine the number of dwelling units required to meet the population demands in the year, two factors need to be considered. Firstly, as the number of persons per dwelling unit decreases, new housing stock will be required to meet this demand even if there is no change in the Town's population. Secondly, as the population increases additional housing will be needed.

Table 4 below shows the number of dwelling units required to meet the housing needs of the current population, the housing needs of the current population with a lower occupancy rate, the expected housing needs to meet the projected 1,599 additional people living in the Town in the year 2036, and the total number of new dwelling units needed.

Table 4. Number of Dwellings to Meet Demand

	Persons	Persons per Dwelling	Current Number of Dwellings	Number of New Dwellings Required to House the Population
Current	7265	2.35	3094	-3 [#]
Decreased Persons per Dwelling Rate	7265	2.15	3094	285
Projected Population Increase (to 2036)	1599	2.15	0	744
Total Projected Population (2036)	8864	2.15	3094	1029

rounded value

Table 4 demonstrates that a lower occupancy rate will generate a demand for 285 new units just to meet the needs of the existing population as the number of persons per dwelling decreases. It also shows that an additional 744 dwelling units will be required to meet the expected increase in population. In total, 1,029 new units (51.5 units per year) will be required to meet the needs for the 2036 population.

Existing Dwelling Supply

Plans of Subdivision - Final Approved

Over the last 25 years, there have been 20 final approved residential plans of subdivision. The location of these developments are shown on Map 3 in a variety of colors and detailed on Table 5. Table 5 indicates the name/area of each residential development (with the Plan Number and year of the registration), the number of units approved, number of units available to be constructed (as determined by the Town's Chief Building Official), and the gross density of the development (note: gross density includes the land consumed by all uses including roads and parkland). The 20 final approved plans of subdivision in St. Marys can accommodate a total of 741 dwelling units and have a median density of 13.3 units per hectare.

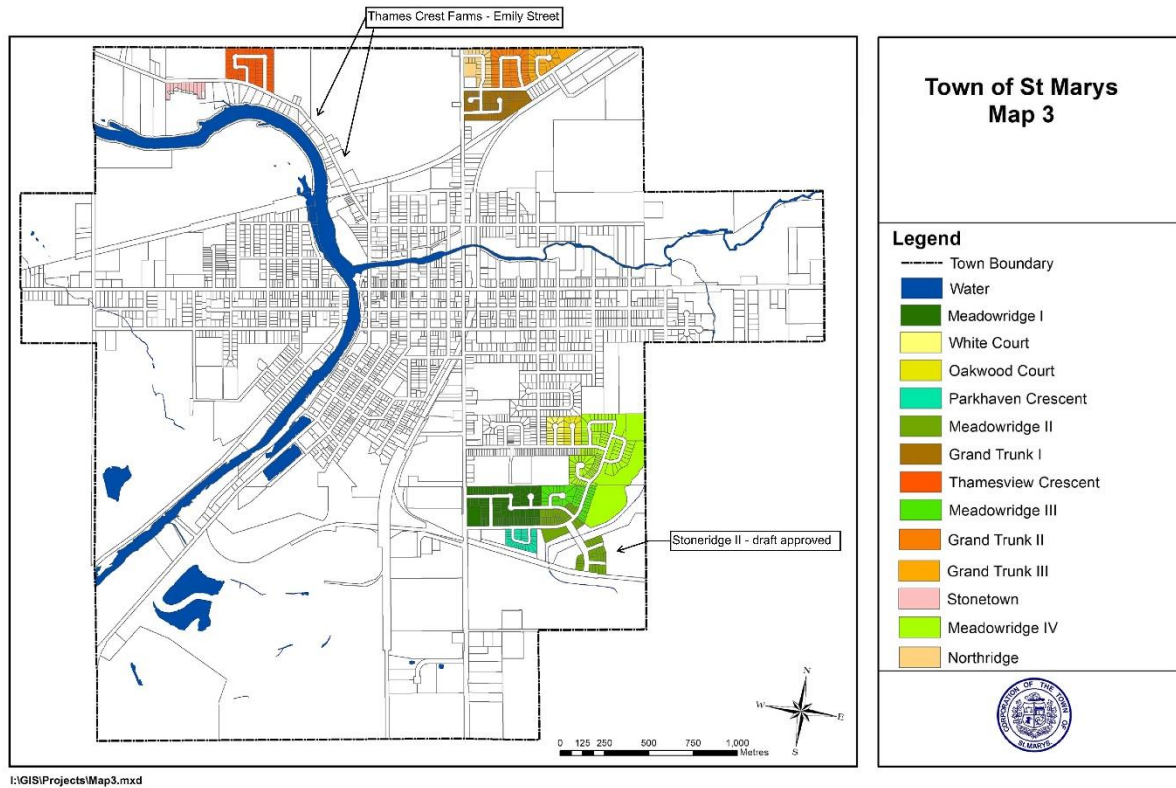


Table 5.: Final Approved Plans of Subdivision (1992-2017)

No.	Date	Owner	# of Units Approved	Unit Type	# of Units Available	Density of Development - Units per Hectare (acres)
20		Thames Crest Farms (Emily Street)	33	singles	33	9.97 (4.03)
19	15/11/2016	Northridge Condo (CD49)	12	multis		Included with No. 14
18	03/11/2016	Thames Crest Farms (Glass Street) (M-45)	0			Road Only: No building lots
17	15/11/16	Westover Place	40	Singles	38	9.26
16	14/09/2015	Central School Manor (CD-45)	15	Apt.	0	26.93 (10.90)
15	18/08/2014	Diamond Ridge (44M-48)	24	Singles	4	9.80 (3.96)
			20	Semis	2	
			16	Towns		
14	07/11/2012	Northridge (44M-43)	1	Singles	0	20.73 units/ha (8.39 units/acre)
			46	Semis	0	
			12	Multis	0	
13	05/11/2007	Meadowridge Properties Ltd. (IV) (44M-30)	70	Singles	2	6.42 (2.6)
			26	Semis	0	
12	16/05/2006	Stonetown Farms Ltd. (44M-29)	10	Singles	0	1.4 (0.56)

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11	15/12/2006	Larry Otten	12	Towns	0	15.14 (6.13)
10	12/05/2006	Grand Trunk Countryside Estates Ltd. (III) (44M-7)	12	Semis	0	18.46 (7.47)
9	06/02/2004	Grand Trunk Countryside Estates Ltd. (II) (44M-18)	69	Singles	0	11.3 (4.57)
8	29/08/2003	Meadowridge Properties Ltd. (III) (44M-16)	33	Singles	0	8.0 (3.2)
7	23/05/2001	(Thamesview Cres.) Ptasznik (44M-8)	39	Singles	0	11.2 (4.53)
6	26/09/2000	Grand Trunk Countryside Estates Ltd. (I) (44M-7)	27	Singles	0	15.3 (6.19)
			10	Semis	0	
			14	Others	0	
5	03/07/1997	Meadowridge Properties Ltd. (II) (PL 558)	41	Singles	0	2.7 (1.09) ¹
			10	Semis	0	
			4	Multis	0	
4	1996	Parkhaven Cres. (PL 569)	30	Singles	0	15.0 (6.07)
3	1996	Oakwood Cres. (PL 552)	17	Singles	0	10.6 (4.15)
2	1992	White Crt. (PL 540)	17	Singles	0	13.3 (5.39)
1	1992	Meadowridge Properties (I) (PL 524)	81	Singles	0	15.0 (6.07) ²
Totals			741		79	13.3 median

Plans of Subdivision - Draft Approved

There is currently one draft approved plan of subdivision in St. Marys which proposes a total of 74 residential units (Table 6).

Table 6. Draft Approved Plans of Subdivision

Date	Owner	# Units Proposed	Unit Type	Density of Proposed Development - Units per Hectare (acres)
08/11/2016	Stoneridge II	30	Singles	10.11 (4.09)
		10	Semis	
		34	Towns	
	Totals:	74		

Site Plan - Final Approved

The 13 approved site plan application developments in St. Marys can accommodate a total of 436 dwelling units (Table 7).

Table 7. Approved Site Plan Developments (1989-2017)

Date	Owner	Units Approved	Units Available	Density of Proposed Development - Units per Hectare (acres)
26/06/17	Paola	10	10	41.32 (16.72)
24/05/16	2099323 Ontario Ltd (Ann St)	4	0	30.77 (12.45)
22/10/09	Central School Manor	15		25.46 (10.30)
22/10/09	Larry Otten Contracting Inc.	30	0	21.64 (8.76)
18/07/05	Larry Otten Contracting Inc.	12	0	16.05 (6.5)
24/06/04	Sharp - Maple Lane	42	15	11.3 (4.97)
19/07/99	Kingsway Retirement Home	53	0	8.0 (3.2)
2002	Ardmore Park (expired)	-	-	-
23/01/96	St. Marys Rotary Parkview Foundation	56	0	15.3 (6.19)
1991	Mason Apartments	25	0	15.0 (6.07)
1996	Thames Valley (Modular)	64		12.8 (5.18)
1989	Wildwood Care Centre Inc.	92	0	N/A
1989	Stonetown Co-Op Homes	33	0	8.0 (3.2)
	Totals:	436	25	

Designated "Residential" Lands

There are a number of properties in St. Marys which are designated Residential in the Official Plan which are not currently subject to development activity. These lands are potential candidates for future residential plan of subdivision activity. The locations of these lands are illustrated on Map 4 titled "Potential Residential Development". Table 8 provides specifics regarding ownership, lot size and potential constraints to development, if any.

For the purpose of identifying potential residential development areas, we have considered larger parcels of land as opposed to the smaller residential infill areas. Eleven areas have been identified and they range in size from a low of 1.0 hectare to a high of 29.9 hectares. In total, these eleven areas have a combined lot area of 67.7 hectares.

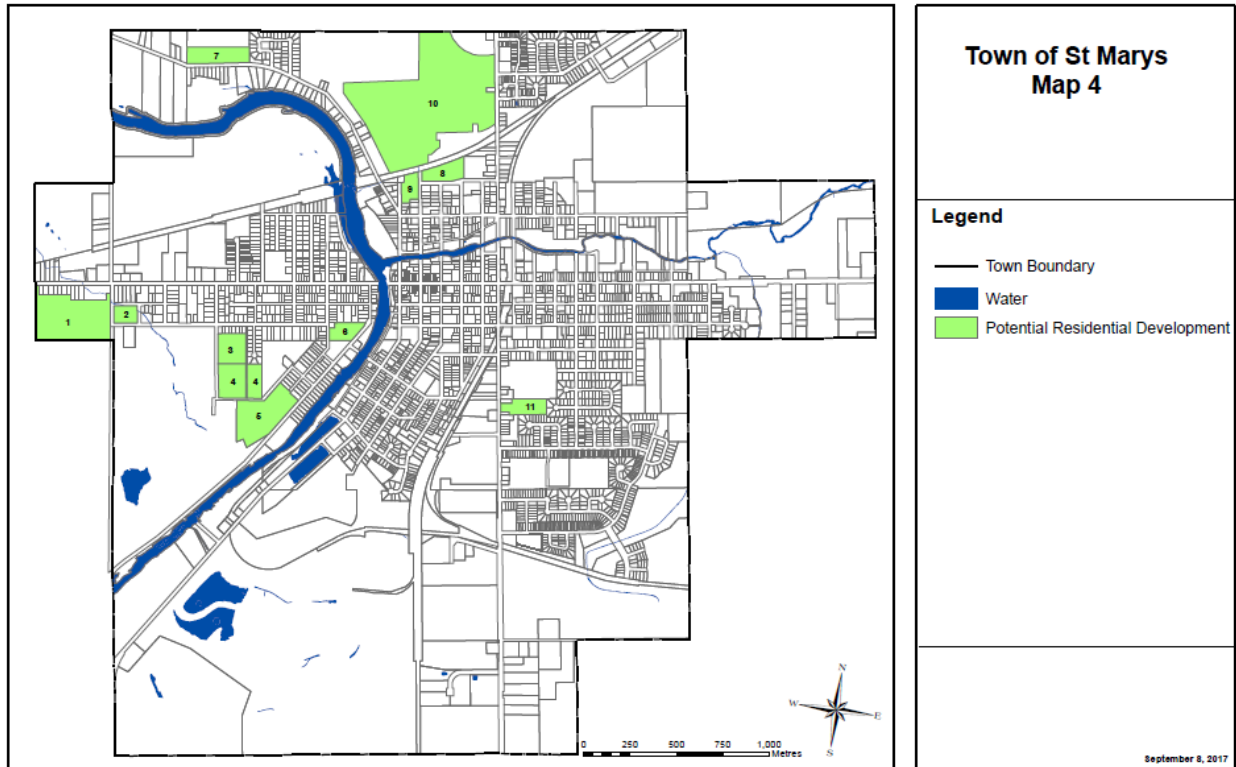


Table 8: Potential Residential Development Areas: Lands Designated Residential

Location	Owner	Size - (ha)	Constraint
1	L. Vermeire	9.3	None
2	J. Ferguson	1.1	Possible floodplain area associated with the drain
3	J. Bullen	3.0	Within 500m of former landfill site
4	M. King	4.3	Within 500m of former landfill site
5	Westover Inn	6.0	Within 500m of former landfill site
6	J. Habermehl	1.0	None
7	Stonetown Farms	2.9	None
8	KSR	5.1	Brownfield
9	former Arthur Meighen School	3.2	
10	Thames Crest Farms	29.9	None
11	Thames Tractor	1.9	None
Totals:		67.7	

In order to assess the residential unit potential for this combined area of 67.7 hectares, the residential unit density of the most recent plans and subdivisions have been considered. These recent plans of subdivision/condominium had a median density of 11.20 units per hectare. Given that future residential plan of subdivision proposals for the identified parcels are likely to vary in terms of the type and mix of dwellings, this report simply uses the median density figures for the approved plans of subdivisions to arrive at a target density of 11.20 residential units per hectare. It is acknowledged that the actual density figure for each development will vary from one to the next; however, the 11.20 units per hectare figure is suggested as an appropriate figure.

Applying the average density figure of 11.20 units per hectare to the combined area figure of 67.7 hectares from Table 8 above, the lands within the Residential designation of the Official Plan and which are candidates for future residential subdivisions have a potential of accommodating 758 dwelling units ($67.7 \times 11.25 = 758.2$).

Residential Infilling Potential

Residential lot creation may also occur through the infill process. Over the 18 years between 1986 and 2003, a total of 156 residential infill lots were created through the land severance process (average of 8.6 lots per year). More recently, the 13 years between 2004 and 2017 saw this rate decrease by nearly half, as a total of only 36 residential infill lots were created (average of 4.5 lots per year). It is difficult to predict how many new lots will be created through this process over the next 20-year projection period. However, it is reasonable to expect that the numbers of residential units/lots created this way will decrease as the supply of potential infill lots is consumed. For the purposes of this paper, it is estimated that 75 new residential units/lots will be created through the infill process over the next 20 year period.

Stan Fraser et. al. has 90 lots in Registered Plan No. 225 on the north side of Widder Street between Albert Street and the Town boundary. These lands currently cannot be developed due to a lack of a secondary access along Widder Street. However, they should be included in the residential infilling inventory.

Summary of Building Permit Activity

Table 9 contains a breakdown of the building permit activity in the Town over a 20 year period from 1993 to 2016. This table contains only building permit information for the erection and establishment of new dwelling units in the Town. Permits for building additions, swimming pools and other non-habitable buildings are not considered in Table 9.

Table 9: Building Permit Activity

Year	Singles	Semis	Conversions	Modular/ Mobile Homes	Townhouses	Apartments	Total # of Units
2016	11	6		2	15	5	39
2015	11	22			9	2	44

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2014	11	18	3	1	3	3	39
2013	24	16	2	1			43
2012	28	6		1		16	51
2011	27	8				1	36
2010	27	4				30	61
2009	9	12					21
2008	26	8		8			42
2007	28	6		8			42
2006	29	8		5			42
2005	44			18			62
2004	39	6		12			57
2003	20	4		6			30
2002	27	6		10			43
2001	25	2		4		2	33
2000	14	12		1			27
1999	30	16		4		52	102
1998	27	6		3	8		44
1997	15	14		2	11	3	45
1996	13	8	1		10	11	43
1995	19	8	1		6		34
1994	17	10	2			34	63
1993	17	12	3				32
Totals	538	218	12	86	62	159	1075
% of Total	50.0	20.3	1.1	8.0	5.8	14.8	100.0
Annual Average	22.4	9.1	0.5	3.6	2.6	6.6	44.8

From a review of the building permit activity, it is apparent that the number of new units created varies from a low of 21 in 2009 to a high of 102 in 1999. The fluctuation of the building permit activity is, in part, a reflection of the general economy but is also common in relatively small communities. Two interesting facts emerge from Table 9: first, the average number of building permits of 44.8 units is lower than the 51.5 units per year expected through the dwelling unit needs projection found earlier in this paper. Second, a good mixture of housing types is being developed in the Town and Council should continue to encourage a mixture of housing.

Summary of Assessment of Residential Unit Supply and Potential Supply

The assessment of residential unit supply and potential in the Settlement Area is summarized as follows:

Table 10: Assessment Summary

	Units Available
Final approved plans of subdivision	79
Draft approved plans of subdivision	74
Final approved plans of condominium	0
Final approved site plan development	25
Potential residential development areas	758
Potential infill units/lots (next 20 years)	165
Total	1,101

Accordingly, it appears that the potential for new residential unit creation in the Town is approximately 1,101 dwelling units.

Using the projected dwelling needs discussed earlier and shown on Table 4, 1,029 new dwelling units are required to house the projected 2036 population or an average of 51.5 units per year. Taking the 51.5 units per year figure and applying it to a total potential of 1,101 units, there would be a 21.4 year supply of residential units in St. Marys as it exists today.

It would appear that the amount of land within the Residential designation is sufficient to meet the Town's needs over the current twenty year planning horizon.

Infilling and Intensification

There is a single Residential designation in the current Official Plan which permits a “a range of dwelling types from single-detached dwellings to walkup type apartments, parks and open spaces, as well as the institutional uses provided for in Section 3.1.2.17 of this Plan” (Section 3.1.2.2). Section 3.1.2.4 of the Official Plan states that “Council will favour residential intensification and redevelopment over new green land residential development as a means of providing affordability and efficiencies in infrastructure and public services”. St. Marys is a community that provides a mix of housing types and densities across the municipality.

The Provincial Policy Statement defines ‘intensification’ as “the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings”.

