



Planning Advisory Committee Agenda

Date: Monday, May 28, 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 April 23, 2018

Motion:

Second:

**4.0 Application Z01-2018 to Amend the Town of St. Marys Zoning By-law
Z1-1997, as amended**

Part Lot 17, Concession 15, as Part 8 on Reference Plan 44R-3503

45 Thames Road North, St. Marys

Applicant: The Corporation of the Town of St. Marys

5.0 Next Meeting

6.0 Adjournment

Planning Advisory Committee Monday, April 23, 2018

A meeting of the St. Marys Planning Advisory Committee was held on Monday, April 23, 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 March 19, 2018

Motion:

Second:

4.0 Resume Review of Application Z04-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

Registered Plan 492, Part Block D, Concession 18, Part Lot 20

275 James Street South, St. Marys

Applicant: Adriano Paola

5.0 Next Meeting

6.0 Adjournment

Present:

- Chairman Councillor Don Van Galen
- Councillor Jim Craigmile
- Member W. 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 March 19, 2018

Motion by: Member Steve Cousins

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

THAT the Minutes dated March 19, 2018 be approved as circulated.

MOTION CARRIED

4.0 Resume Review of Application Z04-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

Registered Plan 492, Part Block D, Concession 18, Part Lot 20 275 James Street South, St. Marys

Applicant: Adriano Paola

Brandon Flewwelling, GSP Group Inc., agent for the application was present.

Mark Stone provided an overview of the application for a zoning by-law amendment to permit development of 24 townhouse units. The subject property is designated Residential in the Town's Official Plan and is zoned Residential Development (RD), Residential Zone Two (R2-1) and Residential Zone Three (R3) in the Town's Zoning By-law Z1-1997. The purpose and intent of the zoning by-law amendment application is to rezone the property to Residential Zone five (R5) to permit the proposed townhouse development with exceptions to some of the R5 zone provisions to recognize the layout and form of development. A planning report was provided to Planning Advisory Committee (PAC) at their review meeting of November 6, 2017. Several concerns were voiced by the Public in attendance at the November 6 meeting. PAC passed a resolution deferring a recommendation on the application so as to provide the proponent opportunity to provide additional information in response to the concerns raised at the meeting. A site plan application was submitted to the Town in February of 2018. The applicant has asked that the zoning application be brought back to PAC for consideration.

Brandon Flewwelling provided updates to the proposal since the November 6, 2017 PAC meeting to address concerns raised at that time. The proposal includes 24 townhouse units to be constructed in 4 blocks on the site. Details regarding fencing for the site is still to be submitted to the Town as the applicant is working out details of fence placement and existing fences located at the perimeter of the property. A landscape plan will be submitted in future as part of the site plan application. Waste collection will be by a private contractor with waste stored in the garage at each individual unit. The proposed density is in line with Official Plan policies for this type of development. Lot grading and storm water management plans have been submitted to the Town. Brandon Flewwelling stated that he supports the recommendation in the Planning Information Report to proceed to Council for the statutory Public Meeting.

Dr. Jim Loucks asked about subsidized housing and also about tree removal; points raised by correspondence in the agenda package. Brandon Flewwelling confirmed that the project is not

subsidized housing. The applicant will be required to submit a landscape plan/tree management plan to the Town as part of the site plan application. Tree removal for the development will be remediated through the landscape plan.

Marti Lindsay asked about the lot area for each unit; the configuration of Block 1; and the provision of garages. Brandon Flewwelling clarified the area of land owned by the condominium owner and the area of land included with the common elements. Land ownership will be limited to the envelope shown on the drawing; however the occupants will have use of the land from the front to the rear property line. This is a difference in the condominium definitions and the Zoning By-law definitions. Brandon Flewwelling stated that units in Block 1 are wider and shallower than those in the other Blocks due to the configuration of the site. Each unit will have a private attached garage. Marti Lindsay asked about the structure of the condominium corporation that will operate the site. Brandon Flewwelling responded that the condominium corporation will consist of owners within the development.

Councillor Jim Craigmile asked about the width of the private road off James Street South and also for clarification on the perimeter fence. Brandon Flewwelling confirmed the private road width to be 6.0 metres; portions of the perimeter fence have been repaired.

Chairman Don Van Galen asked for questions and comments from the Public.

