



**AGENDA**  
**Heritage Advisory Committee**

January 12, 2019

9:00 am

Municipal Operations Centre  
408 James Street South, St. Marys

**Pages**

**1. CALL TO ORDER**

**2. DECLARATION OF PECUNIARY INTEREST**

**3. AMENDMENTS AND APPROVAL OF AGENDA**

**RECOMMENDATION**

THAT the January 12, 2018 regular Heritage Committee agenda be accepted as presented.

**4. AMENDMENT AND ACCEPTANCE OF MINUTES**

**4**

**RECOMMENDATION**

THAT the Minutes of the November 9, 2018 meeting of the St. Marys Heritage Committee be accepted as presented.

**5. DELEGATIONS**

**6. CORRESPONDENCE**

**7. COMMITTEE APPOINTMENTS**

**7.1 Appointment of Committee Chair**

**RECOMMENDATION**

THAT Committee member \_\_\_\_\_ be appointed Heritage Committee Chair effective January 12, 2019 through to December 31, 2019.

**7.2 Appointment of Committee Vice-Chair**

**RECOMMENDATION**

THAT Committee member \_\_\_\_\_ be appointed Heritage Committee Vice-Chair effective January 12, 2019 through to December 31, 2019.

**8. COMMITTEE TRAINING**

**8.1 Roles and Responsibilities (Terms of Reference) 8**

**8.2 Procedure By-Law**

**8.3 Code of Conduct**

**8.4 Reference Documents 13**

**9. RECESS - AT 10:30 A.M.**

**RECOMMENDATION**

THAT the Heritage Committee recess at 10:30 a.m.

**10. REGULAR BUSINESS - COMMENCES AT 10:45 A.M.**

**RECOMMENDATION**

THAT the meeting of the Heritage Committee is called back to order at 10:45 a.m.

**10.1 Municipal Register, Part 1 - Designations/designated property matters 14**

**10.2 Heritage Conservation District**

**10.2.1 Sign Bylaw**

<b>10.2.1.1</b>	<b>175 Queen Street East (Town Hall) - Community Players Sign</b>	<b>15</b>
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<b>10.2.1.2</b>	<b>165 Queen Street East - The WyrnWood</b>	<b>22</b>
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<b>10.2.1.3</b>	<b>190 Queen Street East - Mac's Convenience Store</b>	<b>29</b>
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**10.2.2 Heritage Permits**

<b>10.2.2.1</b>	<b>175 Queen Street E. - Town Hall Eaves troughs</b>	<b>41</b>
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<b>10.2.2.2</b>	<b>34 Wellington Street N. - Jacobs Liquidation</b>	<b>50</b>
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**10.3 Municipal Register, Part 2 - List of Significant properties**

**10.4 Heritage Grant Applications**

**10.5 CHO Report**

**10.5.1 Membership Renewal Form - electronic newsletter**

**10.6 Homeowner/Property owner letters**

**11. COUNCIL REPORT**

**12. OTHER BUSINESS**

**12.1 Heritage Award - Heritage Fair, February 22**

**13. UPCOMING MEETINGS**

Saturday, February 9, 2019 - 9:00a.m., MOC Boardroom (408 James Street South)

**14. ADJOURNMENT**

**RECOMMENDATION**

THAT this meeting of the Heritage Committee adjourn at \_\_\_\_ p.m.



## MINUTES

### Heritage St. Marys

November 10, 2018

9:00am

St. Marys Museum

177 Church Street South

Members Present: Stephen Habermehl  
Janis Fread  
Paul King  
Mary Smith  
Michelle Stemmler  
Members Absent: Larry Pfaff  
Sherri Gropp  
Carey Pope  
Al Strathdee  
Staff Present: Trisha McKibbin

#### 1. CALL TO ORDER

Stephen Habermehl called the meeting to order at 9:05 a.m.

#### 2. DECLARATION OF PECUNIARY INTEREST

None.

#### 3. AMENDMENTS AND APPROVAL OF AGENDA

**Moved By** Michelle Stemmler

**Seconded By** Mary Smith

THAT the November 10, 2018, Heritage Committee agenda be approved as circulated.

**CARRIED**

#### 4. DELEGATIONS

None.



**5. CORRESPONDENCE**

None.