There are a number of reasons for the Town to continue to support intensification. Intensification provides opportunities for a range of housing types, allows for more efficient use of land and existing infrastructure (e.g. roads, water and sewer services, etc.), reduces pressure to use agricultural lands, and can help to reduce the cost of new housing. Intensification also supports the Housing Strategic Pillar in the Town's Strategic Plan by allowing for the provision of a housing stock that is attractive to youth workers, immigrants and persons of all abilities.

On the other hand, there are often concerns expressed with respect to intensification projects due to potential issues related to land use impacts (e.g. shadowing, privacy, noise), traffic issues, impacts on hard and soft services, and impacts on neighbourhood character. As a result, it is important for the Town to continue to support intensification, while establishing policies to ensure that such new development is appropriate from land use and design perspectives, and in keeping with neighbourhood character.

Determining the character of a neighbourhood involves considering the context, appearance and 'feel' of the area. Factors or elements that can be used by the Town in determining the character of an existing neighbourhood and whether or not proposed development will be compatible, can include the following:

- a) land use;
- b) building types and forms;
- c) lot coverage – the coverage of buildings and open/green space on a lot;
- d) lot sizes, frontages and depths;
- e) building materials and architectural design;
- f) streetscapes and planned function of roads;
- g) building locations – setbacks from roads and lot lines, and spacing from other buildings; and,
- h) the scale of proposed development - building heights and massing relative to buildings on other lots.

The current Official Plan does provide some guidance with respect to intensification and compatible development in the Town. For example, Section 3.1.2.3 states that "residential infilling type development is generally permitted throughout the 'Residential' designation where such development is in keeping with the attributes of the neighbourhood in terms of building type, building form, and spatial separation. When evaluating the attributes of the neighbourhood, regard shall be given to lot fabric (i.e., area, frontage, and depth), and built form (i.e., setbacks, massing, scale, and height)". Also, Section 3.1.2.7 sets out certain considerations for Council to take into account when reviewing proposals for residential development with a net density of more than 18 units per hectare. Subsection 3.1.2.7(a) states that "development will not involve a building in excess of three full stories above average finished grade and designed to be in keeping with the general character of the area".

It should be noted that compatible development, or development that is 'in keeping' with a neighbourhood, does not mean that such new development must be identical to what exists in a neighbourhood. However, new development should be able to exist in unison or harmony with other uses, and respect and enhance the existing character of a neighbourhood. The existing context and character of a neighbourhood can be considered while allowing for an evolution in built form and style.

It is also important to consider the extent to which a neighbourhood is characterized as homogenous (e.g. a neighbourhood with only single detached dwellings) or characterized by a mix of uses and a diversity of building forms. Another consideration is the extent to which a neighbourhood is in a state of transition or located in or adjacent to an area that is undeveloped and/or planned for new development.

In addition to providing more policy direction with respect to assessing proposed development in relation to neighbourhood character, it is recommended that the Town consider more specific policies to guide the type, form and design of intensification development. The following policies are presented for consideration.

General Policies for Intensification/Infill Development

- a) The land use, building form, massing and density of proposed development shall respect and enhance the character of the neighbourhood;
- b) The extent to which a neighbourhood is homogenous in nature and/or in a state of transition shall be considerations in assessing development proposals;
- c) Proposed land uses and development should have minimal impacts on adjacent properties in relation to grading, drainage, shadowing, access and circulation, and privacy; and,
- d) Existing trees and vegetation should be retained and enhanced where possible and additional landscaping should be provided to integrate the proposed development with the existing neighbourhood.

Policies for Infill Development – creation of lot(s) for single detached and semi-detached dwellings between existing lots

- a) Proposed building heights should reflect the pattern of heights of adjacent housing and shall not exceed two storeys;
- b) A similar lot coverage to adjacent housing is provided to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing;
- c) The predominant or average front yard setback for adjacent housing is maintained to preserve the streetscape edge, and character;
- d) Similar side yard setbacks are provided to preserve the spaciousness on the street; and,

- e) The depth of a new dwelling provides for a usable sized rear yard amenity area and minimizes the potential impacts of the new home on the enjoyment of adjacent rear yards.

Policies for Townhouse, Multiple and Apartment Dwellings

- a) The location and massing of new buildings should provide a transition between areas of different development intensity and scale. Appropriate transitions can be achieved through appropriate setbacks or separations of buildings and/or the stepping down of heights.
- b) Lots shall be located in close proximity to a Collector or Arterial Road;
- c) When considering building heights, potential shadowing impacts, views onto adjacent lower density lots and abrupt changes in scale should be considered;
- d) New buildings that are adjacent to low rise areas are designed to respect a 45 degree angular plane measured from the boundary of a lot line which separates the lot from an adjacent lot with a low rise residential dwelling;
- e) Proposed development is located on a site that has adequate land area to incorporate required resident and visitor parking, recreational facilities, landscaping and buffering on-site;
- f) Proposed buildings should be designed following consideration of the materials and characteristics of existing buildings in the neighbourhood;
- g) Service, parking, loading and garbage areas should be located and screened to minimize impacts on adjacent uses;
- h) Potential adverse impacts between higher density and low density development shall be mitigated through building setbacks, visual screening, landscaping, fencing and other forms of buffering;
- i) Generally, there should be minimal changes to existing site grades; and,
- j) The use of retaining walls along street frontages should generally be avoided. Where a retaining wall cannot be avoided, increased setbacks and terracing of walls should be considered.

Affordability / Attainable Housing

The label “affordable housing” is often used synonymously with the social housing projects created by non-profit housing agencies, rent geared to income housing or housing subsidized by local, Provincial, and/or Federal authorities. While these forms of housing play an important role in community building, the stereotyping of tenants as “irresponsible” and of buildings as “institutionalized” results in a negative stigma and can deter meaningful discussions of the concept of “affordable” and “affordability”. The purpose of this

paper is to determine the threshold of housing prices/rents in the context of the definition of “affordable” as contained in the Provincial Policy Statement (2014) and is referred to as “Economically Attainable Housing in this paper”. This paper will help to discuss the content of the St. Marys Official Plan. It will include:

- References to the Provincial Policy Statement;
- An examination of Affordability:
 - The Definition of Low and Moderate Incomes in St. Marys; and
 - An Analysis of what is “Affordable” in St. Marys.

Part V - Policies of the Provincial Policy Statement (PPS) contains a number of policies geared to direct and manage growth of urban areas such as the Town (those Sections in the grey highlighting are from the 2014 Provincial Policy Statement.)

Section 1.4.3 of the Provincial Policy Statement (2014) (PPS) requires that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households.

The PPS defines:

“Low and moderate income households”: **means**

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or
- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.”

Data for the regional market area was obtained from the Canadian Mortgage and Housing Corporation (CMHC). To meet the definition for low and moderate income levels as defined by the PPS, the 60th percentile of the maximum household income level was used. Household Income data from the 2016 Census of Population (2015 data) was used for the regional market area (Perth County) and it was determined that a household income of \$84,200 is the 60th percentile.

Income percentiles are a convenient way of categorizing units of a given population from lowest income to highest income for the purposes of drawing conclusions about the relative situation of people at either end or in the middle of the scale. Rather than using fixed income ranges, as in a typical distribution of income, it is the fraction of each population group that is fixed. In this scenario the 60th percentile means that 60 percent of all households pre-tax income are at or below the value.

In terms of dollars, a family with two working members, each working 40 hours per week

would need to have an hourly wage rate of \$20.24 to make \$84,200 per year.

$$\$20.24 \times 40 \text{ hours} \times 52 \text{ weeks} \times 2 \text{ persons} = \$84,198.40$$

Affordable

In the PPS, affordable is measured 4 ways, 2 scenarios for home ownership and 2 scenarios for rental housing as described below:

Affordable: means

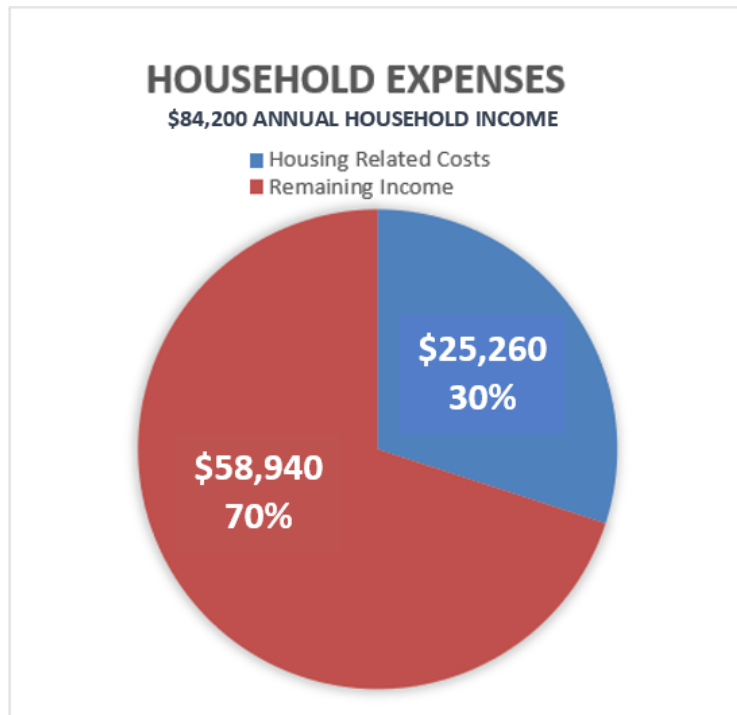
1. in the case of ownership housing, the least expensive of:
 - a) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - b) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
2. in the case of rental housing, the least expensive of:
 - a) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - b) a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Home Ownership

1. a) In the case of ownership housing, 30 percent of gross annual household income for low and moderate income households equates to a cost of:

$$\$84,200 \times .3 = \$25,260 \text{ per year or } \$25,260 / 12 = \$2,105 \text{ per month}$$

As a general rule, housing is considered to be affordable if households are spending no more than 30% of their gross income on housing-related costs. For owners, the CMHC uses a slightly higher gross debt service ratio of 32%, which includes the cost of servicing the mortgage, property taxes and heating costs. For tenants, housing costs include rent and the cost of utilities such as heating, electricity and water - if these are paid for in addition to rent.



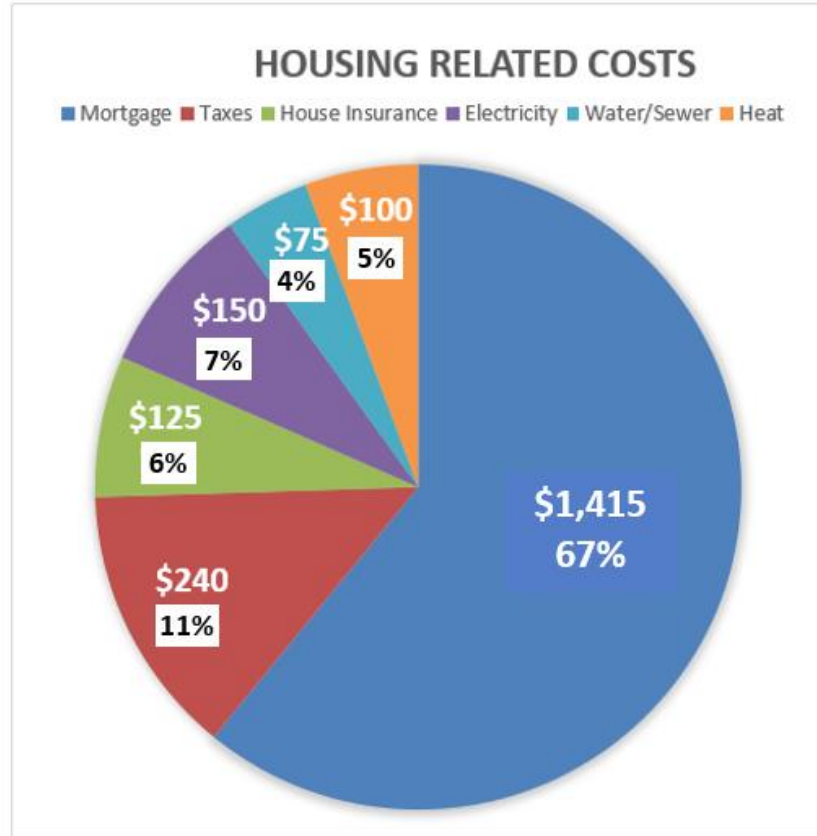
Sometimes households choose to “over consume” housing; that is they choose to spend more than 30% of their income on housing rather than rent or buy a more affordable housing unit. Alternatively, households may choose to spend less on housing in order to allocate their resources elsewhere, even though they could afford housing in their area. For the purposes of determining affordable housing in St. Marys, whilst being consistent with the PPS, the simpler 30% for ownership housing is used in this paper.

From above, 30 percent of gross annual household income for low and moderate income households equates to a monthly housing budget of **\$2,105.00** per month. Using a simple scenario, it assumes that additional month expenses associated with home ownership would include:

Property Taxes	\$2,900/year	\$240/month;
Home Insurance	\$1,500/year	\$125/month;
Electricity	\$1,800/year	\$150/month;
Water/Sewer	\$900/year	\$75/month;
Heat	\$1,200/year	\$100/month;
Total	\$8,300/year	\$690 month

Subtracting the **\$690** per month in expenses from the month budget of **\$2,105** would leave **\$1,415** for mortgage and interest expenses.

Mortgage data from the Bank of Montreal web site shows that the rate for closed 5-year fixed term mortgage as of February 2018 was 5.14 percent. With that rate, amortized over 25 years, **\$1,415** would finance a **\$253,000** mortgage. Assuming that a down payment of 5% was required, an affordable house in the above scenario would be priced at **\$265,650**.



Average Residential Sales Prices

1. b) In the case of ownership housing, a purchase price which is 10 percent below the average purchase price of a resale unit in the regional market:

Based on data from the Canadian Real Estate Association the average residential sale price for Huron-Perth in 2017 was **\$307,475**.

$\$307,475 \text{ less } 10\% \text{ equals } \$307,475 - \$30,748 = \mathbf{\$276,727}$

It should be noted that a survey of residential sales in St. Marys between 2015 and 2017 showed an average residential sale price of approximately \$280,000.

Home Rental

1. a) In the case of rental housing, 30 percent of gross annual household income for low and moderate income households equates to a cost of:

$\$84,200 \times .3 = \$25,260 \text{ per year or } \$25,260 / 12 = \$2,105 \text{ per month}$

2. b) In the case of rental housing, a unit for which the rent is at or below the average market rent of a unit in the regional market area:

Based on data from CMHC, the average rent for a 2- bedroom apartment in Stratford in 2016 was **\$853** per month.

Utilizing the methodology noted in the Home Ownership section above, the Economically Attainable Housing target for new homes in St. Marys is \$265,650. The Edison Street subdivision in St. Marys stated the estimated listing price of new homes as between \$190,000 and \$200,000, which would allow for the homes within the subdivision to meet the Economically Attainable Housing target.

The following graphs are an analysis of housing prices and homebuyer age within the Edison subdivision.

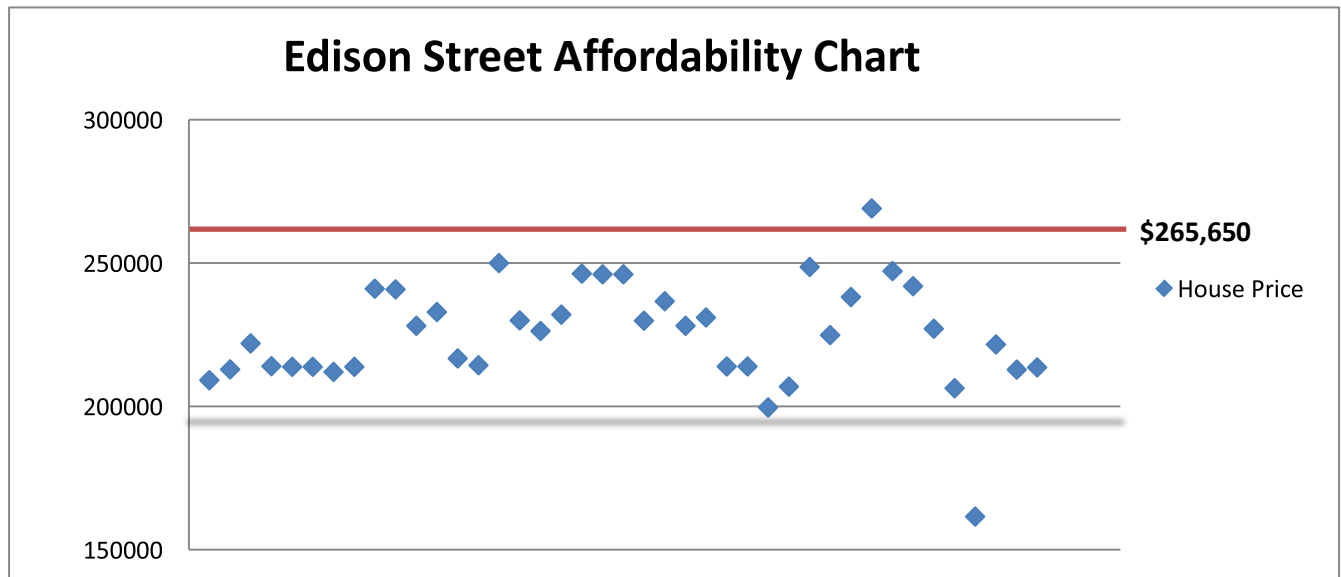
Information was obtained by reviewing the transfers of the properties from the developer/builder to the first home purchaser(s). The transfer contains the selling price and the age of the buyer(s). Data was only collected from parcels that were sold; bare land or parcels that have not been built on were not included and no data was collected from the vacant Land Condominium that was draft approved in May 2016.

For the purposes of privacy, the data collected has not been correlated to any particular lot and the value of the house was not correlated to the age of the purchaser.

Of the 48 units developed for semi-detached dwellings, data from 42 sales was obtained.