Jeff Bridge, 3 Meighen Court, asked about the order of construction of the units; parking provided for each unit; and snow removal for the development. Brandon Flewwelling responded; it is expected that Blocks 1 and 2 will be built first with market demand dictating timing for the other blocks; two parking spaces for each unit will be provided as one parking space in the attached garage and one parking space in the driveway; snow removal will be done by a private contractor. The site plan agreement requires allocation of land for snow storage. Excess snow may be removed from the site as required.

Jennifer Switzer, 285 James Street South, asked about the status of future owners. Brandon Flewwelling stated that ownership cannot be discriminatory. Mark Stone spoke to how a condominium corporation functions. Jennifer Switzer asked about a landscape plan for the development; and whether the landscape plan will go through public process. Brandon Flewwelling stated there will be a formal landscape plan for the site showing species of plantings, caliper of trees, fence details, etc. Mark Stone also responded, stating that at the end of the process there will be a site plan agreement with landscaping details. Under the terms of the site plan agreement, the Town will take securities for work to be completed as per the site plan agreement. If the work is not completed under the site plan agreement, the Town will go in and do the work using the securities.

Jennifer Smale, 267 James Street South, asked about operation of the condominium development once completed; about condominium fees; and also a needs study for townhouse condominiums in St. Marys. Regarding operation of the condominium development, the Town has a property standards by-law and there will be a site plan agreement for the property with the Town to ensure that development standards are met. Regarding condominium fees, a cost of living factor needs to be included in the condominium agreement. Regarding a needs study, a market study has not been completed for the development; however the developer is confident that he will be able to sell the product he is building. Jennifer Smale stated concern with the location of Block 1 in proximity to James Street and how this may affect the sightlines from her

driveway to James Street, asking how this townhouse Block lines up with the setbacks for the existing houses along James Street. Brandon Flewwelling stated that Block 1 may be slightly forward of the existing houses, but the proportions are similar. The proposed townhouses are standard 2 storey buildings. Jennifer Smale asked about parking on the private roads in the development. Brandon Flewwelling stated that the roads in the development will be designated as fire route; therefore parking on the private roads in the development will not be permitted.

Sophia Rietmeyer, 1 Maxwell Street, stated concern regarding traffic movements and asked if the access point to the development from Maxwell Street will be one-way. Brandon Flewwelling stated that the traffic study shows the intersection at James and Maxwell functions appropriately. Both access points to the development will be two-way traffic. Mark Stone also stated that the Town Public Works staff have reviewed the traffic assessment and they are satisfied with both points of access to the development being two-way.

Edith Scheuermann, 7 Maxwell Street, stated concern with the traffic assessment, citing issues that she sees at the corner of James and Maxwell Streets. Brandon Flewwelling stated that the traffic assessment was completed on January 28, 2018 during morning and afternoon traffic rush times.

Pete Gorton, 4 Maxwell Street, asked when construction of the development will begin. Brandon Flewwelling stated that the applicant still needs to go through final Council approval of the zoning amendment and Council approval of a site plan agreement before construction can begin.

This concluded questions and comments from the Public.

Chairman Don Van Galen asked for additional questions or comments from PAC members.

Member Marti Lindsay asked for further clarification about the structure of the condominium corporation. Brandon Flewwelling provided information in response.

This concluded questions and comments from PAC members.

MOTION:

Application Z04-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended:

Motion by: Member W. J. Galloway

Seconded by: Member Steve Cousins

THAT based on the review of the Application and comments received thus far, Planning Advisory Committee endorses in principle Application Z04-2017 from Adriano Paola for a Zoning By-law Amendment affecting 275 James Street South, St. Marys, and Committee recommends to St. Marys Town Council that it proceed with the statutory public meeting to be scheduled for May 22, 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 7pm.
MOTION CARRIED

Councillor Don Van Galen
Chairman

Susan Luckhardt
Secretary-Treasurer

Copies to:

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



INFORMATION REPORT

To:	Members of Planning Advisory Committee
Prepared by:	Mark Stone, Planner
Date of Report:	22 May 2018
Subject:	Application for Zoning By-law Amendment (Z01-2018) by the Corporation of the Town of St. Marys 45 Thames Road North Part Lot 17, Concession 5 Town of St. Marys

RECOMMENDATION

That the Planning Advisory Committee receive this report and endorse, in principle, the Application for Zoning By-law Amendment (Z01-2018) by the Corporation of the Town of St. Marys for 45 Thames Road North; and,

THAT Planning Advisory Committee recommend to St. Marys Town Council that it proceed with a public meeting to consider the Application for Zoning By-law Amendment (Z01-2018) by the Corporation of the Town of St. Marys for 45 Thames Road North.