**6. AMENDMENT AND ACCEPTANCE OF MINUTES**

**Moved By** Mary Smith

**Seconded By** Janis Fread

**THAT** the October 13, 2018 Heritage Committee meeting minutes be accepted.

**CARRIED**

**7. BUSINESS ARISING FROM MINUTES**

Quarry plaque update. Confirmation has been received that this plaque is in production. A draft of the layout should soon be available for review.

**8. REGULAR BUSINESS**

**8.1 Heritage Conservation District Update**

There was some discussion about properties within the district including 13 Water Street South where considerable renovation work is underway.

**8.2 Municipal Register, Part 1 - Designations/designated property matters**

Nothing new to report

**8.3 Municipal Register, Part 2 - List of Significant properties**

Nothing new to report.

**8.4 Heritage Grant Applications**

An application has been received from Jacobs Liquidation for a Heritage Grant to assist with the replacement of the two sets of doors on their property at 34 Wellington Street North along with other facade improvements. This project was discussed at the committee's October meeting and has been approved by the HCDAC.

**8.4.1 34 Wellington Street North**

**Moved By** Michelle Stemmler

**Seconded By** Janis Fread

**THAT** the St. Marys Heritage Committee, having reviewed the proposed work to the facade of 34 Wellington Street North, recommends that the application for a Heritage Grant be approved.

**CARRIED**

**8.5 Properties of interest or at risk (not necessarily designated)**

Nothing new to report.

**8.6 CHO Report**

The fall issue of CHOnews has been received electronically.

**8.7 Homeowner/Property owner letters**

Several listed properties have changed hands. Letters will be sent in the new year.

**8.8 Sign Bylaw**

The staff report contained some recommendations for changes, including a simplified process for obtaining approval for a sandwich board sign. Paul pointed out that while the amended bylaw no longer requires approval by the Heritage Committee for a sign in the HCD, it does not state that review and approval by the HCDAC is still required.

**8.9 Cultural Planning: Strategic Plan**

The Town will be installing new directional signage and has asked for community input concerning the design options. A small group attended an information open house at the MOC on Thursday evening, November 8. There is an on-line survey that can also be completed. Mary pointed out some challenges with the survey format that might be addressed to make it more user-friendly.

**9. Council Report**

Staff explained how the transition to the new council will work and also how applicants to new council committees will be chosen. There will be training sessions for new councillors and liaison staff for each committee will prepare training material for new committee members.

**10. OTHER BUSINESS**

Some time was spent discussing the summary of accomplishments and remaining challenges. A number of additional points were suggested. These will be added to the summary and the revised version circulated.

**11. UPCOMING MEETINGS**

The new committee will likely meet Saturday, January 12, 2019. This will be confirmed.

**12. ADJOURNMENT**

**Moved By** Michelle Stemmler

THAT the Heritage Committee adjourn at 10:00 a.m.

**CARRIED**

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Larry Pfaff, Chair

# FORMAL REPORT

<b>To:</b>	Mayor Stratthdee and Members of Council
<b>Prepared by:</b>	Brent Kittmer, CAO/Clerk
<b>Date of Meeting:</b>	9 January 2019
<b>Subject:</b>	<b>CAO 01-2019 Committee Priorities for 2019</b>

## PURPOSE

The purpose of this report is for Council to consider interim priorities and projects to be assigned to the Heritage, Green, and Recreation and Leisure Advisory Committees. Determining priorities and projects for these committees now will allow the committees to meet and complete work in advance of Council's more thorough consideration of the priorities for the Corporation. This more fulsome review is anticipated to occur in at the first Strategic Priorities Committee meeting for 2019, tentatively schedules for April 16, 2019.

## RECOMMENDATION

THAT CAO 01-2019 regarding Committee Priorities for 2019 be received; and

THAT the Committee projects for the Recreation and Leisure Committee, Green Committee, and Heritage Committee be approved as outlined in report CAO 01-2019

## BACKGROUND

On December 4, 2018 Council appointed members to committees for the 2018-2022 term. The Recreation and Leisure Committee and the Green Committee are new for the term. The terms of reference for these two committees establish them as strategic level committees that focus on projects assigned by Council. The committees were designed this way to be a resource to both staff and Council as we advance the priorities of the Strategic Plan, the Recreation and Leisure Master Plan, and Pyramid Recreation Centre Strategic Business Plan. The CAO is planning to work with Council to establish a set of 2019 priorities for the corporation early in the term. This work will occur at the first Strategic Priorities Committee meeting of Council, currently delayed to April 2019 to accommodate the 2019 draft budget deliberation. To allow these two committees to begin their work the CAO is recommending that Council consider assigning interim projects for them to work on.