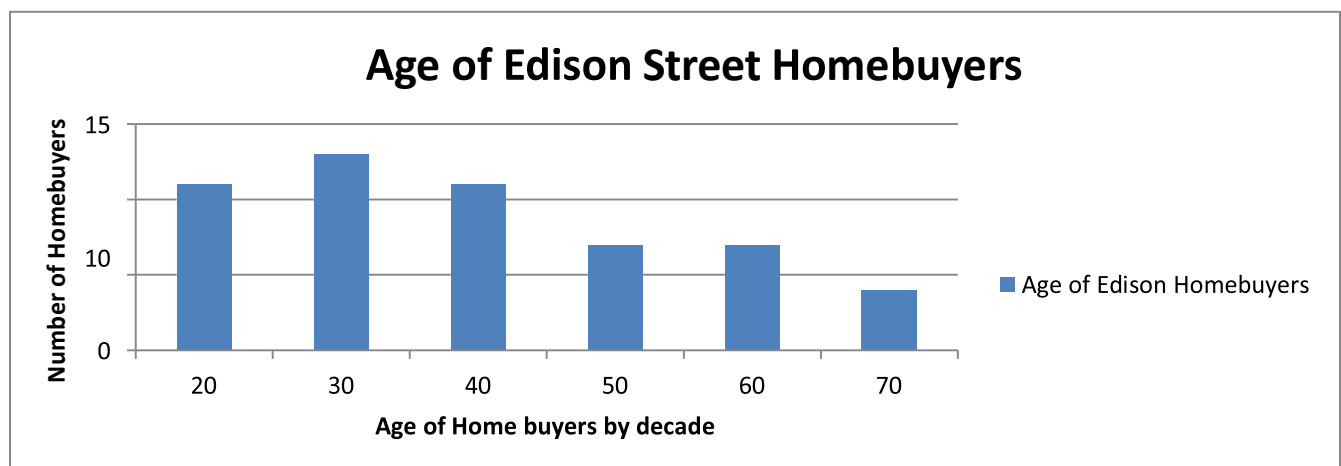
The graph that follows demonstrates the price of houses sold in the Edison Street subdivision. The Economically Attainable Housing as determined by the 60th percentile of household income in St. Marys is \$265,650, and is depicted on the graph with a bold red line. As shown below, a total of one property within the subdivision exceeds the Economically Attainable Housing target and sold for \$269,011. The remainder of properties sold for below the Economically Attainable Housing target. The median house price of homes sold in the Edison Street subdivision is \$224,809.

However, as stated earlier, a survey of residential sales in St. Marys between 2015 and 2017 showed an average residential sale price of approximately \$280,000.



Again based on information from the transfers, the age of the home buyers was collected. The highest percentage of homebuyers in the Edison Street subdivision were in their thirties (24.5%), followed by those in their 20s and 40s (both 20.8%), homebuyers in their 50s and 60s (both 13.2%) and homebuyers in their 70s (4.74%).

The distribution of the graph is relatively normal and the relationship between the age of homebuyers is weak. Thus, it is challenging to make any substantive conclusions regarding the impacts of age on home purchases.



The 2016 Census also provides tenure data for homeowners with and without mortgages and renters in housing that is subsidized and not subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances. Adequacy, suitability and affordability are presented as three housing indicators. Adequacy refers to the condition of the dwelling (i.e.

whether the dwelling is in need of major repairs for deficiencies such as defective plumbing or electrical wiring, or structural issues with walls, floors or ceilings) and suitability refers to whether the dwelling has enough bedrooms for the size and composition of the household. Housing affordability refers to the proportion of household total income that is spent on shelter costs, also referred to as shelter-cost-to-income ratio. The chart below identifies the category '30% or more of household income is spent on shelter costs' which includes households who spend 30% or more of their average monthly total income on shelter costs.

According to the 2016 Census, 79 percent of housing units in St. Marys are owner occupied with 59 percent carrying mortgages. The rate of home ownership is higher when compared to the rest of Perth County (72 percent owner occupied). The remaining 21 percent of units in St. Marys are rentals with 79 percent unsubsidized, as compared to 85 percent across Perth County.

St. Marys, T							
Housing indicators (5)	Tenure including presence of mortgage payments and subsidized housing (7)						
	Total - Tenure including presence of mortgage payments and subsidized housing ³	Owner	With mortgage	Without mortgage	Renter	Subsidized housing	Not subsidized housing
Total - Housing indicators ⁴	3,020	2,390	1,400	990	630	135	500
Adequacy: major repairs needed	145	100	60	45	45	10	35
Suitability: not suitable	45	20	10	10	25	0	20
Affordability: 30% or more of household income is spent on shelter costs	570	310	255	55	255	70	185
Adequacy, suitability or affordability: major repairs needed, or not suitable, or 30% or more of household income is spent on shelter costs ⁵	705	420	315	100	290	75	215

Approximately 1.5 percent of owned residences in St. Marys are in need of major repairs as compared to 7.1 percent of rental units. Approximately 19 percent of owner occupied households in St. Marys spend 30 percent or more of household income on shelter costs, and this more than doubles to 41 percent for renters in St. Marys. These affordability indicators for St. Marys compares to 20 and 36 percent in all of Perth County.

A sufficient supply of rental housing is important since such housing is affordable compared to home ownership and it provides housing options for those seeking lower maintenance requirements, in particular for seniors. There are affordability issues for renters in particular, as demonstrated by the Census data indicating that over 40 percent of renters in St. Marys are spending more than 30 percent of household income on shelter costs.

Housing for Seniors

As noted in the St. Marys Official Plan review Population Background Paper, the number of seniors aged 65 and over is projected to more than double from 1.8 million, or 13.7% of

population, in 2009 to 4.2 million, or 23.4 per cent, by 2036, nearly one quarter of Ontario's population. According to Census data, 23.1 percent of the population of St. Marys in 2016 was aged 65 years and over. This compares to 18.6 percent for Perth County in 2016.

Of St. Marys residents aged 65 years and over in private occupied dwellings, 78.8 percent reside in single detached or semi-detached dwellings, 17.1 percent in apartment buildings and 4.1 percent in townhouse or duplex dwellings. Based on the age of the primary household maintainer, 84 percent of residents 65 years of age and older in St. Marys own their homes versus 16 percent who rent.

There is the need to ensure our communities can respond to the needs of seniors, and provide quality of life and options for seniors to remain in their neighbourhood and community throughout their lifetimes. To fulfil these objectives, it is important to provide a variety of housing options that are affordable, comfortable and accessible

Seniors' Housing

According to the CMHC 2017 Seniors' Housing Report, the vacancy rate for all seniors' housing in Ontario has declined to 10.3% (lowest rate since 2001) since demand has outpaced supply. Perth County is cited as one of several markets where there is pent-up demand and very low or even no new supply in the pipeline.

Vacancy rates for standard spaces in Perth County decreased from 11.3 percent in 2016 to 8.5 percent in 2017. According to the CMHC, standard spaces are spaces where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care.

Vacancy rates for heavy care spaces in southwest Ontario decreased from 12.3 percent in 2016 to 5.8 percent in 2017. Heavy care spaces are spaces where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

According to the South West Local Health Integration Network (SWLHIN), there are 28 long-term care homes with 2,100 spaces in Perth, Huron and Oxford Counties (as of January 2018). In St. Marys, the Wildwood Care Centre provides 60 long-term care beds, 24 retirement home beds and 2 short stay care beds. There are 33 people on the Wildwood's waiting list with approximately 2 beds becoming available each month. The Kingsway Lodge has 63 long-term care beds and 36 people on the waiting list for these beds with approximately 1 bed becoming available each month.

According to 2017 data, the SWLHIN is targeting a bed ratio of 80 to 110 beds per 1,000 people for people aged 75+ consistently throughout the LHIN. The SWLHIN indicates that there is an oversupply of long-term care beds when examining bed availability and population within 10, 15 and 25 kilometres of St. Marys.

Attainable Housing – Options for St. Marys

As noted in the Province's Municipal Tools for Affordable Housing document (2011), "access to safe, affordable and adequate housing touches almost every aspect of a community's well being and affects all of its members. Communities with a range of housing choices that meet the full range of their housing needs - including the needs of low and moderate income citizens - are generally more liveable, more economically competitive and resilient". As previously discussed, the Town's Strategic Plan identifies attainable and mixed-use housing a strategic priority.

In 2013, Stratford City Council approved the 10-year Housing and Homelessness Plan for Stratford, Perth County and St. Marys, which called for the establishment of 288 new affordable rental housing by 2024. The Municipal Tools and Incentives to Assist Housing Development in Stratford, Perth and St. Marys (January 2017) document provides background information on existing provisions in the Municipal Act, the Planning Act and the Development Charges Act, "which allow local municipalities to introduce a range of land use planning and financial tools to help encourage the development of affordable rental housing in their communities".

In preparing this paper, the Municipal Tools and Incentives to Assist Housing Development in Stratford, Perth and St. Marys document was reviewed, along with a number of other municipal housing and official plan documents to provide the Town with an overview of possible approaches to help achieve the Town's goals and objectives with respect to improving choice and availability of attainable housing. The following Table 11 provides an overview of potential initiatives and implementation options through the Official Plan and through other mechanisms.

Table 11

Potential Initiative	Implementation Options
Development Charges and Fees	
Linkage Fees <ul style="list-style-type: none"> Funds generated for affordable housing through levies on particular types of growth (e.g. commercial development) 	Levies paid into a "housing trust fund" which can be used in combination with grants received from upper levels of government
Adjustments to D/Cs based on unit sizes (since DCs are typically applied based on type of dwelling vs. size of dwelling) to reduce the costs of developing new housing	Potential Official Plan policy - That the Town consider exemptions or reduced development charge rates for affordable housing as part of the next Development Charges Background Study.
Waiving or reduction of application fees under the Planning Act	
Property Tax Rate Reductions	

Potential Initiative	Implementation Options
Apply property tax rate reductions to encourage more rental apartment development	Establishing new tax classes for multi-residential (generally includes rental apartments with 7 or more units) which is generally higher than the tax rate for the residential class which includes condominiums and single detached dwellings
Providing Land	
The Town provides land for the purpose of attainable/affordable housing	For example, leasing surplus or underutilized municipal owned land for housing
Maintaining Data	
Maintaining data to assist potential developers and tenants of attainable housing	Maintaining a list of available properties (municipally and privately owned) suitable for housing
Streamlining Development Approvals Process / Requirements	
As-of-right zoning	Potential Official Plan policy – The Town will consider pre-zoning lands that may be appropriate for attainable housing.
Priority review process	Town establishes expedited Planning Act and Building Permit application review processes for attainable housing projects.
Innovative Development Standards	
Reduced lot and frontage requirements, right-of-way width and parking requirements to reduce land costs per unit	<ul style="list-style-type: none"> Potential Official Plan policy – The Town will consider the implementation of innovative and flexible design standards through the Town's Zoning By-law to permit more efficient development of attainable housing. Reduced Zoning By-law parking requirements in recognition of lower car ownership rates and/or lower car ownership usage in downtown or more walkable areas.
Height and Density Bonusing	
Affordable housing as an eligible community benefit in exchange for increased heights and densities than what is permitted in the Zoning By-law (Section 37 of the Planning Act)	Consideration may be given to density bonuses where affordable housing units or special care housing units are provided
Demolition Control	
Enactment of by-laws to prohibit or regulate the	

Potential Initiative	Implementation Options
demolition or conversion of residential rental properties (Municipal Act, Section 99.1 and Planning Act, Section 33)	
Parkland Dedication	
Allow for reduction in parkland dedication/cash-in-lieu requirements in certain areas of Town (such as the downtown) to help reduce the cost of housing.	Potential Official Plan policy

Policy Recommendations

The following is a discussion regarding the recommended changes to the existing policies found in the Residential designation of the Town's Official Plan. Those Sections in the grey highlighting are from the 2014 Provincial Policy Statement. The charts are broken into three sections, comments across the top, existing policy on the left side and proposed policy on the right.

Comment	
<p>.</p>	
<p>Existing Policy</p> <p><i>Historically, St. Marys developed as a rural service centre augmented by the quarry industry. St. Marys has been successful in attracting additional industry to broaden the economic base. In addition, existing industries have been successful in expanding their own operations, thereby adding to the overall stability of the Town.</i></p> <p>Over the last 50 years, the Town has experienced a steady increase in population in spite of fluctuations in the annual growth rates. Continued growth at a moderate rate of 1.0 % per annum is expected. The Official Plan must be able to guide development effectively during both normal and high growth levels. Within the overall population a higher than normal</p>	<p>Proposed Policy</p> <p><i>Historically, St. Marys developed as a rural service centre augmented by the quarry industry. St. Marys has been successful in attracting additional industry to broaden the economic base. In addition, existing industries have been successful in expanding their own operations, thereby adding to the overall stability of the Town.</i></p> <p>Over the last 60 50 years, the Town has experienced a steady increase in population in spite of fluctuations in the annual growth rates. Continued growth at a moderate rate of 1.0 % per annum is expected. The Official Plan must be able to guide development effectively during both normal and high growth levels. Within the overall population a higher than normal (Provincially) percentage is made up of Senior</p>

<p><i>(Provincially) percentage is made up of Senior Citizens, less than normal percentage of in school age population and a higher percentage of working age people. These trends will be important to monitor in the future to ensure that the planning policies are adequate to achieve fulfillment of the needs of the entire population.</i></p>	<p><i>Citizens, less than normal percentage of in school age population and a higher percentage of working age people. These trends will be important to monitor in the future to ensure that the planning policies are adequate to achieve fulfillment of the needs of the entire population.</i></p>
<p><i>St. Marys continues to thrive as a community. Development activities averaging only 11 dwelling units per year in the mid 1980's has swelled to over 40 dwelling units per year over the last 15 years. Council has also been successful in providing a mixture of dwelling types with the number of single-detached dwellings accounting for less than 50% of the new dwelling units created and the number of semi-detached dwelling units and apartment dwelling units each accounting for 20% of the new stock.</i></p>	<p><i>St. Marys continues to thrive as a community. Development activities averaging only 11 dwelling units per year in the mid 1980's has swelled to over 45 40-dwelling units per year over the last 20 years. Council has also been successful in providing a mixture of dwelling types with the number of single-detached dwellings representing slightly more than 50 per cent of the new dwelling units created with semi-detached dwelling units (20 per cent) and apartment dwelling units (15 per cent) accounting for a large balance of the remaining building stock each accounting for approximately 17 per cent of the new stock.</i></p>
<p><i>The residential areas of the Town are well maintained and relatively free from conflicting land uses. Intensive livestock operations that previously hindered the expansion of urban type uses have, for the most part, ceased; providing opportunities to release the development potential for many areas in the Town.</i></p>	<p><i>The residential areas of the Town are well maintained and relatively free from conflicting land uses. Intensive livestock operations that previously hindered the expansion of urban type uses have, for the most part, ceased; providing opportunities to release the development potential for many areas in the Town.</i></p>
<p><i>The following goals and policies are designed to encourage development and redevelopment in keeping with the character of St. Marys and which will guide public and private sector activities.</i></p>	<p><i>The following goals and policies are designed to encourage development and redevelopment in keeping with the character of St. Marys and which will guide public and private sector activities.</i></p>

<p>Comment</p>	
<p>Existing Policy</p> <p>3.1.1.1. To encourage the provision of an adequate supply and choice of housing for the existing and future residents of St. Marys in terms of quality, type,</p>	<p>Proposed Policy</p> <p>No Change.</p>

location and cost.	
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Comment

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Existing Policy

3.1.1.2 To promote creativity and innovation in new residential development in accordance with current design and planning principles and constantly evolving energy-saving measures and construction techniques.

Proposed Policy

3.1.1.2 To promote creativity and innovation in new residential development in accordance with current design and planning principles and constantly evolving energy-saving measures and construction techniques and encourages sustainable living both from a community perspective and on an individual level.

Comment

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Existing Policy

3.1.1.3 To maintain and improve the existing housing stock and character of residential areas.

Proposed Policy

No Change.

Comment

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Existing Policy

3.1.1.4 To prevent the location of non-compatible land uses in residential areas.

Proposed Policy

No Change.

Comment

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Existing Policy

3.1.1.5 To continue to provide an attractive and enjoyable living environment within the Town.

Proposed Policy

No Change.

Comment

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Existing Policy

3.1.1.6 To promote housing for Senior Citizens; the handicapped and low income families.

Proposed Policy

3.1.1.6 To promote housing for Senior Citizens; the handicapped and low income families a full range and mix of housing types, affordability, and densities to meet the needs for Senior Citizens, persons with disabilities and households with lower incomes.

Comment

.

Existing Policy

3.1.1.7 To encourage and promote additional housing through intensification and redevelopment.

Proposed Policy

No Change.

Comment

1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the *regional market area*, ...

Existing Policy

3.1.1.8 To encourage a diversification and inter mixing of different housing types and forms.

Proposed Policy

No Change.

Comment

1.4.1 a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development;

Existing Policy

3.1.1.9 To maintain at least a 10 year supply of land that is designated and available for residential uses and land with servicing capacity to provide a 3 year supply of residential units zoned to facilitate residential intensification and redevelopment, and in draft and registered plans.

Proposed Policy

No Change.

Comment	
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Existing Policy 3.1.2 Policies 3.1.2.1 Council shall designate sufficient land within the “Residential” designation to meet the housing needs of the community for up to 20 years. Council will encourage residential development and redevelopment by designating sufficient land to provide the marketplace with sufficient alternatives to accommodate growth for a minimum of 10 years and Council will make available sufficient servicing to provide at least a 3 year supply of residential units.	Proposed Policy No Change.

Comment	
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Existing Policy 3.1.2.2 Within the “Residential” designation on Schedule “A”, the primary use of land shall be for a range of dwelling types from single-detached dwellings to walk-up type apartments, parks and open spaces, as well as the institutional uses provided for in Section 3.1.2.17 of this Plan. The various types of residential uses shall be controlled through the application of the Town’s implementing Zoning By-law.	Proposed Policy 3.1.2.2 Within the “Residential” designation on Schedule “A”, the primary use of land shall be for a range of dwelling types from single-detached dwellings to walk-up type low rise apartments, parks and open spaces, as well as the institutional uses provided for in Section 3.1.2.18 of this Plan. The various types of residential uses shall be controlled through the application of the Town’s implementing Zoning By-law.

Comment	
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Existing Policy 3.1.2.3 Residential infilling type development is generally permitted throughout the “Residential” designation where such development is in keeping with the attributes of the neighbourhood in terms of building type, building form, and spatial	Proposed Policy No Change.

separation. When evaluating the attributes of the neighbourhood, regard shall be given to lot fabric (i.e., area, frontage, and depth), and built form (i.e., setbacks, massing, scale, and height). In cases where one or more of the existing zone provisions are not met, an amendment or a minor variance to the zone provisions may be considered to permit the proposed development provided that the spirit of this Section is maintained.