BACKGROUND

The Town has received an Application, submitted by the Town (as owner of the subject property), to amend the Town's Zoning By-law with respect to the subject property, as shown on the Location Map attached to this report as Attachment 2.

This property is currently vacant and was formerly used as a rail corridor of the Grand Trunk Railroad Company. The Town has declared the property to be surplus to its needs and is seeking to sell the property. The Town has entered into an Agreement of Purchase and Sale to sell the property and there is a condition that the Town rezone the property for institutional purposes. A final determination of the location and size of the building and parking area will be determined at the site plan approval stage however, a conceptual site plan is attached to this report (Attachment 3).

The purpose and intent of the Zoning By-law Amendment Application is to rezone the subject property to Institutional Zone (I) with a site-specific exception to limit permitted uses and reduce the maximum building height to 7 metres.

SITE CONDITIONS AND CHARACTERISTICS

The subject property fronts onto the west side of Thames Road North, approximately 190 metres north of Queen Street West. The subject property is 2,924.74 m² (0.29 ha) in size with approximately 31 metres of frontage.

SURROUNDING LAND USES

North: Rural residential and agricultural uses

South: Maple Lane Park (modular home park) and commercial uses

East: Perth County Ingredients, Grand Trunk Trail and agricultural uses

West: Maple Lane Park (modular home park) and agricultural uses

PLANNING CONTEXT

Provincial Policy Statement

Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. The Provincial Policy Statement (PPS) was issued under the authority of Section 3 of the Act. The PPS provides policy direction on matters of provincial interest related to land use planning and development, including the protection of resources of provincial interest, public health and safety, and the quality of the natural and built environment. The purpose of this section is to identify policies in the PPS relevant to this Application.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term
- accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs
- promoting cost-effective development patterns and standards to minimize land consumption and servicing costs

Official Plan

The subject property is designated Residential in the Town Official Plan. The primary use of land in the Residential designation is for a range of dwelling types from single detached dwellings to walk-up type apartments, parks and open spaces, and institutional uses provided for in Section 3.1.2.17 of the Plan. Section 3.1.2.17 of the Official Plan states that “institutional uses of land such as hospitals, churches, schools, parks, senior citizen homes etc. are permitted in the ‘Residential’ designation”.

Zoning By-law

The subject property is currently zoned Residential Development Zone (RD) in the Town’s Zoning By-law Z1-1997. The purpose and intent of the Zoning By-law Amendment Application is to rezone the subject property to Institutional Zone (I) with a site-specific exception to limit permitted uses to private club, church, government administrative office, day nursery, nursery school, museum, meeting room facility, passive recreational uses and park, and reduce the maximum building height to 7 metres.

The following chart summarizes the requirements of subsections 23.2.1 to 23.2.10 of the I Zone and identifies instances in which an exception is proposed.

Regulation	Requirement	Proposed	Exception Proposed
Lot area minimum	540 m ²	No change	
Lot frontage minimum	18.0 m	No change	
Lot depth minimum	30 m	No change	

Regulation	Requirement	Proposed	Exception Proposed
Front yard minimum	6.0 m	No change	
Interior side yard minimum	4.5 m	No change	
Exterior side yard minimum	6.0 m	No change	
Rear yard minimum	7.5 m	No change	
Building height maximum	13.5 m	Reduce to 7.0 m	✓
Lot coverage maximum	40%	No change	
Landscaped open space minimum	20%	No change	

COMMUNICATIONS

Notice of Receipt of a Complete Application for the Zoning By-law Amendment Application was circulated by first class mail to all land owners within 120 metres of the subject property and any agencies that may have an interest in the Application. A sign notice was also posted on the property. The Notice also advised members of the public and agencies of the preliminary review of this Application, hosted by Planning Advisory Committee at their regular scheduled meeting of Monday, May 28, 2018.

