



**MINUTES**  
**Strategic Priorities Committee**

May 15, 2018  
9:00 am  
Council Chambers, Town Hall

Council Present: Mayor Strathdee  
Councillor Osborne  
Councillor Van Galen  
Councillor Winter  
Councillor Pope  
Councillor Craigmile

Council Regrets: Councillor Hainer

Staff Present: Brent Kittmer, CAO / Clerk  
Grant Brouwer, Director of Building and Development  
Stephanie Ische, Director of Community Services  
Trisha McKibbin, Director of Corporate Services  
Jenny Mikita, Senior Services Supervisor  
Kim Leis, Senior Services Coordinator  
Susan Luckhardt, Planning Coordinator (arrived at 10:14am)  
Jason Silcox, Building Inspector  
Mark Stone, Planner (arrived at 9:55am)  
Jenna McCartney, Deputy Clerk

**1. CALL TO ORDER**

Chair Strathdee called the meeting to order at 9:00am.

**2. DECLARATIONS OF PECUNIARY INTEREST**

None declared.

**3. AMENDMENTS AND APPROVAL OF THE AGENDA**

**Resolution 2018-05-15-01**

**Moved By:** Councillor Pope

**Seconded By:** Councillor Craigmile

**THAT** the May 15, 2018 Strategic Priorities Committee agenda be accepted as presented.

**4. DELEGATIONS AND PRESENTATIONS**

None presented.

**5. STRATEGIC PRIORITIES REVIEW**

**5.1 CAO 16-2018 Farmers' Market Request for Construction of a Washroom and Storage Facility**

Brent Kittmer spoke to CAO 16-2018 report and responded to questions from the Committee.

The consensus of the Committee is that staff and representatives of Council enter into discussions with the Farmers' Market Association to explore:

- Acceptable alternative locations, ensuring that any investment in permanent washrooms is done to ensure the greatest exposure for the market and the Town of St. Marys
- Parking needs, ensuring that the limited supply of parking in the downtown is not impacted
- Funding opportunities, what level of contribution to the costs is the Farmers' Market association willing to commit to.
- Service need, how can the Town advance its goals of a year-round farmers' market.

**Resolution 2018-05-15-02**

**Moved By:** Councillor Van Galen

**Seconded By:** Councillor Pope

**THAT** the Strategic Priorities Committee recommends to Council:

**THAT** Council denies the request from the St. Marys Farmers' Market Association for a permanent washroom / storage facility; and

**THAT** staff and representatives of Council open discussions with the St. Marys Farmers' Market Association related to their future needs and the construction a washroom/storage facility at Milt Dunnell Field.

**CARRIED**

**5.2 DCS 10- 2018 Care Coordination Agreement**

Jenny Mikita, Kim Leis and Stephanie Ische spoke to DCS 10-2018 report and responded to questions from the Committee.

**Resolution 2018-05-15-03**

**Moved By:** Councillor Winter

**Seconded By:** Councillor Craigmile

**THAT** DCS 10- 2018 Care Coordination Agreement report be received for discussion; and

**THAT** Strategic Priorities Committee recommend to Council:

**THAT** the Care Coordination Agreement be approved, subject to insurance provision being satisfied; and

**THAT** the Mayor and the Clerk are authorized to sign the associated agreements.

**CARRIED**

Mark Stone arrived at 9:55am.

The Committee recessed at 9:56am.

Chair Stratthdee called the meeting back to order at 10:02am.

**5.3 DEV 20-2018 Sign By-law Update**

Grant Brouwer and Jason Silcox spoke to DEV 20-2018 report and responded to questions from the Committee.

Mr. Brouwer explained that information has been received by staff since the report was submitted to the Committee. The Town's insurer is recommending that sandwich boards require a permit.

The Committee discussed the following points:

- grounds signs within and outside of the Heritage Conservation District
- approval process by local committees of Council
- "existing, non-conforming" v. having to conform within a time period
- notification process of amended by-law to the public
- enforcement process

There was consensus from the Committee that staff be directed to amend the by-law with:

- A 5-year period for existing non-conforming signs to be brought into compliance.

- Grandfathering of existing ground signs in the Core Commercial District, with all new signs required to meet the by-law requirements.

**Resolution 2018-05-15-04**

**Moved By:** Councillor Pope

**Seconded By:** Councillor Osborne

**THAT** DEV 20-2018 Sign By-law Update be received; and,

**THAT** Staff bring the draft by-law forward to Council with the changes as discussed.

**CARRIED**

**5.4 DEV 21-2018 Affordable Housing in St. Marys**

Mark Stone and Grant Brouwer spoke to DEV 21-2018 report and responded to questions from the Committee.

The Committee discussed the following points:

- differentiation between a garden suite and a secondary unit
- tiny house requirements, and staff's recommendation to address any new applications under the existing zoning rules
- establishing a fixed time period for multi-residential unit tax rate reduction
- timeline for introducing some of the suggested changes to local policy

**Resolution 2018-05-15-05**

**Moved By:** Councillor Van Galen

**Seconded By:** Councillor Winter

**THAT** DEV 21-2018 regarding Affordable Housing in St. Marys be received; and,

**THAT** the Strategic Priorities Committee recommend to Council that the Town:

1. Initiate a Town-wide amendment to the Zoning By-law to permit secondary units in single detached, semi-detached and townhouse dwellings subject to specific provisions to regulate potential issues such as parking;
2. Engage in discussions with the development industry with respect to opportunities and potential issues related to implementing inclusionary zoning in St. Marys;

3. Explore opportunities for pre-zoning certain lands for affordable housing following completion of the Official Plan review;
4. Consider alternative development standards, following completion of the Official Plan review, through an update to the Town's Zoning By-law;
5. Support the recommendations of the Official Plan review to consider options to permit standalone residential uses (e.g. low-rise apartment buildings) in the periphery parts of the Central Commercial area, provided such uses do not impact the primary commercial, service and tourism function of the downtown;
6. Staff report back on the financial implications of:
  - a. Proposed development charges discounts for new multi residential units constructed for a sale price of \$265,650 or rentals of approximately \$850 per month.
  - b. Amending the multi-residential tax ratio from 1.1 to 1.0 for newly constructed rental apartments of 7 or more units for the first 10 years after construction
  - c. And waiving other associated planning fees.
7. Continue to provide land for affordable housing through the sale or leasing of surplus or underutilized municipally owned land, and consider maintaining a publicly accessible database to assist potential developers seeking to construct affordable housing and tenants seeking affordable housing vacancies.

**CARRIED**

**6. NEXT MEETING**

Council confirmed a special meeting of Council on May 23, 2018 at 3:00pm at the Municipal Operations Centre.

**7. ADJOURNMENT**

**Resolution 2018-05-15-06**

**Moved By:** Councillor Osborne

**Seconded By:** Councillor Pope

**THAT** this meeting of the Strategic Priorities Committee adjourn at 12:00pm.

**CARRIED**

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Al Strathdee, Mayor