Comment

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Existing Policy

3.1.2.4 Council will favour residential intensification and redevelopment over new green land residential development as a means of providing affordability and efficiencies in infrastructure and public services.

Proposed Policy

3.1.2.4 Council will favour residential intensification through infilling and redevelopment over new green land residential development as a means of providing affordability and efficiencies in infrastructure and public services, capitalizing on existing investment, and utilizing under developed lands.

To be completed following public consultation

Comment

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Existing Policy

3.1.2.5 When reviewing development or redevelopment proposals, Council shall consider following density targets:

- a) Single-detached dwellings
10-15 units per hectare;
- b) Semi-detached, duplex dwellings 15-25
units per hectare;
- c) Townhouse dwellings
25-40 units per hectare;
- d) Low-rise apartments
40-75 units per hectare.

Council may moderately increase or

Proposed Policy

3.1.2.5 When reviewing development or redevelopment proposals, Council shall consider following net density targets:

- a) Single-detached dwellings
10-15 units per hectare;
- b) Semi-detached, duplex dwellings
15-25 units per hectare;
- c) Townhouse dwellings
25-40 units per hectare;
- d) Low-rise apartments
40-75 units per hectare.

Council may moderately increase or decrease

decrease these densities dependent upon specific site circumstances, provision of on-site amenities, and capabilities of municipal servicing systems to accommodate any increase. Council will favour those developments with a mixture of lower and higher densities of development over those consisting of only low densities of development.	these densities dependent upon specific site circumstances, provision of on-site amenities, and capabilities of municipal servicing systems to accommodate any increase. Council will favour those developments with a mixture of lower and higher densities of development over those consisting of only low densities of development.
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Comment .	
Existing Policy 3.1.2.6 Proposals involving mixed densities of residential types shall also be reviewed under the policies of Section 3.1.2.7.	Proposed Policy No Change.

Comment .	
Existing Policy 3.1.2.7 In reviewing proposals for residential development with a net density of more than 18 units per hectare, Council shall consider the impact on municipal capacity, hard services and utilities including sanitary sewer, municipal water supply, storm drainage, service utilities and roadways. Council shall take the following into account prior to enacting an amendment to the Zoning By-law: <ol style="list-style-type: none"> That the development will not involve a building in excess of three full stories above average finished grade and designed to be in keeping with the general character of the area; That the physical condition of land proposed for development will not present a hazard to buildings structures and residents; That the net density of development shall not exceed 75 units per hectare; That the development is serviced by 	Proposed Policy 3.1.2.7 In reviewing proposals for residential development with a net density of more than 18 units per hectare, Council shall consider the impact on municipal capacity, hard services and utilities including sanitary sewer, municipal water supply, storm drainage, service utilities and roadways. Council shall take the following into account prior to enacting an amendment to the Zoning By-law: <ol style="list-style-type: none"> That the development will not involve a building in excess of three full stories above average finished grade and designed to be in keeping with the general character of the area; That the physical condition of land proposed for development will not present a hazard to buildings structures and residents; That the net density of development shall not exceed 75 units per hectare; That the development is serviced by municipal water supply and sewage disposal facilities and that the design capacity of

<p>municipal water supply and sewage disposal facilities and that the design capacity of these services can accommodate such development;</p> <p>e) That the proposed development is within 100 metres of an arterial or collector road as defined in Schedule “B” of this Plan; and</p> <p>f) That sufficient on-site parking is provided and adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing.</p>	<p>these services can accommodate such development;</p> <p>e) That the proposed development is within 100 metres of an arterial or collector road as defined in Schedule “B” of this Plan; and</p> <p>f) That sufficient on-site parking is provided and adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing.</p>
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<p>Comment</p> <p>.</p>	
<p>Existing Policy</p> <p>3.1.3.8 Proponents of townhouse and apartment developments are encouraged to provide on-site recreational facilities in keeping with the proposed development.</p>	<p>Proposed Policy</p> <p>No Change.</p>

<p>Comment</p> <p>.</p>	
<p>Existing Policy</p> <p>3.1.3.9 Proposals for apartment development shall not be considered by Council unless a proposed site plan has been submitted with the application addressing the matters contained in Section 41 of the Planning Act, RSO 1990.</p>	<p>Proposed Policy</p> <p>3.1.2.9 Proposals for townhouse and apartment development shall not be considered by Council unless a proposed site plan has been submitted with the application addressing the matters contained in Section 41 of the Planning Act, RSO 1990.</p>

<p>Comment</p> <p>That a new Section be considered for condominium conversions.</p> <p>.</p>	
<p>Existing Policy</p> <p>No Policy.</p>	<p>Proposed Policy</p> <p>3.1.2.10 Condominium Conversions</p> <p>A condominium conversion refers to a change in</p>

	<p>the tenure of an existing residential housing unit(s) from rental type uses to an ownership type use.</p> <p>The conversion of rental units to condominium type uses may be permitted by Council when the vacancy rates for rental accommodations as defined as the average private row (townhouse) and apartment vacancy rates for the latest three surveys conducted in the Stratford CA by the Canada Mortgage and Housing Corporation is above 1.5 per cent. Where the average private row (townhouse) and apartment vacancy rates is below 1.5 per cent, Council will discourage the conversion of the existing rental stock to condominium unless the proponent can demonstrate to Council's satisfaction that the proposed conversion will not adversely affect the rental housing market in the Town.</p> <p>When considering application to convert the existing rental stock to condominium type ownership, Council will consider:</p> <ul style="list-style-type: none"> a) the number of units included in the conversion application; and b) the impact that the conversion will have on the existing rental and condominium market in the Town.
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Comment	
<p>Existing Policy</p> <p>3.1.3.10 The conversion of older single-detached residences to multiple residential use may be permitted through an amendment to the Zoning By-law. In considering an amendment to convert a single-detached residence to multiple residential use, Council may consider the following:</p> <ul style="list-style-type: none"> a) the conversion would be in keeping with the adjacent residential area; b) the conversion would not result in changes to the existing exterior of the building proposed for conversion; 	<p>Proposed Policy</p> <p>Change Section Number to 3.1.2.11.</p>

<p>c) the site can accommodate adequate parking for the proposed dwelling units so as not to detract unduly from adjacent single detached residential development, or alternatively, such required parking area can be effectively buffered;</p> <p>d) the municipal services are adequate in the immediate area to accommodate the proposed conversion; and</p> <p>e) conversions which propose basement residential units will generally be discouraged.</p>	
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Comment

In 2009, the provincial government began developing a long-term affordable housing strategy. This strategy led to the Strong Communities through Affordable Housing Act, 2011, introduced to Parliament on November 29, 2010 and received Royal Assent on May 4, 2011. This Act amended various sections of the Planning Act by:

- Requiring municipalities to implement official plan policies and zoning by-law provisions that allow secondary units in detached, semi-detached and rowhouses, or as accessory units. Municipalities will have the ability to determine appropriate locations and performance standards for these units.
- Removing the ability to appeal the establishment of these official plan policies and zoning by-law provisions, with the exception of official plan policies that are included in five-year updates of municipal official plans.
- Adding affordable housing to the matters of provincial interest.

Secondary units are defined as any self-contained apartment that includes a kitchen, bathroom, and separate entrance. The unit could be as small as one room that contains all of these living necessities. The term is used interchangeably with accessory or basement apartment, in-law suite, granny flat, or residential unit. Secondary units must comply with any applicable laws and standards. This includes the Building Code, the Fire Code and Property Standards By-laws.

The Town of St. Marys Official Plan currently has residential policies regarding affordable housing, has zoned a significant portion of the Town to permit residential conversions, and has garden suite policies; however these policies do not permit secondary units.

Existing Policy	Proposed Policy
No Policy.	<p>3.1.2.12. Secondary Units</p> <p>A Secondary Unit is an accessory unit which is a self-contained dwelling unit supplemental to the primary residential use of the property. Council will permit the establishment of secondary units in the residential designation and on lands where a single-detached, semi-detached or rowhouse dwelling is specifically zoned as a permitted use subject to the</p>

following:

- a) A secondary unit shall only be permitted within a single-detached, semi-detached or rowhouse dwelling if no building or structure ancillary to the single-detached, semi-detached or rowhouse dwelling contains a residential unit;
- b) A secondary unit shall only be permitted within a building or structure ancillary to a single-detached, semi-detached or rowhouse dwelling if the single-detached, semi-detached or rowhouse dwelling contains a single residential unit;
- c) A maximum of one secondary unit is permitted per primary dwelling unit. Where other supplementary housing (e.g. a garden suite, a mobile home etc.) exists that complements the primary dwelling, a secondary unit is not appropriate and shall not be permitted; A secondary unit shall only be created and used in accordance with the zoning provisions as set out in the Zoning By-law, as amended. Furthermore, it is the intent of Council and this Plan that any deviation from the zoning provisions regulating secondary units shall not be permitted;
- d) the Zoning By-law shall contain regulations to permit secondary units and shall govern matters such as dwelling unit size for both the primary dwelling and the secondary unit, license provisions, alterations to the exterior of the primary dwelling, and parking;
- e) A secondary unit shall be connected to municipal water and sanitary services. Such services shall be adequate in the immediate area of the secondary unit location to accommodate the secondary unit in terms of supply, pressure, and capacity;
- f) A secondary unit shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code;
- g) A secondary unit shall comply with Ontario Regulation under the Conservation Authority Act as they relate to development within lands affected by flooding; and,

	h) A secondary unit cannot be the host of a home occupation.
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Comment

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Existing Policy

3.1.2.11 Mobile Homes and Mobile Home Parks are not permitted within the municipality. Mobile Homes are defined as a “single wide” factory built single-detached dwelling unit which is designed to be transported on its own wheels, whether later removed or not, and connected to service utilities so as to be suitable for long-term occupancy. The preceding definition excludes prefabricated “double wide” single-detached residential units where each half of the unit is transported separately to the site and subsequently joined.

Proposed Policy

Change Section Number to 3.1.2.13.

Comment

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Existing Policy

3.1.2.12 Council intends to monitor the need and demand for various types of housing, including the need for additional senior citizen facilities and those with special needs through bi-annual review of relevant statistical information related to demographics, building permits and types of dwellings constructed.

Proposed Policy

Change Section Number to 3.1.2.14.

Comment

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Existing Policy

3.1.3.13 If sufficient demand is

Proposed Policy

Change Section Number to 3.1.2.15.

<p>demonstrated, Council may endeavour to encourage the provision of senior citizen and assisted family housing through participation in various programs of the senior governments.</p> <p>Council, seeking to provide a balanced mix of housing types, has established targets of 60% lower density single-detached dwellings, 20% medium density attached dwellings and 20% higher density dwellings. These targets are holistic to the Town and it is not Council's intention that every development will meet these objectives.</p>	
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Comment	
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<p>Existing Policy</p> <p>3.1.2.14 Council will encourage the development of affordable housing with 30% of the new housing units created being considered by Council as affordable to households with incomes in the lowest 60 per cent of income distribution for Perth County households.</p>	<p>Proposed Policy</p> <p>Change Section Number to 3.1.2.16.</p>

Comment	
.	
<p>Existing Policy</p> <p>3.1.2.15 Council shall encourage the maintenance, conservation, and rehabilitation of the existing building stock by maintaining existing community infrastructures, assisting residents with Federal and Provincial funding programmes, and the development and enforcement of a Property Standards By-law, Demolishing Control By-law, Signage By-law, and Noise By-law.</p>	<p>Proposed Policy</p> <p>Change Section Number to 3.1.2.17.</p>

Comment

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Existing Policy**3.1.2.16 Group Homes**

a) Group Homes shall be considered a normal residential use of land and shall be permitted only within the "Residential" designation of this plan. Following types of Group Homes shall be permitted as a matter of right within any residential Zone in the Zoning By-law:

- accommodation services for the developmentally handicapped
- satellite residence for seniors
- homes for physically disable adults.

The following types of Group Homes may be permitted based on the merits of each application and subject to an amendment to the Zoning By-law:

- approved homes (psychiatric care)
- homes for special care (psychiatric care)
- supportive housing programmes, adult community mental health
- programme (psychiatric care)
- children's residences.

Any other type of Group Home shall only be considered based on the merits of each application and shall require an amendment to the Zoning By-law and Official Plan.

b) A Group Home is defined as a single housekeeping unit in a residential dwelling in which three to ten persons (excluding supervisory staff or receiving family) live as a family under responsible supervision consistent with the particular needs of its residents. The Home is licensed or approved under Provincial Statutes and in compliance with Municipal By-laws. The Zoning By-law may further restrict the maximum number of residents in any Group Home.

c) The following policies also apply to group homes:

Proposed Policy

That Section 3.1.2.16 be deleted.

<p>i) The establishment of a group home must be based on local need for the particular type of group home to serve the population of the Town and the immediate surrounding rural area. In determining the need and suitability of each type of group home and the number of residents per group home, the size and general character of the Town together with the merits of each specific application must be given consideration.</p> <p>ii) Existing group homes which do not comply with the provisions of the Zoning By-law will be allowed to continue in operation and may only be permitted to expand by amendments to the Zoning By-law, based on the merits of each application.</p> <p>iii) Group homes may only operate subject to the provisions of this section, the provisions of the implementing Zoning By-law, and all necessary provincial approvals. All group homes must be registered with the Town pursuant to Section 236 of the Municipal Act, RSO 1980.</p> <p>iv) No group home shall be located within 450 metres of another group home.</p> <p>All group home applications shall be reviewed by the local municipality and Provincial agencies, and any locally based monitoring agency as may be established.</p>	
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<p>Comment</p> <p>.</p>	
<p>Existing Policy</p> <p>3.1.2.17 Institutional uses</p> <p>Institutional uses of land such as hospitals, churches, schools, parks, senior citizen homes etc. are permitted in the "Residential" designation on Schedule "A" of this Plan except where prohibited by the policies of Section 3.8 of this Official Plan.</p>	<p>Proposed Policy</p> <p>Change Section Number to 3.1.2.18.</p>

Comment

.

Existing Policy

3.1.2.18 Home Occupations
Home occupations that comprise a secondary use carried on entirely within a single-detached dwelling or a semi-detached dwelling only by the person or persons residing in the dwelling may be permitted. Such home occupation shall be clearly secondary to the main use of the dwelling as a private residence such that it does not change the character of the dwelling as a private residence. The implementing Zoning By-law shall contain provisions to regulate matters such as the scale of use, the types of activities to be permitted, parking, and signage.

Proposed Policy

Change Section Number to 3.1.2.19.

Comment

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Existing Policy

3.1.2.19 Garden Suites
Garden Suite development consists of a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and is used for the temporary housing of individuals associated with the host dwelling. Council will permit the establishment of garden suites in all residential areas subject to the following:

- a) The host lot needs to be sufficiently large enough to accommodate the garden suite uses. Provisions for on-site amenity areas, parking, and buffering for abutting property shall be considered factors to determine the appropriateness of the use;
- b) The use must be serviced with full municipal services, including water and

Proposed Policy

3.1.2.20 Garden Suites
Garden Suite development consists of a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and is used for the temporary housing of individuals associated with the host dwelling. Council will permit the establishment of garden suites in all residential areas subject to the following:

- a) The host lot needs to be sufficiently large enough to accommodate the garden suite uses. Provisions for on-site amenity areas, parking, and buffering for abutting property shall be considered factors to determine the appropriateness of the use;
- b) The use must be serviced with full municipal services, including water and sanitary services;

<p>sanitary services;</p> <p>c) Council shall require a temporary use By-law be adopted to permit the use. Such By-law may be for any period of time as determined by Council but initially not exceed ten years. Any subsequent temporary use By-law may be for any period of time as determined by Council but shall not exceed three years; and</p> <p>The owner of the subject property and the occupant(s) of the garden suite shall enter into an Occupancy Agreement and a Site Plan Agreement with the Town.</p>	<p>c) Council shall require a temporary use By-law be adopted to permit the use. Such By-law may be for any period of time as determined by Council but initially not exceed ten twenty (20) years. Any subsequent temporary use By-law may be for any period of time as determined by Council but shall not exceed three years; and</p> <p>The owner of the subject property and the occupant(s) of the garden suite shall enter into an Occupancy Agreement and a Site Plan Agreement with the Town.</p>
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<p>Comment</p> <p>.</p>	
<p>Existing Policy</p> <p>3.1.2.20 Bed and Breakfast Establishments</p> <p>Bed and breakfast establishments carried on entirely within a single-detached dwelling may be permitted. Where permitted, the bed and breakfast establishment must be clearly secondary to the main use of the dwelling as a private residence and not change the character of the dwelling as a private residence. The implementing Zoning By-law shall contain provisions to regulate matters such as the scale of use, parking, and signage.</p>	<p>Proposed Policy</p> <p>Change Section Number to 3.1.2.21.</p>

<p>Comment</p> <p>.</p>	
<p>Existing Policy</p> <p>3.1.2.21 Brownfield Redevelopment Applications to re-develop existing or previously used industrial lands for residential uses shall include best available information about the present and past uses</p>	<p>Proposed Policy</p> <p>Change Section Number to 3.1.2.22.</p>

of the property sufficient to identify the likelihood of site contamination. Where this preliminary information indicates the likelihood of contamination, further investigation will be required to determine the extent of contamination and any measures necessary to clean up the site in accordance with Ministry of Environment requirements. The proponent's professional engineer shall affirm that the necessary remedial/clean-up measures have been fully carried out and that the site is suitable for the proposed use prior to Council permitting any such redevelopment.

Comment

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Existing Policy

3.1.2.22 Neighbourhood Commercial Uses

Neighbourhood commercial type uses may be permitted in the "Residential" designation provided that such uses service the immediate neighbourhood, are located and have access on an Arterial or Collector Road, are small scale in nature, and take a form which is compatible to the character of the areas. An Amendment to the implementing Zoning By-law that shall regulate matters such as scale of use, parking, and building locations shall be required along with a Site Plan Agreement pursuant to Section 41 of the Planning Act, RSO 1990 prior to any neighbourhood commercial uses being established.

Proposed Policy

Change Section Number to 3.1.2.23.