The following table provides a summary of comments received to date. Copies of correspondence are attached to this report (Attachment 4).

Department / Agency	Date	Summary of Comments
Upper Thames River Conservation Authority	May 22, 2018	<ul style="list-style-type: none"> No objection to Application

DISCUSSION

Section 3.1.2.17 of the Official Plan identifies some of the institutional uses permitted on lands designated Residential (hospitals, churches, schools, parks, senior citizen homes etc.). The proposed Zoning By-law Amendment would limit permitted institutional uses to a private club, meeting room facility, church, day nursery, nursery school, park, passive recreational uses, government administrative office and museum.

The applicant is proposing to maintain the regulations in Section 23.2 of the Institutional Zone with the exception of reducing the maximum building height requirement from 13.5 to 7.0 metres. These regulations (including required setbacks, maximum lot coverage and minimum landscaped open space) will ensure that any development of the property is in keeping with the scale, built form and open space nature of existing land uses in the area.

Prior to any development of the site, approval of a Site Plan Application will be required to ensure the appropriate layout and design of the site including the location of parking areas, landscaping and buffering.

FINANCIAL IMPLICATIONS

Not known at this time.

ATTACHMENTS

- 1) Application for Zoning By-law Amendment
- 2) Location Map
- 3) Concept Plan
- 4) Correspondence

CONCLUSION

Based on the review of the Application and comments received thus far, it is recommended that Planning Advisory Committee endorse the Application, in principle, and that Committee recommend to St. Marys Town Council that it proceed with the statutory public meeting.

Respectfully submitted,



Mark Stone,
Planner



Corporation
of the Town of St. Marys

- ☐ Application for Approval of a Official Plan Amendment
(Under Section 22(4) of the Planning Act)
- ☒ Application for Zoning By-law Amendment
(Under Section 34 or 39 of the Planning Act)
- ☐ Application to Remove a Holding Symbol
(Under Section 34 and 36 of the Planning Act)

Instructions

Each application must be accompanied by the application fee in the form of either cash or a cheque payable to the Town. An accurate scaled drawing of the subject land must be submitted.

If the applicant is not the owner of the subject land, a written statement by the owner which authorizes the applicant to act on behalf of the owner as it relates to the subject application, must accompany the application See Section 13.0).

Please bear in mind that additional information may be required by the Town, local and provincial agencies in order to evaluate the proposed Amendment. The required information may include studies or reports to deal with such matters as impacts on: the environment; transportation network; water supply; sewage disposal; and storm water management.

In addition, the applicant may be required to submit a more detailed site plan in accordance with Section 41, of the Planning Act.

Completeness of the Application

The information in this form that must be provided by the applicant is indicated by black arrows (➔) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 198/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information is not provided, the municipality will return the application or refuse to further consider the application.

The application form also sets out other information (eg. technical information or reports) that will assist the approval authority and others in their planning evaluation of the development proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Approval Process

Upon receipt of an application, the required fee and other information (as required) Council will determine whether there is sufficient merit in processing the application further (i.e. circulation of notice and the holding of a public meeting as required by the Ontario Planning Act). The applicant is encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Official Plan Amendments and Zoning By-law Amendment are adopted by St. Marys Council. If no notice of appeal is received within twenty days, the Official Plan Amendment and/or Zoning By-law Amendment is in force.

For Help

To help you complete the application form, please consult the Building Department in the Town Hall. You can also call the Building Department at (519) 284-2340.

Please Print and Complete or (✓) Appropriate Box(es)

1.0 Application Information

➔ 1.1 Name of Owner(s) An owner's authorization is required if applicant is not the owner (See Section 12.0)		
Name of Owner(s) The Corporation of the Town of St. Marys	Home Telephone No.	Business Telephone No.
Address 175 Queen Street East	Postal Code N4X 1B6	Fax No.
➔ 1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)		
Name of Contact Person (and Firm) Brent Kilmer, CAO/Clerk	Home Telephone No.	Business Telephone No. 519-284-2340 x216
Address 175 Queen Street East	Postal Code N4X 1B6	Fax No. 519-284-3881

➔ 2.0 Location and Size of the Subject Land

Street No. 45	Name of Street/Road Thames Road North	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No. 44R-3503	Part Number(s) 8	Concession Number(s) 15	Lot Number(s) Part Lot 17
Lot Frontage 31.062 metres	Average Width 31.07 metres	Average Depth 84.131 metres	Lot Area 2,924.74 square metres

➔ 2.1 Is there a mortgage or charge in respect of the subject land? ☐ Yes ☒ No If yes, give the names and addresses of any mortgages or charges

➔ 2.2 Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☒ No If yes, describe the easement or covenant and its effect.

