

Planning Advisory Committee Tuesday, August 7, 2018

A meeting of the St. Marys Planning Advisory Committee was held on Tuesday, August 7, 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 May 28, 2018

Motion:

Second:

- 4.0 Official Plan Review**
- 5.0 Affordable Housing**
- 6.0 Next Meeting**
- 7.0 Adjournment**

Present:

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

Regrets:

- Member Steve Cousins

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 noted.

3.0 Approval of Minutes:

Minutes dated May 28, 2018

Motion by: Councillor Jim Craigmile

Seconded by: Member Dr. J. H. Loucks

THAT the Minutes dated May 28, 2018 be approved as circulated.

MOTION CARRIED

4.0 Official Plan Review

Mark Stone presented his information report regarding the Official Plan Review.

Mark Stone spoke to modifications required to some of the Discussion Papers as:

- Paper #1 (Population) – revised planning period (2018 to 2038) and updated population projections
- Paper #4 (Residential) – changes to reflect revised population projections in Paper #1, update to number of dwellings required to meet demand, correction to median density figure based on recent subdivision development and update to residential land supply
- Paper #10 (Commercial) – addition of inventory of available/vacant lands designated Highway Commercial
- Paper #11 (Natural Heritage & Hazards) – addition of background information from Perth Natural Heritage Systems Study

Copies of the revised discussion papers will be provided via the Town's website.

Mark Stone spoke to the draft modified Official Plan and responded to questions from Planning Advisory Committee (PAC) members.

- Section 2.3 (Heritage Conservation)
 - removal of Schedule D and associated policies respecting location of heritage conservation sites
 - addition of policies respecting heritage impact assessments, designation of Heritage Conservation Districts, cultural heritage landscapes and viewscape protection
- Section 3.1 (Residential)
 - addition of policies respecting compatible development, evaluating neighbourhood character, infill and intensification, accessory apartments and encouraging affordable housing
- Section 3.2 (Downtown - replaces 'Central Commercial')
 - addition of policies to allow residential on ground floor of low rise apartment buildings in certain areas based on criteria
- Section 3.4 (General Industrial)
 - broadening of permitted uses
 - addition of policies restricting the conversion of employment areas to non-employment at the time of a comprehensive review

- Section 3.5 (Extractive Industrial)
 - addition of policies respecting rehabilitation of extraction sites, sensitive land uses, and wayside pits and portable asphalt plants
- Section 3.7 (Recreational)
 - update to park classification to implement Town's Recreation and Leisure Services Master Plan
 - addition of policies promoting active transportation
- Section 3.9 (Natural Heritage)
 - addition of policies to ensure conformity with Provincial Policy Statement including policies respecting significant wetlands, wood lands, significant valleylands, significant wildlife habitat, etc.
- Section 4 (Division of Land and General Land Use Policies)
 - addition of policies regarding urban design and sustainable development
- Section 5.6 (Source Water Protection)
 - new section added to ensure the protection of municipal drinking water supplies
- Section 7.25 (Complete Applications)
 - new section regarding pre-consultation, required information and studies in support of Planning Act application(s), and part lot control

Official Plan Amendments 26 to 32 will be consolidated into the Official Plan.

There was a question regarding the impact of the Heritage Register on infilling; densities and intensification. Mark Stone responded, speaking to the function of the Heritage Register.

In response to a question, Mark Stone explained that the Official Plan Review comment summary chart is ongoing and will be finalized in the concluding stage of the review process. If PAC members have any comments to add to the chart, they should provide their comments to Mark Stone.

Mark Stone spoke to the land supply/demand memorandum. There was discussion regarding the supply of industrial designated lands; the projected 25 to 45 year supply of industrial designated lands being based on historical data.

Mark Stone spoke to land use designation options for consideration: a proposed Highway Commercial – Light Industrial designation; and a proposed Highway Commercial – Mixed Use designation. It was the consensus of PAC members that staff do more work on this matter and take the proposed additional land use designations to Council for consideration.

Mark Stone spoke to the next steps of the Official Plan Review:

- Meet with landowners as required
- Present draft modified Official Plan to Council
- Circulation to agencies
- Statutory Public Open House
- Preparation of Official Plan Amendment
- Statutory Public Meeting

There were no further questions from PAC members; concluding the discussion of the Official Plan Review.

5.0 Affordable Housing

Mark Stone presented his information report regarding affordable housing in St. Marys and responded to questions from PAC members.

With regard to accessory apartments, it is the recommendation of staff that Council proceed with a proposed amendment to the Zoning By-law to permit a maximum of one accessory apartment per single detached, semi-detached or townhouse dwelling; and that the Zoning By-law also contain specific provisions to regulate accessory apartments in accessory buildings on a lot.

It was the consensus of PAC members that staff prepare a report and a draft zoning by-law amendment to implement accessory apartments, for Council's consideration.

6.0 Next Meeting:

T.B.A.

7.0 Adjournment

Motion by: Member W. J. Galloway

Seconded by: Councillor Jim Craigmile

THAT the meeting adjourn at 7:17 pm.

MOTION CARRIED

Councillor Don Van Galen
Chairman

Susan Luckhardt
Secretary-Treasurer

Copies to:

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