Comment

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Existing Policy	Proposed Policy
<p>3.1.2.23 Zoning By-law</p> <p>The implementing Zoning By-law shall be the principal tool to execute the policies of this designation through the establishment of zones classification to regulate the development of the various forms of housing types. The Zoning By-law shall address matters such as types of uses, lot characteristic (i.e., lot size, lot area, and lot depth), building form (i.e. yard setbacks, floor area, and height).</p>	<p>Change Section Number to 3.1.2.24.</p>

Comment	
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Existing Policy	Proposed Policy
<p>3.1.3 EXCEPTIONS</p> <p>a) The 15.8 acre parcel being part of Lot 20, Concession 10, also described as part of Lots 9, 22 and 27, Registered Plan No. 210, north side of Queen St. West, part of which is designated "Residential", shall be provided street access for residential development from Queen Street West through that portion of the lands designated "Highway Commercial".</p> <p>b) In addition to the uses permitted within the "Residential" designation, the permitted uses on the lands described as:</p> <ul style="list-style-type: none"> i) Lots 4, 5 and 6 and part of Lot 3, south side of Queen Street, Registered Plan No. 209; ii) Lot 14 and part of Lot 15, south side of Queen Street, Registered Plan No. 207; iii) Lot 16 and part of Lot 15, south side of Queen Street, Registered Plan No. 207; iv) part of Lot 15, south side of Queen Street, Registered Plan No. 207 and 	<p>3.1.3 EXCEPTIONS</p> <p>a) The 15.8 acre parcel being part of Lot 20, Concession 10, also described as part of Lots 9, 22 and 27, Registered Plan No. 210, north side of Queen St. West, part of which is designated "Residential", shall be provided street access for residential development from Queen Street West through that portion of the lands designated "Highway Commercial".</p> <p>b) In addition to the uses permitted within the "Residential" designation, the permitted uses on the lands described as:</p> <ul style="list-style-type: none"> i) Lots 4, 5 and 6 and part of Lot 3, south side of Queen Street, Registered Plan No. 209; ii) Lot 14 and part of Lot 15, south side of Queen Street, Registered Plan No. 207; iii) Lot 16 and part of Lot 15, south side of Queen Street, Registered Plan No. 207; iv) part of Lot 15, south side of Queen Street, Registered Plan No. 207 and Lot 23 and part of Lots 21 and 22, south side of Queen Street, Registered Plan No. 211;

<p>Lot 23 and part of Lots 21 and 22, south side of Queen Street, Registered Plan No. 211;</p> <p>v) part of Lot 15, south side of Queen Street, Registered Plan No. 235; and</p> <p>vi) part of Lots 3, 4 and 5, south side of Queen Street, Registered Plan No. 217.</p> <p>shall include those uses legally existing on this land on the date of adoption of this Official Plan and a limited range of uses permitted by the Town's implementing Zoning By-law. (Explanatory Note: The Town's implementing Zoning By-law No. Z1-1997 has zoned these parcels "C4-1".)</p> <p>c) In addition to the uses permitted within the "Residential" designation, the permitted uses on the land described as:</p> <p>i) Lot 1, south side of Queen Street, Registered Plan No. 209;</p> <p>ii) Lots 29 and 30, north side of Queen Street, Registered Plan No. 225; and</p> <p>iii) Lots 10 and 11 and part of Raglan Street, south side of Queen Street, Registered Plan No. 217;</p> <p>shall include those uses legally existing on this land on the date of adoption of this Official Plan and a limited range of uses permitted by the Town's implementing Zoning By-law. (Explanatory Note: The Town's implementing Zoning By-law No. Z1-1997 has zoned these parcels "C4".)</p> <p>d) In addition to the uses permitted within the "Residential" designation, the permitted uses on the land described as part of Park Lot 3, south side of Queen Street, Registered Plan No. 225 in the Town of St. Marys shall include those uses legally existing on this land on the date of adoption of this Official Plan;</p>	<p>v) part of Lot 15, south side of Queen Street, Registered Plan No. 235; and</p> <p>vi) part of Lots 3, 4 and 5, south side of Queen Street, Registered Plan No. 217.</p> <p>shall include those uses legally existing on this land on the date of adoption of this Official Plan and a limited range of uses permitted by the Town's implementing Zoning By-law. (Explanatory Note: The Town's implementing Zoning By-law No. Z1-1997 has zoned these parcels "C4-1".)</p> <p>c) In addition to the uses permitted within the "Residential" designation, the permitted uses on the land described as:</p> <p>i) Lot 1, south side of Queen Street, Registered Plan No. 209;</p> <p>ii) Lots 29 and 30, north side of Queen Street, Registered Plan No. 225; and</p> <p>iii) Lots 10 and 11 and part of Raglan Street, south side of Queen Street, Registered Plan No. 217;</p> <p>shall include those uses legally existing on this land on the date of adoption of this Official Plan and a limited range of uses permitted by the Town's implementing Zoning By-law. (Explanatory Note: The Town's implementing Zoning By-law No. Z1-1997 has zoned these parcels "C4".)</p> <p>d) In addition to the uses permitted within the "Residential" designation, the permitted uses on the land described as part of Park Lot 3, south side of Queen Street, Registered Plan No. 225 in the Town of St. Marys shall include those uses legally existing on this land on the date of adoption of this Official Plan; business or professional office uses</p>
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<p>business or professional office uses and accessory uses; and a limited range of uses permitted by the Town's implementing Zoning By-law.</p> <p>e) In addition to the uses permitted within the "Residential" designation, the permitted uses on the land described as Lots 1, 2 and 3, east side of James Street and north side of Queen Street, Registered Plan No. 225 shall include those uses legally existing on this land on the date of adoption of this Official Plan, a barber shop, a hairdressing shop, a shoe repair shop, a dressmaker shop, a tailor shop, a photographic studio, a business or professional office, and an automobile leasing establishment</p> <p>f) In addition to the uses permitted within the "Residential" designation, the permitted uses on the land described as:</p> <p>i) part of Lot 13, north side of Park Street and east side of Thomas Street, Registered Plan No. 235; and</p> <p>ii) part of Lot 19, Concession 18, east side of James Street .</p> <p>shall include those uses legally existing on this land on the date of adoption of this Official Plan and the limited range of uses permitted by the Town's implementing Zoning By-law.</p> <p>g) In addition to the uses permitted within the "Residential" designation and notwithstanding the policies of Section 3.1.3.11 of this Official Plan, the permitted uses on the land described as part of Lot 17, Concession 15, on the west side of Thames Road North, north side of Queen Street West, in the Town of St. Marys shall include single-wide or double-wide mobile homes. Any mobile home development shall be subject to the following:</p> <p>i) that each mobile home site is developed on full municipal services including sanitary sewers, water</p>	<p>and accessory uses; and a limited range of uses permitted by the Town's implementing Zoning By-law.</p> <p>e) In addition to the uses permitted within the "Residential" designation, the permitted uses on the land described as Lots 1, 2 and 3, east side of James Street and north side of Queen Street, Registered Plan No. 225 shall include those uses legally existing on this land on the date of adoption of this Official Plan, a barber shop, a hairdressing shop, a shoe repair shop, a dressmaker shop, a tailor shop, a photographic studio, a business or professional office, and an automobile leasing establishment.</p> <p>f) In addition to the uses permitted within the "Residential" designation, the permitted uses on the land described as:</p> <p>i) part of Lot 13, north side of Park Street and east side of Thomas Street, Registered Plan No. 235; and</p> <p>ii) part of Lot 19, Concession 18, east side of James Street .</p> <p>shall include those uses legally existing on this land on the date of adoption of this Official Plan and the limited range of uses permitted by the Town's implementing Zoning By-law.</p> <p>g) In addition to the uses permitted within the "Residential" designation and notwithstanding the policies of Section 3.1.3.11 of this Official Plan, the permitted uses on the land described as part of Lot 17, Concession 15, on the west side of Thames Road North, north side of Queen Street West, in the Town of St. Marys shall include single-wide or double-wide mobile homes. Any mobile home development shall be subject to the following:</p> <p>i) that each mobile home site is developed on full municipal services including sanitary sewers, water supply, storm</p>
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<p>supply, storm drainage, and electric supply;</p> <p>ii) that any proposed residential development shall require an amendment to the Zoning By-law. The Zoning By-law Amendment shall regulate elements such as the number, frontage, depth, and area of mobile home sites, a minimum floor area for the mobile home units, and the location of the mobile home units on the site;</p> <p>iii) that prior to the establishment of any residential development, the owner shall enter into a site plan agreement pursuant to Section 51 of the Planning Act, RSO 1990;</p> <p>iv) that an Environmental Site Assessment be completed in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario (1996)" and that any actions required as a result of the report be completed to the satisfaction of the Town.</p> <p>h) In addition to the uses permitted in the "Residential" land use designation, a use described as a country inn and accessory uses shall be a permitted use on the land described as Lots 34 to 42, inclusive, northwest side of Thomas Street, Lots 34 to 37, inclusive, southeast side of Ontario Street, Lot 29, northwest side of Ontario Street, Lot 29, southeast side of Salina Street, part of Lot 23 in the Thames Concession, Block H, and part of Block J, on part of Lot 24, Thomas Concession, Registered Plan No. 235 in the Town of St. Marys.</p> <p>The development of this land for a use described as a country inn and accessory uses shall be subject to the following:</p> <p>i) a site plan agreement pursuant to Section 41 of the Planning Act, R.S.O 1990;</p>	<p>drainage, and electric supply;</p> <p>ii) that any proposed residential development shall require an amendment to the Zoning By-law. The Zoning By-law Amendment shall regulate elements such as the number, frontage, depth, and area of mobile home sites, a minimum floor area for the mobile home units, and the location of the mobile home units on the site;</p> <p>iii) that prior to the establishment of any residential development, the owner shall enter into a site plan agreement pursuant to Section 51 of the Planning Act, RSO 1990;</p> <p>iv) that an Environmental Site Assessment be completed in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario (1996)" and that any actions required as a result of the report be completed to the satisfaction of the Town.</p> <p>h) In addition to the uses permitted in the "Residential" land use designation, a use described as a country inn and accessory uses shall be a permitted use on the land described as Lots 34 to 42, inclusive, northwest side of Thomas Street, Lots 34 to 37, inclusive, southeast side of Ontario Street, Lot 29, northwest side of Ontario Street, Lot 29, southeast side of Salina Street, part of Lot 23 in the Thames Concession, Block H, and part of Block J, on part of Lot 24, Thomas Concession, Registered Plan No. 235 in the Town of St. Marys.</p> <p>The development of this land for a use described as a country inn and accessory uses shall be subject to the following:</p> <p>i) a site plan agreement pursuant to Section 41 of the Planning Act, R.S.O 1990;</p>
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<ul style="list-style-type: none"> ii) the adequacy and potability of the water supply and the method of sewage disposal being satisfactory to and approved by the appropriate authority having jurisdiction over such matters; iii) a Zoning By-law implementing this amendment will contain provisions restricting the size of the development. 	<ul style="list-style-type: none"> ii) the adequacy and potability of the water supply and the method of sewage disposal being satisfactory to and approved by the appropriate authority having jurisdiction over such matters; iii) a Zoning By-law implementing this amendment will contain provisions restricting the size of the development. <p>i) In addition to the uses permitted within the “Residential” designation, the permitted uses on the land described as:</p> <p>i) part of Lot 19, Concession 18, east side of James Street. shall include those uses legally existing on this land on the date of adoption of this Official Plan and the limited range of uses permitted by the Town’s implementing Zoning By-law, including a highway commercial type use described as a landscaping outlet.</p> <p>A Zoning By-law Amendment to define and regulate the landscaping outlet shall be adopted by Council and a Site Plan Agreement pursuant to Section 41 of the Planning Act R.S.O 1990 to regulate the development shall be entered into between the Town and the proponent prior to any development being permitted.</p>
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THE CORPORATION OF THE TOWN OF ST. MARYS

DISCUSSION PAPER #11

NATURAL HERITAGE & HAZARDS

- DRAFT -

Presented to the Town of St. Marys Planning Advisory Committee on
March 19, 2018

NATURAL HERITAGE

Introduction

The Town of St. Marys Official Plan was adopted by Council on September 22, 1987. The Official Plan was approved in part by the Minister of Municipal Affairs and Housing on February 2, 1993 with 15 modifications and two deferrals. Final approval from Minister of Municipal Affairs and Housing was received on April 30, 1999. Following a five-year review of the document, Council approved the current consolidated copy of the Official Plan on October 1, 2007.

This is the eleventh of a series of Discussion Papers prepared to assist in the 5-year review of the Town of St. Marys Official Plan as per the Planning Act Section 26(1). The purpose of a Section 26 review is to ensure that the Official Plan conforms with provincial plans (or does not conflict with them), has regard to matters of provincial interest and is consistent with policy statements, such as the Provincial Policy Statement which was updated in 2014. In addition to meeting statutory requirements under the Planning Act, this review is also intended to ensure that the policies in the Official Plan are in keeping with the goals and objectives of the community and provides the opportunity to identify opportunities and issues that can be addressed through the Official Plan.

This Discussion Paper will identify areas and topics as they relate to the natural heritage and hazards in the Town. This Discussion Paper is intended to bring information to Planning Committee for review and consideration when making recommendations to Town Council.

Part V - Policies of the Provincial Policy Statement (PPS) contains a number of policies geared to direct and manage growth of urban areas such as the Town (those Sections in the grey highlighting are from the 2014 Provincial Policy Statement).

Planning Background

The most recent version of the Provincial Policy Statement (PPS) came into effect on April 30, 2014. Section V- Policies of this PPS contains a number of policies that direct and manage growth of urban areas such as St. Marys. The policies of Section 2.0 (wise use and management of resources) are particularly relevant in guiding and managing change to promote efficient land use and development patterns.

2.0 Wise Use and Management of Resources

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

The PPS defines Natural heritage features and areas to mean features and areas, including significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest (ANSIs), which are important for their environmental and social values as a legacy of the natural landscapes of an area.

There are no known significant wetlands, valley lands, wildlife habitats, areas of natural or scientific interest, habitat of endangered and threatened species in the Town, however policies are required in the Official Plan to provide direction with respect to the identification and protection of such areas and features.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features and ground water features*.

As St Marys is located in Ecoregions 6E and 7E1 for the purposes of Section 2.1 of the PPS, the natural heritage systems policies of Section 2.1.3 are applicable.

2.1.3 *Natural heritage systems* shall be identified in Ecoregions 6E & 7E1, recognizing that *natural heritage systems* will vary in size and form in *settlement areas, rural areas, and prime agricultural areas*.

Natural Heritage Systems include:

- (a) the core areas which are capable of providing and sustaining ecological functions and may consist of one or more features. Some of the attributes of a core area may include, its size, integrity and degree of naturalness, shape, habitat and species diversity, presence of interior habitat, presence of rare habitats and species, and potential for connectivity;
- (b) linkages and corridors that may accommodate the natural movement patterns of plants and animals necessary for biodiversity conservation and the long term viability of ecological systems; and
- (c) natural heritage features and areas, including significant wetlands, significant woodlands, and significant valley lands, fish habitats, significant habitats for endangered and threatened species, significant wildlife habitats, and ANSIs.

While the natural heritage system policies apply in St. Marys, the Province also recognizes that natural heritage systems will vary in size and form in settlement areas, and that there may be limited opportunities for linkages.

2.1.4 *Development and site alteration* shall not be permitted in:

- a) *significant wetlands* in Ecoregions 5E, 6E and 7E1; and
- b) *significant coastal wetlands*.

3.1 Natural Hazards

3.1.1 Development shall generally be directed to areas outside of:

- b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*.

3.1.2 *Development and site alteration* shall not be permitted within:

areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and

a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

3.1.6 Where the *two zone concept* for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *floodings hazard* elevation or another *floodings hazard* standard approved by the Minister of Natural Resources.

3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) *development* and *site alteration* is carried out in accordance with *floodproofing standards*, *protection works standards*, and *access standards*;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

3.1.4 Despite policy 3.1.2, *development* and *site alteration* may be permitted in certain areas associated with the *floodings hazard* along *river*, *stream* and *small inland lake systems*:

- a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or
- b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

PPS - 1.7.1 Long-term economic prosperity should be supported by:

- i) promoting energy conservation and providing opportunities for development of *renewable energy systems* and *alternative energy systems*, including district energy;

PPS - 1.6.11.2 Planning authorities should promote *renewable energy systems* and *alternative energy systems*, where feasible, in accordance with *provincial and federal requirements*.

Species at Risk Act (SARA)

The Species at Risk Act (SARA) is one part of a three part strategy the Government of Canada has implemented for the protection of wildlife species at risk. It was proclaimed in June 2003 and it provides legal protection of wildlife species and conservation of biological diversity.

The purpose of the Act is to prevent Canadian indigenous species, subspecies and distinct populations from becoming extirpated or extinct. It aims to provide the tools necessary for the recovery of threatened and endangered species. It also encourages management of other species to prevent them from becoming at risk. SARA is the result of the implementation of the Canadian Biodiversity Strategy.

Permits are required for persons conducting activities that may affect species listed on Schedule 1 of SARA, as extirpated, endangered or threatened. Depending on the species and its location, the permit should be directed to the appropriate authority. Applications regarding activities outside of Parks Canada protected heritage areas or of non-aquatic species, are to be completed and submitted to the appropriate Environment Canada regional office.

With regard to enforcement, Provinces and Territories are responsible for enforcing prohibitions for the conservation of species at risk under their jurisdiction. Species within protected heritage areas are protected by Parks Canada and the Department of Fisheries and Oceans protect aquatic species.

Endangered Species Act

The Endangered Species Act (ESA) was enacted to protect Ontario wildlife species at risk for future generations. The purpose of the Act is to:

1. Identify species at risk based on the best available scientific information, including information obtained from community knowledge and aboriginal traditional knowledge;
2. To protect species that are at risk, including their habitats, ;
3. And to promote stewardship activities to assist in the protection and recovery of species that are at risk.

The Minister of the Natural Resources and Forestry has the ability to issue permits or authorizations for activities which would otherwise be prohibited that involve species listed on the Species at Risk in Ontario List as extirpated, endangered or threatened species. Different types of authorizations include agreements, regulatory exemptions and permits. There are 5 types of permits issued under the Endangered Species Act: health and safety, protection or recovery, social or economic benefit to Ontario, Aboriginal, and overall benefit.

The ESA is enforced by conservation officers, park wardens and other persons appointed or designated by the Minister as enforcement officers.

Conservation Authorities Act

Under the Conservation Authorities Act, conservation authorities regulate development and other activities through a permitting process for purposes of natural hazard management and prevention. A permit from the local conservation authority is required for development in areas related to water-based natural hazards, such as floodplains or shorelines and for any activity that could interfere with or alter a watercourse or wetland.