➔ 2.3 When were the subject lands acquired by the current owner?
1895

➔ 3.0 Proposed and Current Land Use

➔ 3.1 What is the proposed use of the subject land?
Institutional

➔ 3.2 What is the current use of the subject land?
Vacant

➔ 3.3 How is the subject land currently designated in the Official Plan? Residential

➔ 3.4 How is the subject land currently zoned in the applicable Zoning By-law? Residential Development - RD

➤ 3.5 Provide the following details for all buildings, both existing or proposed. (Should be shown on the Site Plan submitted with this Application).

	Existing Buildings	Proposed Buildings		Existing Buildings	Proposed Buildings
3.5.1 Front yard	N/A	13.8 m	3.5.5 Height	N/A	7.0 m
3.5.2 Rear yard	N/A	35.7 m	3.5.6 Dimensions	N/A	42.7 x 12.2 m
3.5.3 Side Yard	N/A	4.5 m	3.5.7 Gross Floor Area	N/A	520.9 m ²
3.5.4 Side Yard	N/A	11.5 m	3.5.8 Date Constructed	N/A	N/A

➤ 4.0 Official Plan Amendment (proceed to Section 5.0 if a Official Plan Amendment is not proposed)

4.1 Does the Proposed Official Plan Amendment:	Yes	No
4.1.1 Add a Land Use designation to the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>
4.1.2 Change a land use designation in the Official Plan?	<input type="checkbox"/>	N/A
4.1.3 Replace a policy in the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>
4.1.4 Delete a policy from the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5 Add a policy to the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>

If applicable, please provide the policy section number to be changed, and suggested policy wording on a separate page.

4.2 What is the purpose of the Official Plan Amendment and land uses that would be permitted by the proposed Official Plan Amendment?

N/A

4.3 Explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act (attach a separate page if necessary).

N/A

➤ 5.0 Zoning By-law Amendment (proceed to Section 6.0 if a Zoning By-law Amendment is not proposed)

5.1 Does the Proposed Zoning By-law Amendment:	Yes	No
5.1.1 Add a Zone Category to the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.2 Change a Zone Category in the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.1.3 Replace a zoning provision in the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.4 Delete a zoning provision from the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.5 Add a zoning provision to the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If applicable, please provide the provision section number to be changed, and suggested provision wording on a separate page.

5.2 What is the purpose of the proposed Zoning By-law Amendment and what are the land uses proposed? The purpose of the Zoning By-law Amendment

is to change the zoning of the property to Institutional (I) with site specific exceptions to: limit permitted uses to private club, church, government administrative office, day nursery, nursery school, museum, meeting room facility, passive recreational uses and park; and reduce the maximum building height to 7 metres.

6.0 Previous Industrial or Commercial Uses

6.1 Has there previously been an industrial or commercial use on the subject land or adjacent land? If Yes, specify the uses and dates. ☒ Yes ☐ No
Railway line transecting the central portion of the property. Refer to Phase 1 and Phase 2 Environmental Site Assessments

6.2 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No

6.3 What information did you use to determine the answers to the above questions? See Section 6.4 below.

6.4 If Yes, to (6.1), (6.2) or (6.3), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed.

Is the previous use inventory attached? ☒ Yes ☐ No

Phase 1 and Phase 2 Environmental Site Assessments

➤ 7.0 Status of Other Applications under the Planning Act

Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, Zoning By-law Amendment or Zoning Order Amendment? ☐ Yes ☒ No If Yes, indicate the type of application, the file number and the status of the application.