One committee that was not appointed on December 4, 2018 was the Heritage Conservation District Advisory Committee. Council made this decision to allow some time for the Heritage Committee to review the functions of both committees to determine if having two committees was still relevant in the context of 2019, to determine where duplication between the two committees may exist, and to recommend where process efficiencies could be implemented. To allow this review to have various perspectives, the current membership of the Heritage Committee consists of individuals who applied for both committees.

## REPORT

Appreciating the fact that Council is newly seated, the CAO met with the staff liaisons for the respective committees to review potential projects that the committees could work on in the interim period. Based on these discussion, projects recommended for each committee are outlined below:

## Recreation and Leisure Committee

To develop scoped projects for the Recreation and Leisure Committee staff reviewed the current progress in implementing the Recreation and Leisure Master Plan and the PRC Business Plan. The projects suggested below represent key considerations and research that will assist staff with the current projects that are underway for each plan.

The project scopes that staff recommends Council assign to the Recreation and Leisure Committee are:

1. The Strategic Plan, Recreation and Leisure Master Plan, and the PRC Business Plan each call on the Town to provide scale appropriate and cost efficient recreation services. A key tactic in seeing through this strategy will be the development of a core services list. As a part of this evaluation, the Town will need to consider if providing “shoulder season” ice is a core service. The cost of operating ice in July and August is higher than the rest of the year, and is offered at a significant loss. March and April ice sees a higher than normal vacancy rate, and represents an area where cost savings could be achieved if the Town removed one ice pad.

The Committee is tasked with reviewing the Town’s current approach to providing ice in the shoulder seasons. The Committee is asked to review and understand operating costs, usage and vacancy rates, and to make a recommendation to Council if shoulder season ice should be a core service. The Committee’s recommendation should include preferred operating schedules for shoulder season ice, and a strategy to engage and inform users of any proposed changes.

2. The Town’s swimming quarry is a gem of the community, and represents a tourism draw with great potential. Within the last 4 years the Town has invested in new attractions at the swimming quarry, including a new cliff dive and inflatable amenities. For the 2019 season, the Town’s Stand-Up paddleboard provider has relocated to British Columbia, and the Town is now faced with determining what services and amenities should be provided at the Quarry to keep it attractive.

The Committee is tasked with developing an overall vision for the swimming quarry that is sympathetic to its importance as a recreation amenity and tourist attraction. The Committee is asked to review the current slate of services at the quarry, determine if these are still relevant, and consider if new attractions and services should be added. Any recommendation’s the Committee makes to Council should be supported by a business plan to demonstrate how the overarching goals of scale appropriate recreation and cost efficiency will be maintained.

3. The Strategic Plan, Recreation and Leisure Master Plan, and the PRC Business Plan each call on the Town to provide cost efficient recreation services and to implement proactive maintenance practices. The salt water pool at the PRC has strong support from its users, but comes at a greater cost to the Town when compared to a chlorine pool. Operating costs are higher, and equipment wears out more quickly due to the corrosive environment that a salt water pool creates.

The Committee is tasked with reviewing the Town’s current approach to providing a salt water pool and compare this against the provision of a chlorine pool. The Committee is asked to review and understand the costs and user experience of providing a salt water pool, and to compare those against the costs of providing a chlorine pool. The Committee’s recommendation present the preferred type of pool, rationale to defend the recommendation, and a strategy to engage and inform users of any proposed changes.

## Green Committee

The projects suggested below represent key considerations and research that will assist staff with the current projects that are underway related to the Town’s Forestry Management Plan, the Recreation and Leisure Master Plan, and the ongoing waste diversion Environmental Assessment

1. The Strategic Plan calls for the Town to investigate and implement a forestry and tree management policy. In October 2018, Council adopted a Forestry Management Plan, at this time Staff were directed to revise the species list and better determine tree suitability and placement in 2019. More research needs to be undertaken regarding which species are better suited for developed and natural areas. In addition, Council tasked the proposed Green Committee to pursue engagement and education opportunities regarding the urban forest to ensure its continued health.