Throughout the Town there are lands that are subject to flooding and/or erosion. These lands are associated primarily with the flood plain and erosion prone areas of the North Thames River, and Trout Creek and their associated tributaries. These watercourses, and their adjacent valley lands fall within the jurisdiction of the Upper Thames River Conservation Authority (UTRCA).

In several of these flood prone areas, the Conservation Authority has prepared detailed flood line mapping. While the specifics of the various studies may differ, they are common in that they identify flood line elevations for the 1:100 year storm and the Regulatory Flood Standard. The Regulatory Flood Standard for the Upper Thames River Conservation Authority is the Regulatory Storm (1937 Observed Flood) which represents a 1:250 year storm event.

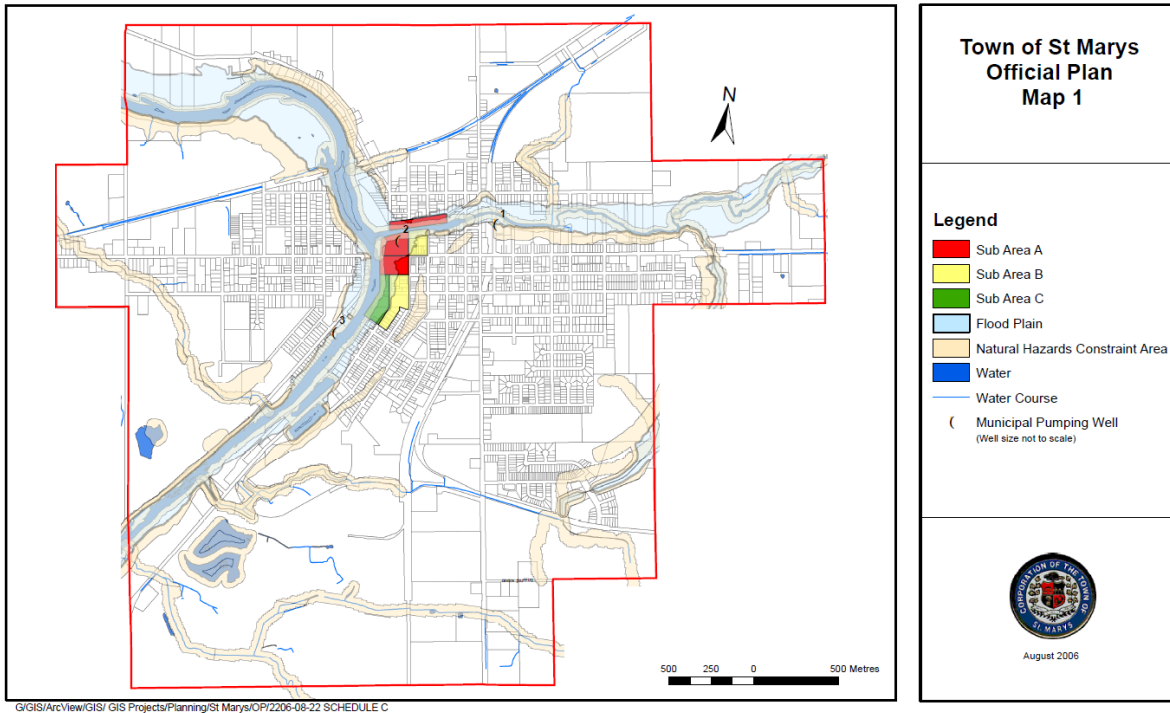
In areas where flooding has been experienced and where detailed regulatory flood line information is available, it is important that the potential hazards associated with such flooding be recognized and that lands subject to the flooding be appropriately designated in municipal planning documents. The subject "Natural Hazards" designation has been established for the purpose of addressing flooding concerns and related issues in those areas where detailed regulatory flood line information is available.

The Conservation Authority is also responsible for the ongoing identification and remediation of erosion hazards by encouraging prevention, protection and management of erosion issues.

A Special Policy Area designation, affecting a defined area throughout of the Town, was approved by the Province in 1997 to permit controlled development and redevelopment at a level that is less than required to withstand the Regulatory Flood for the purpose of sustaining the economic viability of the Central Commercial area. The policies of the Special Policy Area have been incorporated into this Official Plan with the lands affected along with the Flood Plain, and the Natural Hazards Constraint Areas displayed on Map 1 below.

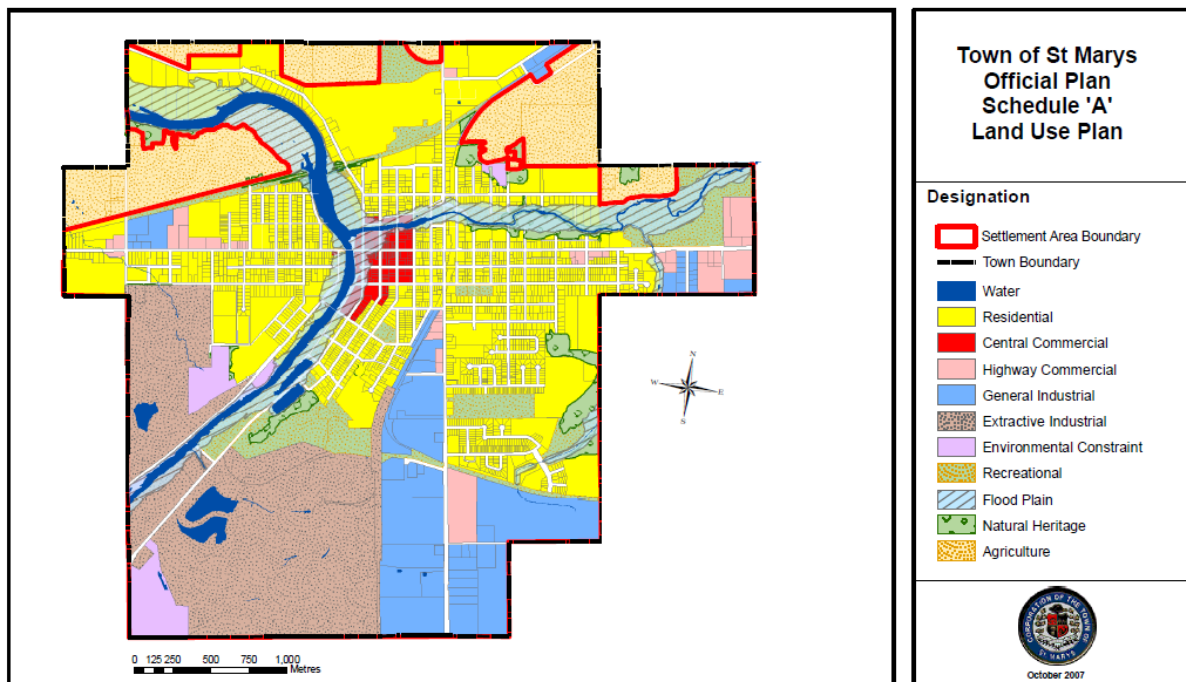
NATURAL HERITAGE & HAZARDS

St Marys Official Plan Review - Draft



Land Use Designation – Natural Heritage

The Natural Heritage designation applies to a limited number of smaller areas spread throughout the Town.



Policy Recommendations – Natural Hazards

The following is a discussion regarding the recommended changes to the existing policies found in the Natural Hazards designation of the Town's Official Plan. Those Sections in the grey highlighting are from the 2014 Provincial Policy Statement. The charts are broken into three sections, comments across the top, existing policy on the left side and proposed policy on the right.

3.1 Natural Hazards

3.1.1 Development shall generally be directed to areas outside of:

b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.*

Comment	
Existing Policy	Proposed Policy
<p>3.8. <u>NATURAL HAZARDS</u></p> <p><i>Being situated at the scenic confluence of the Thames River and Trout Creek, the citizens of St. Marys enjoy the benefits of beautiful vistas and scenic landscapes but they are also aware of the natural hazards associated with this setting.</i></p> <p><i>In the Town there are steeply sloped lands that are susceptible to erosion and valley lands that are susceptible to flooding from time to time. These lands are primarily located along the Thames River, Trout Creek, and Birches Creek and include a significant portion of the downtown business area. These watercourses fall within the jurisdiction of the Upper Thames River Conservation Authority (UTRCA) who have assisted the Town with the development and implementation of a comprehensive set of policies to protect</i></p>	<p>3.8. <u>NATURAL HAZARDS</u></p> <p><i>Being situated at the scenic confluence of the North Thames River and Trout Creek, the citizens of St. Marys enjoy the benefits of beautiful vistas and scenic landscapes but they are also aware of the natural hazards associated with this setting.</i></p> <p><i>In the Town there are steeply sloped lands that are susceptible to erosion and valley lands that are susceptible to flooding from time to time. These lands are primarily located along the Thames River, Trout Creek, and Birches Creek and include a significant portion of the downtown business area. These watercourses, and their associated valley lands fall within the jurisdiction of the Upper Thames River Conservation Authority (UTRCA) who have assisted the Town with the development and</i></p>

NATURAL HERITAGE & HAZARDS

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<p><i>life and property in the flood prone areas. The UTRCA uses the 1937 - Observed Flood Storm Event as its Regulatory Flood level.</i></p>	<p><i>implementation of a comprehensive set of policies to protect life and property in the case of a regulatory (1:250 year) flood event flood-prone areas. The UTRCA uses the 1937 - Observed Flood Storm Event as its Regulatory Flood level.</i></p>
<p><i>The Town has developed, with the assistance of the UTRCA, the Ministry of Natural Resources and Forestry, and the Ministry of Municipal Affairs, a Special Policy Area for the downtown business area where it is recognized and warranted that development and redevelopment need to occur to a standard of flood protection which is less than that required to withstand the Regulatory Flood. Specific policy for this Special Policy Area has been developed for the downtown business area.</i></p>	<p><i>The Town has developed, with the assistance of the UTRCA, the Ministry of Natural Resources and Forestry, The Ministry of Municipal Affairs and the Ministry of Housing have approved a Special Policy Area for the downtown business area where it is recognized and warranted that development and redevelopment need to can occur to a standard of flood protection which is less than that required to withstand the Regulatory Flood. Specific policy for this Special Policy Area has been developed for the downtown business area.</i></p>
<p><i>In addition to the development of a Special Policy area, the Town also uses a Two-Zone Concept approach that allows limited development in the "flood fringe" portion of the flood plain. Specific policy for the "flood fringe" has been developed to regulate uses in this area.</i></p>	<p><i>In addition to the development of a Special Policy area, the Town also uses a Two-Zone Concept approach that allows limited development in the "flood fringe" portion of the flood plain. Specific policy for the "flood fringe" has been developed to regulate uses in this area.</i></p>
<p>3.8.1 OBJECTIVES</p>	<p>3.8.1 OBJECTIVES</p>
<p>3.8.1.1 To assist in identifying those lands that are subject to flooding hazards and/or erosion hazards.</p>	<p>3.8.1.1 To assist in identifying those lands that are subject to flooding hazards and/or erosion hazards.</p>
<p>3.8.1.2 To prevent the needless destruction of property from flooding by prohibiting new development and regulating the redevelopment and expansion of existing development.</p>	<p>3.8.1.2 To prevent the needless destruction of property from flooding by prohibiting new development and regulating the redevelopment and expansion of existing development.</p>
<p>3.8.1.3 To develop a flood plain management program which will ensure proper land use and prevent or minimize</p>	<p>3.8.1.3 To develop a flood plain management program which will ensure proper land use and prevent or minimize</p>

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the risk of property damage, loss of life, and disruption from hazards and/or erosion hazards.	the risk of property damage, loss of life, and disruption from flood hazards and/or erosion hazards.
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Comment Update to Name of Ministry.	
Existing Policy 3.8.1.4 To encourage and promote cooperation amongst the Ministry of Natural Resources, the Conservation Authority, the Town, and individual property owners in dealing with issues and concerns related to flooding hazards and/or erosion hazards within the identified “Natural Hazards” areas.	Proposed Policy 3.8.1.4 To encourage and promote cooperation amongst the Ministry of Natural Resources and Forestry , the Conservation Authority, the Town, and individual property owners in dealing with issues and concerns related to flooding hazards and/or erosion hazards within the identified “Natural Hazards” areas. The intent of these policies is to protect life and property from risks associated with natural hazards, ensure people and vehicles are able to safely travel during emergencies, and ensure that no new hazards are created.

Comment	
Existing Policy 3.8.1.5 To preserve, conserve, and enhance the distinct natural environment associated with identified “Natural Hazards” areas. 3.8.1.6 To provide natural and man made recreational opportunities.	Proposed Policy No Change.

Comment Policy Added to address the role this designation has in the functions of the natural heritage system.	
Existing Policy No Policy.	Proposed Policy 3.8.1.7 To recognize that the “Natural Hazard” areas are part of the Town’s natural heritage system.

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3.1.2 *Development and site alteration* shall not be permitted within:

areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

Comment	
Existing Policy No Policy.	Proposed Policy 3.8.2 PERMITTED USES The permitted uses of land in the floodway portion of the "Natural Hazard" designation shall be forestry, conservation uses, flood or erosion control works/infrastructure, agriculture, utilities, and outdoor recreation uses, including seasonal small craft access areas. The flood fringe area will function as an "overlay" area and the permitted uses of land in the flood fringe shall be those uses permitted in accordance with the applicable policies of the underlying land use designations established by this Plan provided they receive the appropriate approval/permit from both the Town and the Conservation Authority.

Comment	
Existing Policy 3.8.2 POLICIES	Proposed Policy Section Renumbered from 3.8.2 to 3.8.3

Comment	
Existing Policy 3.8.1 A number of properties in the Town of St. Marys are situated within the floodplains of the	Proposed Policy 3.8.3.1 A number of properties in the Town of St. Marys are situated within the floodplain and

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Thames River, Trout Creek, and other small watercourses. In addition to the applicable policies associated with their respective land use designations, these properties shall be subject to the policies of the Upper Thames River Conservation Authority.	erosion hazard of the North Thames River, Trout Creek, and other small watercourses. In addition to the applicable policies associated with their respective land use designations, these properties are shall be subject to the policies of the Upper Thames River Conservation Authority.
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3.1.6 Where the *two zone concept* for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flood hazard* elevation or another *flood hazard* standard approved by the Minister of Natural Resources.

Comment	
<p>Existing Policy</p> <p>3.8.2.2 Where the two-zone concept applies, the flood plain shall consist of the floodway and flood fringe. The floodway is the inner portion of the flood plain, representing that area required for the safe passing of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. The outer portion of the flood plain is called the flood fringe where depths and velocities of flooding are generally less severe than those experienced in the floodway. The flood fringe is the area where development and site alteration may be permitted, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Ministry of Natural Resources.</p> <p>3.8.2.3 The Regulatory Flood Line shall be determined by the Upper Thames</p>	<p>Proposed Policy</p> <p>3.8.3.2 Where the two-zone concept applies, the flood plain shall consist of the floodway and flood fringe. The floodway is the inner portion of the flood plain, representing that area required for the safe passing of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. The outer portion of the flood plain is called the flood fringe where depths and velocities of flooding are generally less severe than those experienced in the floodway. The flood fringe is the area where development and site alteration may be permitted, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Ministry of Natural Resources and Forestry.</p> <p>3.8.3.3 The Regulatory Flood Line</p>

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<p>River Conservation Authority with regard to the natural heritage and natural hazard policies as outlined under the Provincial Policy Statement and with regard to the regulations made pursuant to the Conservation Authorities Act.</p>	<p>shall be determined by the Upper Thames River Conservation Authority with regard to the natural heritage and natural hazard policies as outlined under the Provincial Policy Statement and with regard to the regulations made pursuant to the Conservation Authorities Act.</p>
<p>The development or redevelopment of properties below the Regulatory Flood Elevation shall be discouraged.</p>	<p>The development or redevelopment of properties below the Regulatory Flood Elevation shall be discouraged.</p>
<p>In those situations, in the Special Policy Area, where development and redevelopment is deemed necessary by the Town and the Conservation Authority, it shall be flood proofed to a minimum of the 1:100 year flood elevation. Development and redevelopment should, where feasible, be flood proofed to the Regulatory flood elevation. The level of flood proofing shall be determined by the Town and the Conservation Authority.</p>	<p>In those situations, in the Special Policy Area, where development and redevelopment is deemed necessary by the Town and the Conservation Authority, it shall be flood proofed to a minimum of the 1:100 year flood elevation. Development and redevelopment should, where feasible, be flood proofed to the Regulatory flood elevation. The level of flood proofing shall be determined by the Town and the Conservation Authority. as per the approved Special Policy Area policies.</p>

3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) *development* and *site alteration* is carried out in accordance with *floodproofing standards*, *protection works standards*, and *access standards*;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

Comment	
<p>Existing Policy</p> <p>3.8.2.4 Notwithstanding any other policy in this plan:</p>	<p>Proposed Policy</p> <p>3.8.3.4 Notwithstanding any other policy in this plan, development shall not</p>

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a) new development associated with substances of a chemical, hazardous or toxic nature, which would pose an unacceptable threat to public safety, if damaged as a result of flooding or failure of flood proofing measures, is not permitted to locate in the floodplain;

b) new development associated with institutional uses, such as hospitals, nursing homes and schools, which would pose a significant threat to the safety of the inhabitants (e.g. the sick, the elderly, the disabled or the young), if involved in an emergency evacuation situation as result of flooding or failure of flood proofing measures, is not permitted in the floodplain; and

c) new development associated with essential services, such as police, fire and ambulance stations and electrical substations, which must continue to function during a flood emergency, are not permitted to locate in the floodplain, if as a result of flooding or failure of flood proofing measures, delivery of the service would be impaired.

be permitted to locate in hazardous lands and hazardous sites where the use is:

a) an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;

b) an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or

c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

~~a) new development associated with substances of a chemical, hazardous or toxic nature, which would pose an unacceptable threat to public safety, if damaged as a result of flooding or failure of flood proofing measures, is not permitted to locate in the floodplain;~~

~~b) new development associated with institutional uses, such as hospitals, nursing homes and schools, which would pose a significant threat to the safety of the inhabitants (e.g. the sick, the elderly, the disabled or the young), if involved in an emergency evacuation situation as result of flooding or failure of flood proofing measures, is not permitted in the floodplain; and~~

~~e) new development associated with essential services, such as police, fire and ambulance stations and electrical substations, which must continue to function during a flood emergency, are not permitted to locate in the floodplain, if as a result of flooding or failure of flood proofing measures, delivery of the service would be impaired.~~