➤ 8.0 Servicing

8.1 Indicate the existing/proposed servicing type for the subject land.

Sewage Disposal	Existing	Proposed	Water Supply	Existing	Proposed
a) Public piped sewage system	X	X	a) Public piped water system	X	X
b) Public or private communal septic			b) Public or private communal well(s)		
c) Individual septic system(s)			c) Individual well(s)		
d) Other			d) Other		

Storm Drainage	Existing	Proposed	Road Access	Existing	Proposed
a) Sewers	X	X	a) Arterial Road		
b) Ditches or swales			b) Collector Road	X	X
c) Other			c) Local Road		

9.0 Justification

9.1 Indicate how the proposed use(s)/ zone complies with the relevant portions of the Official Plan - or complete an Official Plan Amendment Application.

Subject property is designated Residential according to Town Official Plan. Section 3.1.2.17 of OP permits institutional uses on lands designated Residential.

The proposed uses conform with Section 3.1.2.17 and are compatible with surrounding uses.

9.2 Indicate how the proposed use(s) will be compatible with the surrounding land uses.

The size and configuration of the property will allow for all required parking to be provided on site and allow for appropriate setbacks and buffering as required.

The maximum lot coverage and minimum open space requirements of the Zoning By-law will ensure built form and open space in keeping with the character of the area.

10.0 Other Information

11.0 Application Drawing

Please submit an accurate, scaled drawing of the proposal showing the following information:

- The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
- The uses of adjacent and abutting land;
- The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
- The location of all natural and man-made features on the land and the location of these features on adjacent and abutting lands; and
- Scale and north arrow.

12.0 Affidavit or Sworn Declaration

I, Bront Kittner of the Town of St Marys in the County/Region of Perth County make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the Town of St Marys

in the County/Region of Perth

this 11th day of May, 2018
Susan Louise Luckhardt,
 a Commissioner, etc.,
 Province of Ontario,
 Commissioner of Oaths
 for the Corporation of the Town of St. Marys.

BIM
 Applicant

13.0 Authorization of Owner for Agent to Make the Application

I (we), _____ of the _____ in the County/Region of _____

am the owner of the land that is the subject of this application for an Official Plan Amendment/Zoning By-law Amendment and I hereby

authorize _____ to act as my agent in the application.

Date

Signature of Owner

14.0 Acknowledgement

ACKNOWLEDGEMENT

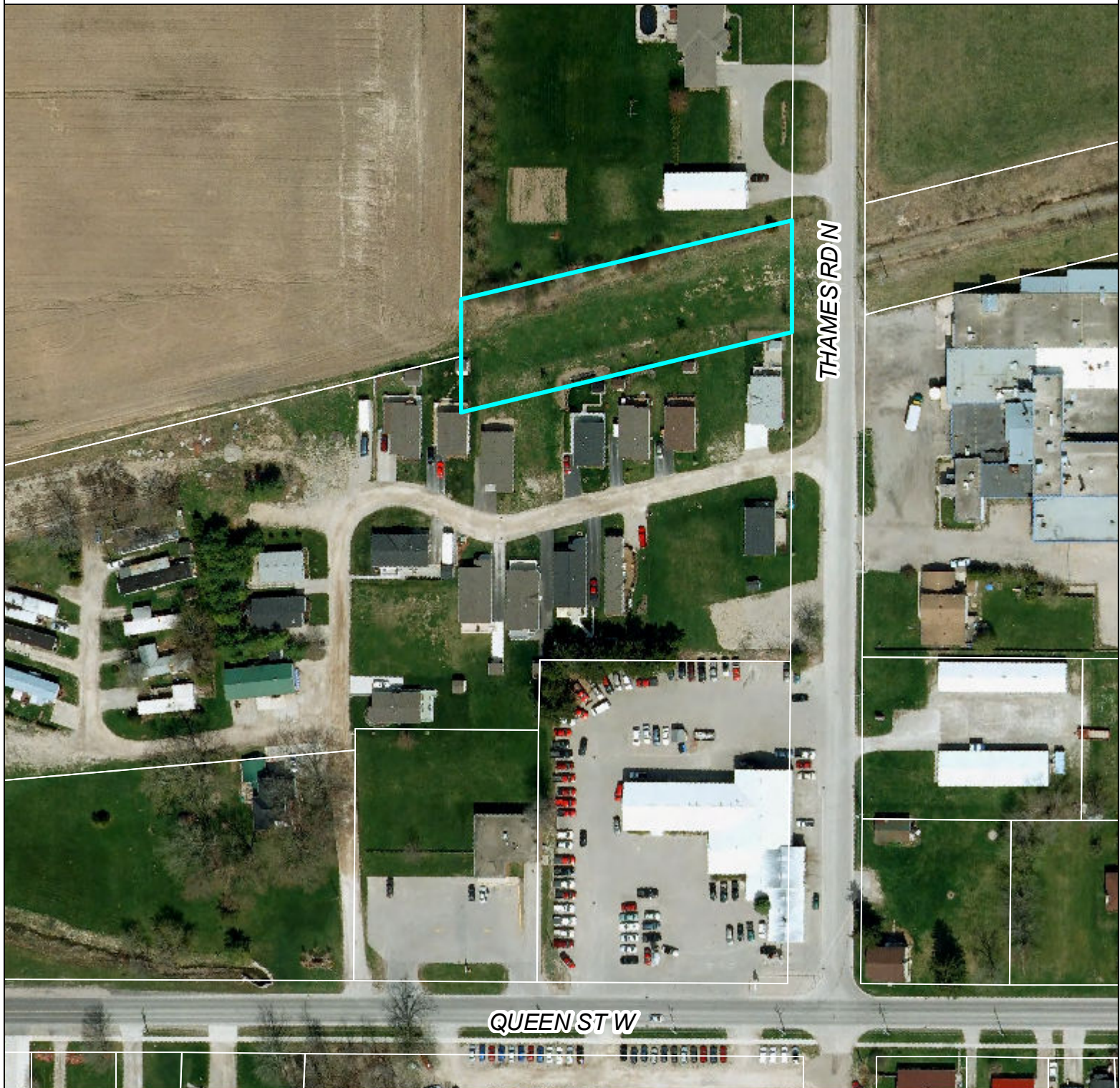
With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the St. Marys for legal counsel and other associated costs to represent the Corporation of the St. Marys in defending the decision before the Ontario Municipal Board will be solely the responsibility of, and paid for by the applicant.