The Committee is tasked with recommending a revised forestry species list, tree placement, and pursuing engagement and education opportunities regarding the urban forest.

2. The Recreation and Leisure Services Master Plan recommends the possible naturalization of select parklands, including Meadowvale Park and Southvale Park and encourages the naturalization of other municipal lands. The Forestry Management Plan discusses the need for a separate Naturalization Plan to establish and manage natural Town-owned land. A naturalization approach is beneficial for two reasons. First, restores ecological lifecycles, and second, reduces park maintenance service levels and thus grass cutting, water, fertilizing and other parks maintenance costs.

The Committee is tasked with undertaking public engagement related to park naturalization, and recommending areas where naturalization practices may be implemented, inclusive of select parklands including Meadowvale Park and Southvale Park. The Committee shall recommend policies to establish natural areas and how to maintain natural areas.

3. The Recreation and Leisure Services Master Plan calls for the preparation of an Active Transportation Master Plan to assist with long-term implementation of a transportation network. This plan should include a review of the active transportation network, develop a trail hierarchy, explore opportunities to enhance active transportation connections to the existing trail system, and provide direction on the provision of trail amenities. \

The Committee is reviewing the Town's current active transportation network, collecting public feedback on needs and wants for an expanded Active Transportation network, and recommending a an Active Transportation Master Plan for Council's consideration.

4. In 2018 a Waste Reduction and Diversion Assessment (WRDA) was completed to review the Town's current programs and to assess opportunities for improvement and / or potential new diversion streams. The Town operates eight (8) existing programs, and the WRDA identifies an additional eight programs, or opportunities for increased waste reduction or diversion in addition to various potential enhancements of the existing programs. The Town expects an Environmental Assessment approval for the expansion of the St. Marys Landfill Site, afterwards, during the Environmental Compliance Approval (ECA) process the Town will need to consider current diversion practices and potential new diversion streams so that the Town will be better positioned to consider end-of-life materials as resources rather than waste, resulting in fewer raw materials being used and working to maximize the life expectancy of the landfill site.

The Committee is tasked with considering and evaluating the implementation of the proposed opportunities for improvement and / or potential new diversion streams outlined in the WRDA during the Environmental Compliance Approval phase of the landfill site expansion.

### Heritage Committee

To develop a scoped project for the Heritage Committee, internal staff review surrounding the Heritage and HCD Committees focused on feedback gathered in the previous term of Council from applicants, Council members and staff. So Council is aware, it is the Heritage Committee that holds the authority under the Ontario Heritage Act to make recommendations to Council. A separate committee for the HCD was originally created to build trust in the system and to create transparency

For Council's information, the following observations were identified:

- Overlap in approvals processes:
  - In some instances, such as a Part IV designations in the Heritage District, the same project would have to be reviewed by both committees. This is a duplication of process.
  - Sign permits in the HCD were reviewed by both committees, again a duplication of process.
  - Depending on when meetings fell, it could be a month between when the application was reviewed by one committee and then the other. The result was that there were instances where a business was delayed by 30 days in being able to install a sign because they had to wait for approval from one committee or the other. To address these delays, later in the 2014-2018 term joint meetings between the Heritage and HCD Committee were becoming regular so that approvals would be received in a in a timely manner.
- Confusion of applicants:
  - For Heritage permits within the HCD, the proposed work would be approved by the HCD committee, but grant funding would be approved by the Heritage Committee.
  - Applicants were confused as to which committee reviewed which application.
  - Applicants had to attend two different meetings on occasions, and were not always invited to remain at the meeting to observe the decision making process. In at least one instance, had the applicant remained at the meeting to observe the debate, he could have provided further information to the committee to assist in their review. Because he was excused key information was not shared, the decision was not in his favor, and he had to go through an appeal process. The appeal ultimately revealed the further contextual information he could provide. The final disposition was an approval of the application by Council.
- Staff workload:
  - Staff are completing two sets of agendas, minutes and staff reports and attending two meetings to review/discuss the same applications.