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3.1.4 Despite policy 3.1.2, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard* along *river, stream and small inland lake systems*:

a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or

b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

Comment	
<p>Existing Policy</p> <p>3.8.2.5 SPECIAL POLICY AREA In accordance with 3.8.2.2, the Town of St. Marys, the Upper Thames River Conservation Authority, the Ministry of Natural Resources and the Ministry of Municipal Affairs agree that a higher flood risk than normally acceptable is warranted for those lands designated as a Special Policy Area on Schedule “C” to this Plan.</p> <p>This Special Policy Area designation may permit controlled development and redevelopment to a standard of flood protection less than that required to withstand the Regulatory flood. This higher flood risk is necessary to sustain the economic viability of St. Marys’ central commercial areas.</p> <p>Except for the flood proofing criteria described in Section 3.8.2.4, the minimum level of flood protection within the Special Policy Area is the 1:100 flood elevation.</p> <p>a) notwithstanding Sections 3.8.2.3 existing land uses, including residences</p>	<p>Proposed Policy</p> <p>3.8.3.5 SPECIAL POLICY AREA In accordance with 3.8.2.2, the Town of St. Marys, the Upper Thames River Conservation Authority, the Ministry of Natural Resources and Forestry, and the Ministry of Municipal Affairs agree that a higher flood risk than normally acceptable is warranted for those lands designated as a Special Policy Area on Schedule “C” to this Plan.</p> <p>This Special Policy Area designation may permit controlled development and redevelopment to a standard of flood protection less than that required to withstand the Regulatory flood. This higher flood risk is necessary to sustain the economic viability of St. Marys’ central commercial areas.</p> <p>Except for the flood proofing criteria described in Section 3.8.3.4, the minimum level of flood protection within the Special Policy Area is the 1:100 flood elevation.</p> <p>a) notwithstanding Sections 3.8.3.3</p>

<p>and institutions, are recognized within the floodplain.</p> <p>b) furthermore, in the event of fire or other disaster, redevelopment of such uses shall be permitted at similar densities. However, where there is mutual agreement between the affected property owner and the Conservation Authority, redevelopment should be flood proofed to the Regulatory Flood elevation, where this is not possible redevelopment should incorporate as much flood proofing as feasible.</p> <p>3.8.2.6 SPECIAL POLICY AREAS (SUB AREAS)</p> <p>Given that the extent and type of redevelopment contemplated within the Special Policy Area is varied, three sub-areas have been established. These sub-areas are labeled A, B, and C, as delineated on Schedule "C" and are subject to the specific flood proofing criteria outlined as follows:</p> <p>With regard to each sub-area, development and redevelopment and their associate flood proofing criteria may take place subject to the following criteria:</p> <p>a) ALL SUB-AREAS</p> <p>Proposed commercial, residential or institutional uses subject to Section 3.8.2.4 of this Plan are permitted in all sub-areas provided:</p> <p>i) the land use designations on Schedule "A" permit such uses;</p> <p>ii) vehicular and pedestrian access is achieved to the extent that new ingress/egress routes shall be equal</p>	<p>existing land uses, including residences and institutions, are recognized within the floodplain. The intensification of existing uses, however, is generally not permitted.</p> <p>b) furthermore, in the event of fire or other disaster, redevelopment of such uses shall be permitted at similar densities. However, where there is mutual agreement between the affected property owner and the Conservation Authority, redevelopment should be flood proofed to the Regulatory Flood elevation, where this is not possible redevelopment should incorporate as much flood proofing as feasible.</p> <p>3.8.3.6 SPECIAL POLICY AREAS (SUB AREAS)</p> <p>Given that the extent and type of redevelopment contemplated within the Special Policy Area is varied, three sub-areas have been established. These sub-areas are labeled A, B, and C, as delineated on Schedule "C" and are subject to the specific flood proofing criteria outlined as follows:</p> <p>With regard to each sub-area, development and redevelopment and their associate flood proofing criteria may take place subject to the following criteria:</p> <p>a) ALL SUB-AREAS</p> <p>Proposed commercial, residential or institutional uses subject to Section 3.8.3.4 of this Plan are permitted in all sub-areas provided:</p> <p>i) the land use designations on Schedule "A" permit such uses;</p> <p>ii) vehicular and pedestrian access is achieved to the extent that new ingress/egress routes shall be equal</p>
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<p>to the elevation of the existing Municipal roadway with which they intersect;</p> <p>iii) living spaces and building or window openings are not situated below the 1:100 year flood elevation;</p> <p>iv) mechanical, electrical and heating services are not situated below the 1:100 year flood elevation unless flood proofed;</p> <p>v) new sanitary sewers are tight against inflow below the 1:100 year flood elevation;</p> <p>vi) structural integrity is achieved to withstand hydrostatic, hydrodynamic, and buoyant loading associated with the 1:100 year flood elevation; and</p> <p>vii) parking lots associated with proposed residential or institutional uses are constructed in accordance with the policy of Section 3.8.2.3 and in no case shall be lower than that obtained for the provision of access as outlined in Section 3.8.2.5 above.</p> <p>b) SUB AREA "A" (<i>FORMERLY Sub Areas A1, A2 and D</i>)</p> <p>There shall be no development or redevelopment of the properties:</p> <p>i) bounded on the south side of Trout Creek by Trout Creek, the Thames River, Jones Street, and Wellington Street;</p> <p>ii) bounded on the north side of Trout Creek by Trout Creek, Peel Street, and Wellington Street; and</p> <p>iii) abutting the north side of Trout Creek between Water and Wellington Street.</p> <p>unless proofed to a minimum of 1:100</p>	<p>to the elevation of the existing Municipal roadway with which they intersect; (update)</p> <p>iii) living spaces and building or window openings are not situated below the 1:100 year flood elevation;</p> <p>iv) mechanical, electrical and heating services are not situated below the 1:100 year flood elevation unless flood proofed;</p> <p>v) new sanitary sewers are tight against inflow below the 1:100 year flood elevation;</p> <p>vi) structural integrity is achieved to withstand hydrostatic, hydrodynamic, and buoyant loading associated with the 1:100 year flood elevation; and</p> <p>vii) parking lots associated with proposed residential or institutional uses are constructed in accordance with the policy of Section 3.8.2.3 and in no case shall be lower than that obtained for the provision of access as outlined in Section 3.8.2.5 above.</p> <p>b) SUB AREA "A" (<i>FORMERLY Sub Areas A1, A2 and D</i>)</p> <p>There shall be no development or redevelopment of the properties:</p> <p>i) bounded on the south side of Trout Creek by Trout Creek, the Thames River, Jones Street, and Wellington Street;</p> <p>ii) bounded on the north side of Trout Creek by Trout Creek, Peel Street, and Wellington Street; and</p> <p>iii) abutting the north side of Trout Creek between Water and Wellington Street.</p> <p>unless flood proofed to a minimum of the</p>
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<p>regulatory elevations.</p> <p>For any attached structures fronting on Queen St, between Water St. and Wellington St., redevelopment should be flood proofed to the Regulatory flood elevation. Where this is not feasible structures must be flood proofed to a minimum of 1:100 year flood elevation. Regard should be had for maintaining consistency with the facades of adjacent properties and for maintaining compatibility with the existing densities of second and third storey residential units.</p> <p>c) SUB-AREA "B" (<i>FORMERLY Sub Areas B AND E</i>)</p> <p>Most properties in this sub area are already protected to the 1:100 year flood elevation. The policies of Section 3.8.2.6.a) apply.</p> <p>d) SUB-AREA "C"</p> <p>Development or redevelopment in this sub-area is feasible through the placement of fill and/or structural flood proofing to an amount which provides flood proofing to the minimum of the 1:100 year flood elevation.</p> <p>3.8.2.7 In accordance with Section 3.8.2.2, a two-zone designation shall apply to those lands which are below the Regulatory flood line and outside the Special Policy Area designation on Schedule "C" of this Plan. The boundaries of this two-zone designation should be the Regulatory flood line as identified on Schedule "C".</p> <p>In the floodway, it is a policy of this Plan that development shall generally be discouraged. However, buildings and</p>	<p>1:100 regulatory elevations.</p> <p>For any attached structures fronting on Queen St, between Water St. and Wellington St., redevelopment should be flood proofed to the Regulatory flood elevation. Where this is not feasible structures must be flood proofed to a minimum of 1:100 year flood elevation. Regard should be had for maintaining consistency with the facades of adjacent properties and for maintaining compatibility with the existing densities of second and third storey residential units.</p> <p>c) SUB-AREA "B" (<i>FORMERLY Sub Areas B AND E</i>)</p> <p>Most properties in this sub area are already protected to the 1:100 year flood elevation. The policies of Section 3.8.3.6.a) apply.</p> <p>d) SUB-AREA "C"</p> <p>Development or redevelopment in this sub-area is feasible through the placement of fill and/or structural flood proofing to an amount which provides flood proofing to the minimum of the 1:100 year flood elevation.</p> <p>3.8.3.7 In accordance with Section 3.8.3.2, a two-zone designation shall apply to those lands which are below the Regulatory flood line and outside the Special Policy Area designation on Schedule "C" of this Plan. The boundaries of this two-zone designation should be the Regulatory flood line as identified on Schedule "C".</p> <p>In the floodway, it is a policy of this Plan that development shall generally be discouraged. However, buildings and</p>
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<p>structures for flood control purposes, public works purposes, and active and passive recreation may be permitted. In addition, limited development associated with existing uses located in the floodway may be permitted where the circumstances warrant the development. Where buildings and structures are permitted, they shall be subject to the approval of any flood proofing measures required by the Upper Thames River Conservation Authority.</p> <p>In the flood fringe, development shall be permitted subject to the following:</p> <ul style="list-style-type: none"> a) the approval of the Upper Thames River Conservation Authority for the erection of buildings and structures and the placement of fill; b) all buildings and structures erected shall be flood proofed to withstand the Regulatory flood; and c) safe access, pedestrian and vehicular, must be available for all new residential uses. <p>3.8.2.8 In considering development or redevelopment applications within the Special Policy Area and anywhere else within the floodplain, the Town and the Conservation Authority shall both be satisfied that the application includes feasible flood proofing measures, to the extent required under Sections 3.6.3, 3.6.5.1, and 3.6.5.4 of this Plan.</p> <p>3.8.2.9 It is essential that some form of public notification be given to signify the potential flood risks and flood proofing methods which may be necessary for any new development or redevelopment proposed on these flood prone lands.</p>	<p>structures for flood control purposes, public works purposes, and active and passive recreation may be permitted. In addition, limited development associated with existing uses located in the floodway may be permitted where the circumstances warrant the development. Where buildings and structures are permitted, they shall be subject to the approval of any flood proofing measures required by the Upper Thames River Conservation Authority.</p> <p>In the flood fringe, development shall be permitted subject to the following:</p> <ul style="list-style-type: none"> a) the approval of the Upper Thames River Conservation Authority for the erection of buildings and structures and the placement of fill; b) all buildings and structures erected shall be flood proofed to withstand the Regulatory flood; and c) safe access, pedestrian and vehicular, must be available for all new residential uses. <p>3.8.3.8 In considering development or redevelopment applications within the Special Policy Area and anywhere else within the floodplain, the Town and the Conservation Authority shall both be satisfied that the application includes feasible flood proofing measures, to the extent required under Sections 3.6.3, 3.6.5.1, and 3.6.5.4 of this Plan.</p> <p>3.8.3.9 It is essential that some form of consultation notification be given to signify the potential flood risks and flood proofing methods which may be necessary for any new development or redevelopment proposed on these flood prone lands.</p>
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<p>Implementation of these flood protection policies shall be provided through a separate zone category in the Town's comprehensive zoning by-law which, among other matters, will establish provisions that regulate basements, the locations of buildings and structures, and the minimum elevations of windows and doors, outside storage, and building setbacks as necessary to achieve the flood proofing requirements of this plan for development within the Special Policy Area.</p> <p>3.8.2.10 Site plan control, pursuant to Section 41 of the <u>Planning Act, RSO 1990</u>, shall also be applied to regulate development or redevelopment within the Special Policy Area.</p> <p>3.8.2.11 The Town in conjunction with the Conservation Authority shall consider means of improving the level of flood protection within the Special Policy Area and throughout the floodplain through remedial works, where feasible, and by continuing its flood advisory and warning program.</p>	<p>Implementation of these flood protection policies shall be provided through a separate zone category in the Town's comprehensive zoning by-law which, among other matters, will establish provisions that regulate basements, the locations of buildings and structures, and the minimum elevations of windows and doors, outside storage, and building setbacks as necessary to achieve the flood proofing requirements of this plan for development within the Special Policy Area.</p> <p>3.8.3.10 Site plan control, pursuant to Section 41 of the <u>Planning Act, RSO 1990</u>, shall also be applied to regulate development or redevelopment within the Special Policy Area.</p> <p>3.8.3.11 The Town in conjunction with the Conservation Authority shall consider means of improving the level of flood protection within the Special Policy Area and throughout the floodplain through remedial works, where feasible, and by continuing its flood advisory and warning program.</p>
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<p>Comment</p> <p>For consistency with other Section of the Official Plan Section 3.8.2.12 has moved to the newly numbered Section 3.8.3.16 (formerly 3.8.2.16.7)</p>	
<p>Existing Policy</p>	<p>Proposed Policy</p> <p>Policy Deleted.</p>

<p>Comment</p>	
<p>Existing Policy</p> <p>3.8.2.13 Generally, consents for the purpose of creating new lots for development within the "Natural Hazards"</p>	<p>Proposed Policy</p> <p>3.8.3.12 Generally, consents for the purpose of creating new lots for development within the "Natural Hazards"</p>

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<p>designation shall be prohibited. However consents for the purpose of creating lots for public use such as municipal parks and open space areas or for flood or erosion control may be permitted. Consent may also be granted for lot boundary adjustments/corrections provided that such adjustments/corrections are minor in nature. Consideration shall be given to the provisions of Sections 50(3) and (5) of the Planning Act, RSO 1990 and to the provisions of the implementing Zoning By-law when dealing with such applications.</p> <p>When reviewing such Consent applications, input is to be obtained from the Upper Thames River Conservation Authority prior to the Committee of Adjustment making its decision.</p>	<p>designation shall be prohibited. However consents for the purpose of creating lots for public use such as municipal parks and open space areas or for flood or erosion control may be permitted. Consent may also be granted for lot boundary adjustments/corrections provided that such adjustments/corrections are minor in nature. Consideration shall be given to the provisions of Sections 50(3) and (5) of the Planning Act, RSO 1990 and to the provisions of the implementing Zoning By-law when dealing with such applications.</p> <p>When reviewing such Consent applications, input is to be obtained from the Upper Thames River Conservation Authority prior to the Committee of Adjustment making its decision.</p>
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Comment

Policy added to permit recreational opportunities and to introduce the requirement that open space and recreational uses are permitted only if they do not have a negative impact on the functions of the natural heritage features or systems.

Existing Policy

3.8.2.14 The floodplain areas provide an excellent opportunity for both active and passive open space uses through the development of a park system which could extend throughout the Town. The development of walking and bicycle trails along the watercourses will continue to be encouraged. Council will continue to explore opportunities to further expand the existing parks and open spaces in the floodplain and may initiate a program for land acquisition along the water front in conjunction with the Upper Thames River

Proposed Policy

3.8.3.13 The floodplain areas provide an excellent opportunity for both active and passive open space and recreational uses through the development of a park system which could extend throughout the Town. Where no negative impacts on the form and function of natural heritage feature/systems have been identified by the appropriate environmental impact assessment, the development of walking and bicycle trails along the watercourses will continue to be encouraged. Council will continue to explore opportunities to

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Conservation Authority.	further expand the existing parks and open spaces in the floodplain and may initiate a program for land acquisition along the water front in conjunction with the Upper Thames River Conservation Authority.
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Comment

Policy added to permit new open space uses but only if they do not have an negative impact on the functions of the natural heritage features or systems.

Existing Policy

3.8.2.15 Open Space uses in private ownership, such as golf courses and sports fields, are also permitted in the floodplain areas.

Proposed Policy

3.8.3.14 Open Space uses in private ownership, such as golf courses and sports fields, are also permitted the floodplain areas. Proponents seeking the establishment of new open space uses shall demonstrate through an environmental impact assessment that such development shall have no negative impacts on the form and functions of the natural heritage feature/systems.

Comment

Existing Policy

3.8.2.16 Natural Hazards Constraint Areas

The “Natural Hazards Constraint Area” overlay shall apply to those lands and watercourses which have been flooded, are susceptible to flooding under severe conditions, or are subject to erosion and which have not been designated as “Natural Hazards” in this Official Plan.

3.8.2.16.1 Scope

The “Natural Hazards Constraint Area” overlay is not intended to be a separate land use designation, but rather is intended to be superimposed over and above other land use designations established by this Official Plan. The

Proposed Policy

3.8.3.15 Natural Hazards Constraint Areas

The “Natural Hazards Constraint Area” overlay shall apply to those lands and watercourses which have been flooded, are susceptible to flooding under severe conditions, or are subject to erosion and which have not been designated as “Natural Hazards” in this Official Plan.

3.8.3.15.1 Scope

The “Natural Hazards Constraint Area” overlay is not intended to be a separate land use designation, but rather is intended to be superimposed over and above other land use designations established by this Official Plan. The

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policies for the "Natural Hazards Constraint Area" shall apply in addition to all applicable policies for the underlying land use designation.

3.8.2.16.2 Boundaries

In the absence of more detailed mapping, the boundaries for the "Natural Hazards Constraint Area" designation as shown on attached Schedule "C" are to be considered as general and not absolute. These boundaries are based on the approved flood line mapping criteria of the Upper Thames River Conservation Authority and aerial photograph interpretation.

3.8.2.16.3 Permitted Uses

The permitted uses in areas located within a "Natural Hazards Constraint Area" shall be in accordance with the applicable land use policies for the underlying land use designation as identified on Schedule "A" to this Official Plan only to the extent that they do not conflict with the policies established for the "Natural Hazards Constraint Area" designation.

3.8.2.16.4 Studies

Where detailed floodline information or hazard related information is required to assess the development proposal, the development proponent shall be responsible for preparing a study to the satisfaction and the approval of the Upper Thames River Conservation Authority and the Town. The purpose of this study is to locate the hazardous area and avoid it for new development.

policies for the "Natural Hazards Constraint Area" shall apply in addition to all applicable policies for the underlying land use designation.