Dated at the Town of St. Marys
 in the County/Region of Perth County
 this 11th day of May, 2018

BIM
 Applicant

TOWN OF ST. MARYS
Part of Lot 17, Concession 15
Application for Zoning By-law Amendment
by the Town of St. Marys

ATTACHMENT 2



AREA SUBJECT TO PROPOSED
ZONING BY-LAW AMENDMENT

PHOTO DATE: 2010
February 12, 2016



Meters
0 10 20
Feet
0 25 50 100



"Inspiring a Healthy Environment"



May 22, 2018

Town of St. Marys
175 Queen Street East
P.O. Box 998
St. Marys. Ontario N4X 1B6

Attention: Susan Luckhardt, Secretary-Treasurer, Planning Advisory Committee
(via e-mail sluckhardt@town.stmarys.on.ca)

Dear Ms. Luckhardt,

**Re: Application for Proposed Zoning By-Law Amendment,
45 Thames Road North (Pt. Lot 17, Conc. 15), Town of St. Marys**

The Upper Thames River Conservation Authority (UTRCA) has reviewed the subject application with regard for policies contained within the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The Upper Thames River Source Protection Area Assessment Report has also been reviewed in order to confirm whether the subject property is located within a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act. We offer the following comments:

PROPOSAL

The application proposes to rezone the subject property to Institutional (I) Zone with site specific exceptions to limit permitted uses to private club, church, government administrative office, day nursery, nursery school, museum, meeting room facility, passive recreational uses and park, and reduce the maximum building height to 7 metres.

CONSERVATION AUTHORITIES ACT

The subject lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

DRINKING WATER SOURCE PROTECTION

Clean Water Act

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower

UTRCA Comments
45 Thames Road North, St. Marys

Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. Mapping which identifies these areas is available at: http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

Upon review of the current assessment report mapping, we wish to advise that there are *no vulnerable areas* identified for this area.

RECOMMENDATION

The UTRCA has no objection to the above noted Zoning By-law amendment. Drinking Water Source Protection information has been provided for the information of the Planning Advisory Committee.

UTRCA REVIEW FEES

At this time, when our comments are related specifically to Drinking Water Source Protection, and there are no natural hazard or natural heritage features on the property, a fee will not be collected.

Thank you for the opportunity to comment. If you have any questions, please contact the undersigned at extension 228.

Yours truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY



Spencer McDonald
Land Use Planner
SM/sm