3.8.3.15.2 Boundaries

In the absence of more detailed mapping, the boundaries for the "Natural Hazards Constraint Area" designation as shown on attached Schedule "C" are to be considered as general and not absolute. These boundaries are based on the approved natural hazard mapping criteria of the Upper Thames River Conservation Authority and aerial photograph interpretation. It should be noted that CA regulated areas are text based. In the event of a discrepancy between the mapping and the text of the policy, the text shall prevail.

3.8.3.15.3 Permitted Uses

The permitted uses in areas located within a "Natural Hazards Constraint Area" shall be in accordance with the applicable land use policies for the underlying land use designation as identified on Schedule "A" to this Official Plan only to the extent that they do not conflict with the policies established for the "Natural Hazards Constraint Area" designation.

3.8.3.15.4 Studies

Where detailed floodline information or hazard related information is required to assess the development proposal, the development proponent shall be responsible for preparing a study to the satisfaction and the approval of the Upper Thames River Conservation Authority and the Town. The purpose of this study is to locate the hazardous area and avoid it for new development.

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<p>3.8.2.16.5 Setbacks Where the nature of a hazard and the physical characteristics of a site warrant it or an assessment study deems it appropriate, setbacks for buildings and structures from areas located within a “Natural Hazards Constraint Area” shall be imposed. The extent of such setbacks shall be determined in consultation with the Upper Thames River Conservation Authority and will be implemented through the Town’s implementing Zoning By-law, where appropriate.</p>	<p>3.8.3.15.5 Setbacks Where the nature of a hazard and the physical characteristics of a site warrant it or an assessment study deems it appropriate, setbacks for buildings and structures from areas located within a “Natural Hazards Constraint Area” shall be imposed. The extent of such setbacks shall be determined in consultation with the Upper Thames River Conservation Authority and will be implemented through the Town’s implementing Zoning By-law, where appropriate.</p>
<p>3.8.2.16.6 Rehabilitation Council encourages the reestablishment of vegetation cover and buffer areas along the watercourses that are located within a “Natural Hazards Constraint Area”. The advice and assistance of the Ministry of Natural Resources and the Upper Thames River Conservation Authority may be sought to assist Council in regard to such matters.</p>	<p>3.8.3.15.6 Rehabilitation Council encourages the reestablishment of vegetation cover and buffer areas along the watercourses that are located within a “Natural Hazards Constraint Area”. The advice and assistance of the Ministry of Natural Resources and Forestry, and the Upper Thames River Conservation Authority may be sought to assist Council in regard to such matters.</p>

PPS - 1.7.1 Long-term economic prosperity should be supported by:

i) promoting energy conservation and providing opportunities for development of *renewable energy systems* and *alternative energy systems*, including district energy;

PPS - 1.6.11.2 Planning authorities should promote *renewable energy systems* and *alternative energy systems*, where feasible, in accordance with *provincial and federal requirements*.

<p>Comment The Official Plan should contain provisions for the establishment of alternative energy sources. While the Green Energy Act removes most of the local municipality’s abilities to regulate such uses, smaller scale systems could be permitted in the “Natural Hazards”</p>	
<p>Existing Policy No Policy.</p>	<p>Proposed Policy 3.8.3.16 Small-scale hydro electrical generation facilities along the North Thames River and Trout Creek may be permitted subject to the applicable policies of the UTRCA, Ministry of Natural</p>

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	Resources and Forestry, the Ministry of the Environment and Climate Change and all other applicable regulations.
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Comment	
Existing Policy No Policy.	Proposed Policy 3.8.3.17. Utility Uses Utility uses are permitted in accordance with the policies of Section 7.1

Comment	
For consistency with other Section of the Official Plan Section 3.8.2.12 has being combined to Section 8.8.2.16.7 and this Section renumbered	
Existing Policy 3.8.2.16.7 Zoning By-law The implementing Zoning By-law shall be the principle tool to execute the policies of the “Natural Hazards Constraint Area” overlay through the establishment of zones classification to regulate the development in its various forms. The Zoning By-law shall address matters such as types of uses, lot characteristic (i.e., lot size, lot area, and lot depth), building form (i.e. yard setbacks, floor area, and height) and shall contain provisions consistent with the policies for the “Natural Hazards Constraint Area” as set forth in this Official Plan.	Proposed Policy 3.8.3.18 The implementing Zoning By-law shall be the principle tool to execute the policies of the “Natural Hazards” designation and “Natural Hazards Constraint Area” overlay through the establishment of zones classification to regulate the development in its various forms. The Zoning By-law shall address matters such as types of uses, lot characteristic (i.e., lot size, lot area, and lot depth), building form (i.e. yard setbacks, floor area, and height) and shall contain provisions consistent with the policies for the “Natural Hazards” designation and “Natural Hazards Constraint Area” as set forth in this Official Plan.

Policy Recommendations

The following is a discussion regarding the recommended changes to the existing policies found in the “Natural Heritage” designation of the Town’s Official Plan. Those Sections in the grey highlighting are from the 2014 Provincial Policy Statement. The charts are broken into three sections, comments across the top, existing policy on the left side and proposed policy on the right.

Comment	
3.9 Natural Heritage	
Existing Policy	Proposed Policy
3.9 Natural Heritage	3.9 Natural Heritage
<p><i>The natural resources of the Town have been altered and fragmented since settlement in order to meet the needs of the community. Little remains of the original natural condition and what does remain has generally been reduced to below the thresholds needed to sustain themselves.</i></p>	<p><i>The natural resources of the Town have been altered and fragmented since settlement in order to meet the needs of the community. Little remains of the original natural condition and what does remain has generally been reduced to below the thresholds needed to sustain themselves.</i></p>
<p><i>Council proposes to develop a strategy to identify the environmentally significant features, functions, and linkages within the Town in order to protect and enhance the remaining natural heritage features in the Town.</i></p>	<p><i>Council proposes to develop a strategy to identify the environmentally significant features, functions, and linkages within the Town in order to protect and enhance the remaining natural heritage features in the Town.</i></p>
<p><i>The “Natural Heritage” designation is intended to apply to locally and provincially significant wetlands, locally significant woodlands, significant portions of the habitats of endangered and threatened species, fish habitats, natural</i></p>	<p><i>The “Natural Heritage” designation is intended to apply to locally and provincially significant wetlands, locally significant woodlands, significant portions of the habitats of endangered and threatened species, fish habitats, natural watercourses, significant</i></p>

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<p><i>watercourses, significant valley lands, significant wildlife habitats, Areas of Natural and Scientific Interest (ANSIs), and ground water recharge areas.</i></p> <p><i>Locally and provincially significant wetlands, significant portions of the habitats of endangered and threatened species, significant valley lands, significant wildlife habitats, and Areas of Natural and Scientific Interest (ANSIs) have not been identified in the Town; however, it is recognized that a Natural Heritage Study of the Town may determine whether any of these features exist in the Town and need protection.</i></p> <p><i>Where such Natural Heritage Features are identified, such areas shall be appropriately recognized and policies will be developed by Official Plan Amendment.</i></p>	<p><i>valley lands, significant wildlife habitats, Areas of Natural and Scientific Interest (ANSIs), and ground water recharge areas.</i></p> <p><i>Locally and provincially significant wetlands, significant portions of the habitats of endangered and threatened species, significant valley lands, significant wildlife habitats, and Areas of Natural and Scientific Interest (ANSIs) have not been identified in the Town; however, it is recognized that a Natural Heritage Study of the Town may determine the extent of other Natural Heritage features remaining in the Town that can be protected and enhanced whether any of these features exist in the Town and need protection.</i></p> <p><i>Where such Natural Heritage Features are identified, such areas shall be appropriately recognized and policies will be developed by Official Plan Amendment.</i></p>
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Comment

3.9.1 Objectives
Section 3.9.1.1 thru 3.9.1.4 provides the objectives for the “Natural Heritage” designation. The existing objectives appear appropriate.

Existing Policy

3.9.1 OBJECTIVES

3.9.1.1 To assist in identifying environmentally significant features, functions, and linkages within the Town.

Proposed Policy

3.9.1 OBJECTIVES

3.9.1.1 To assist in identifying natural heritage systems through a science based study which measures their features, functions, and linkages within the Town.

Comment

Adding policy objective to protect the natural heritage system.

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Existing Policy	Proposed Policy
	3.9.1.2 To assist with the protection of natural heritage systems and their functions and linkages within the Town from incompatible activities.

Comment	
Existing Policy	Proposed Policy
3.9.1.2. To preserve, conserve, and enhance the distinct natural environment associated with identified “Natural Heritage” areas.	3.9.1.3 To preserve, conserve, and enhance the distinct natural environment associated with identified “Natural Heritage” areas.

Comment	
Add policy objective to provide policy to evaluate land use applications.	
Existing Policy	Proposed Policy
	3.9.1.4 To establish a set of policies to evaluate land use applications in, near, or regarding/relating to natural heritage features.

Comment	
A new Section that describes the location and general type of uses permitted is suggested.	
Existing Policy	Proposed Policy
No Policy	3.9.2 PERMITTED USES Lands located within the “Natural Heritage” designation should generally be undisturbed from development but subject to the policies of Section 3.8, uses that may be permitted within the “Natural Heritage” designation corresponding to significant natural heritage features and areas will be regulated to the following: (a) activities that create or maintain infrastructure authorized under an approved environmental assessment

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	<p>process;</p> <p>(b) buildings or structures intended for flood or erosion control or management of the natural feature approved by the Town and the UTRCA;</p> <p>(c) use of the area for an approved wildlife, wetland or fishery management project as approved by the Town and the Upper Thames River Conservation Authority and/or the Ministry of Natural Resources and Forestry ;</p> <p>(d) use of the area for passive recreation, such as recreational walking trails and passive environmental education and research; and</p> <p>(e) minor additions to existing buildings developed and located on existing cleared land in accordance with the Town's implementing Zoning By-Law.</p>
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Comment

Add a policy that defines “significant” in the St Marys context.

Existing Policy

3.9.2 POLICIES

Proposed Policy

New Section

3.9.3 POLICIES

3.9.3.1 Significant

The Province has provided guidance through the PPS as to the definition of “significant” based on the identified feature. Council recognizes that the original natural condition of the Town has been degraded and those natural features which do remain have generally been reduced below the thresholds of significant as defined by the Province. Council may move beyond the criteria as recommended by the Province and identify some Natural Heritage features as locally significant and needing protection, preservation, conservation, and enhancement.

Comment

The Official Plan provides no guidance as to various components of the Natural Heritage System. While this component has currently not been found in St. Marys, policy direction is needed if such features are identified.

Existing Policy

Proposed Policy

3.9.3.3 Significant Wetlands

There are no known Significant Wetlands within the Town limits. Where wetlands are identified, Council will seek advice from the Upper Thames River Conservation Authority for their protection.

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Comment	
<p>Existing Policy</p> <p>3.9.2.2 Wood Lands/Significant Wood Lands</p> <p>Significant Wood Lands, as shown on Schedule “A” to this Official Plan, represent those areas of the Town where larger wood land areas remain relatively undisturbed. Development and site alterations within significant wood lands shall not be permitted unless the proponent of development can demonstrate that there will be no negative impacts on the ecological function of the wood land.</p> <p>Council recognizes that little of the natural woodland cover remains in the Town; however, efforts to preserve, maintain, and enhance this feature will be promoted by Council. Development and site alterations involving wood lands identified on Schedule “A” may be permitted provided that as much of the wood land, as possible, is preserved. Council may, as a condition of development approval, require the replacement of wood land equal to that destroyed by the development or site alteration.</p>	<p>Proposed Policy</p> <p>3.9.3.4 Woodlands/Significant Wood Lands</p> <p>Council has engaged the Upper Thames River Conservation Authority to complete a Natural Heritage Study.</p> <p>In accordance with Provincial Policy, significant wood lands are characterized by the Province on the basis of the size and ecological functions (such as amount of interior, buffering, or water quality), characteristics (such as unique species, vegetation communities, habitat, or age of the wood land), and economic and social functional values.</p> <p>Council recognizes that little of the natural wood land cover remains in the Town however, efforts to preserve, maintain, and enhance this feature will be promoted by Council. and when determining what constitutes a significant wood land, the scarcity of this important feature has led Council to move beyond the minimum wood lands criterion as recommended by the implementation guidelines of the Provincial Policy Statement in an effort to preserve, maintain, and enhance as much of the woodland areas as possible.</p> <p>Significant Wood Lands, as shown on Schedule “A” to this Official Plan, represent those areas of the Town where larger wood land areas remain relatively undisturbed. Development and site alterations involving wood lands identified on Schedule “A” shall not be permitted unless the development is supported by an environmental impact study or other appropriate study to assess the impact of development and that there will be no</p>

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	<p>negative impacts on the ecological function of the wood land and as much of the wood land, as possible, is to be preserved and enhanced. Council may, as a condition of development approval, require the replacement of wood land equal to three times the area that is destroyed by the development or site alteration.</p> <p>Adjacent lands shall be defined as those lands within 30 metres of an identified Wood Lands/Significant Wood Lands.</p> <p>Development and site alterations involving wood lands identified on Schedule "A" may be permitted within the 30 metres adjacent land/buffer area provided that such development will not result in negative impacts on the significant wood lands. An environmental impact study or other appropriate study may be required in order to assess the impact of development.</p>
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Comment

The Official Plan provides no guidance as to various components of the Natural Heritage System. While this component has currently not been found in St. Marys, policy direction is needed if such feature is identified.

Existing Policy

Proposed Policy

3.9.3.5 Significant Valley Lands

There are no known Significant Valley Lands within the Town limits. Council recognizes the value of the Valley Lands associated with the Thames River and Trout Creek and that further study of the Valley Land areas is required in order to determine whether any of the Valley Land areas are considered to be significant. Where significant Valley Land areas are identified, such areas shall be appropriately recognized and specific policies for such areas will be developed through the Official Plan Amendment process

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Comment

The Official Plan provides no guidance as to various components of the Natural Heritage System. While this component has currently not been found in St. Marys, policy direction is needed if such feature is identified.

Existing Policy

Proposed Policy

3.9.3.6 Significant Wildlife Habitat

There are no known Significant Wildlife Habitats within the Town limits. Where such habitats are identified through an Environmental Impact Study, Council will seek advice from the Ministry of Natural Resources and Forestry or other expert for their protection.

Comment

The Official Plan provides no guidance as to various components of the Natural Heritage System. While this component has currently not been found in St. Marys, policy direction is needed if such feature is identified.

Existing Policy

Proposed Policy

3.9.3.7 Significant Areas of Natural of Scientific Interest (ANSI)

There are no known Earth Science or Life Science ANSIs within the Town limits. Where such areas are identified, they shall be appropriately recognized and specific policies for such areas will be developed through the Official Plan Amendment process.

Comment

Existing Policy

3.9.2.1 Fish Habitats

Fish Habitats are locations of spawning grounds, nurseries, feeding areas, and migration areas on which fish depend upon for survival. Such habitats are governed under the Federal Fisheries Act and administered by Fisheries and Oceans Canada or their delegate. The

Proposed Policy

3.9.3.8 Fish Habitats

Fish Habitats are locations of spawning grounds, nurseries, feeding areas, and migration areas on which fish depend upon for survival. Such habitats are governed under the Federal Fisheries Act and administered by Fisheries and Oceans Canada or their delegate.

<p>Upper Thames River Conservation Authority is currently delegated as the Level II approval authority in these matters.</p> <p>Specific policies for fish habitat areas are as follows:</p> <p>(a) Development proponent must ensure that their activities will not harm, alter, disrupt or destroy fish habitat as defined in the Federal Fisheries Act. The advice of the Fisheries and Oceans Canada or their delegate should be sought where any proposal may potentially impact fish habitat. In instances where a proposal may result in a harmful alteration, disruption or destruction of fish habitat the proponent may be required to submit an environmental impact study or other appropriate study for review by the Fisheries and Oceans Canada or their delegate;</p> <p>(b) Development and site alterations shall not adversely affect any fish habitat. Generally, development or site alterations are most likely to create adverse impacts within 30 metres of the water body. Development will not be permitted within 15 metres of a watercourse. Where development is proposed within 30 metres of a water body, it must be demonstrated that there is no negative impact;</p> <p>(c) Extensions or enlargements of existing buildings and structures in the adjacent land area may be permitted provided that it is demonstrated to the satisfaction of the Ministry of Natural Resources or</p>	<p>Specific policies for fish habitat areas are as follows:</p> <p>(a) Development proponent must ensure that their activities will not harm, alter, disrupt or destroy fish habitat as defined in the Federal Fisheries Act. The advice of the Fisheries and Oceans Canada or their delegate should be sought where any proposal may potentially impact fish habitat. In instances where a proposal may result in a harmful alteration, disruption or destruction of fish habitat the proponent may be required to submit an environmental impact study or other appropriate study for review by the Fisheries and Oceans Canada or their delegate;</p> <p>(b) Development and site alterations shall not adversely affect any fish habitat. Generally, development or site alterations are most likely to create adverse impacts within 30 metres of the waterbody. Development will not be permitted within 15 metres of a warm water watercourse or within 30 metres of a cold water watercourse.. Where development is proposed within 30 m of a watercourse it must be demonstrated that there will be no negative impact;</p> <p>(c) Extensions or enlargements of existing buildings and structures in the adjacent land area may be permitted provided that it is demonstrated to the satisfaction of the Department of Fisheries and Oceans or other</p>
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<p>other appropriate regulatory agency that such extension or enlargement will have no negative impact on the fish habitat;</p> <p>(d) When evaluating storm water management and drainage activities, consideration shall be given to impacts upon fish habitat;</p> <p>(e) The Town's implementing Zoning By-laws shall zone fish habitats and their adjacent land areas to preclude development and site alteration excepting that permitted above.</p>	<p>appropriate regulatory agency that such extension or enlargement will have no negative impact on the fish habitat;</p> <p>(d) When evaluating storm water management and drainage activities, consideration shall be given to impacts upon fish habitat. An EIS or other appropriate study may be required in order to assess the potential impact of the work;</p> <p>(e) The Town's implementing Zoning By-laws shall zone fish habitats and their adjacent land areas to preclude development and site alteration excepting that permitted above.</p>
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Comment	
Existing Policy	<p>Proposed Policy</p> <p>3.9.3.9 Zoning By-law</p> <p>The implementing Zoning By-law shall be the principal tool to execute the policies of this designation through the establishment of zones classification to regulate development.</p>