The project scope that staff recommends Council assign to the Heritage Committee is:

1. In the context of 2019, the HCD is functioning as it should - it is managing and guiding the conservation, protection and enhancement of the area's special character. It provides guidance for change so that it contributes to the architectural and historic character of the area. The HCD has now matured and there is a better understanding of what an HCD is, and the heritage permit and granting process is well established.

Within this context, is there still a need for separate Heritage and HCD Committees? Or can a one committee structure, which includes member representation from within the HCD, adequately serve the community's heritage and culture interests?

If two committees are still relevant, what process amendments does the Heritage Committee recommend to eliminate overlap and duplication to provide a timelier and clearer service to applicants for sign permits, heritage permits, and heritage grants?

## **SUMMARY**

Staff is recommending that Council approved the committee projects as outlined above for the Recreation and Leisure Committee, the Green Committee, and the Heritage Committee. Each of the proposed projects will assist staff in advancing projects and priorities that are underway from the Strategic Plan, the Recreation and Leisure Master Plan, and the PRC Strategic Business Plan respectively.

Determining priorities and projects for these committees now will allow the committees to meet and complete work in advance of Council's more thorough consideration of the priorities for the Corporation.

## **FINANCIAL IMPLICATIONS**

None.

## **STRATEGIC PLAN**

☒ This initiative is supported by the Strategic Plan, the Recreation and Leisure Master Plan, and the PRC Strategic Business Plan as outlined within the body of the report.

## **OTHERS CONSULTED**

Trisha McKibbin, Director of Corporate Services, staff liaison to the Heritage Committee

Stephanie Ische, Director of Community Services, staff liaison to the Recreation and Leisure Committee

Grant Brouwer, Director of Building/Development, staff liaison to the Recreation and Leisure Committee

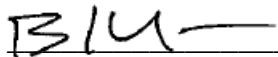
Jed Kelly, Director of Public Works, staff liaison to the Green Committee

## **ATTACHMENTS**

None

## **REVIEWED BY**

### **Recommended by the CAO**



Brent Kittmer  
CAO / Clerk



## Heritage Committee Resources

### St. Marys Documents

- Heritage Conservation District Plan - <http://www.townofstmarys.com/en/town-services/resources/Documents/HCDPLAN-Final-Report-2012.pdf>
- Municipal Register of Designated Heritage Properties - <http://www.townofstmarys.com/en/recreation-and-culture/resources/Documents/Municipal-Register-of-Cultural-Heritage-Properties-version-2017.pdf>
- Municipal Register of Non-Designated Properties (Properties of Cultural Heritage Value) <http://www.townofstmarys.com/en/recreation-and-culture/resources/Documents/09-06-2018-Municipal-Register--Properties-of-Cultural-Heritage-Value--no-names.pdf>

### Provincial Documents

Ontario Heritage Act - <https://www.ontario.ca/laws/statute/90o18>

Ministry of Tourism, Culture and Sport

- Standards and Guidelines for Conservation of Provincial Heritage Properties - [http://www.mtc.gov.on.ca/en/heritage/heritage\\_s\\_g.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_s_g.shtml)
- Ontario Heritage Toolkit Guides - [http://www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml)
- Heritage Conservation Districts - [http://www.mtc.gov.on.ca/en/heritage/heritage\\_conserving\\_districts.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_conserving_districts.shtml)
- Ontario's Municipal Heritage Committee Directory - <http://www.mtc.gov.on.ca/en/heritage/lacac.shtml>

Ontario Heritage Trust – Ontario Heritage Act Register - <https://www.heritagetrust.on.ca/en/pages/tools/ontario-heritage-act-register>

### Federal

The Canadian Register of Historic Places - <https://www.historicplaces.ca/en/pages/about-afpropos.aspx>

**TOWN OF ST. MARYS**  
**P.O. Box 998, St. Marys, ON. N4X 1B6**

**Municipal Register, Part 1 -Designations/designated property matters**

	Project Location	Project	Start Date	Est end date	Areas effected
1	Old Water Tower	Structural Upgrades	2/Jul/18		Robertson Restoration have been painting the tiles of the tank and the supporting metal brackets. Weather permitting. Grouting is to take place in the spring
2	Library/TownHall	Library & Town Hall Window Replacement	17/Dec/18	30/Jan/18	The Window Installers will be continuing the window replacement on the North side of the Town Hall and then moving to the East side. There will be minor disruptions to staff and the accessible entrance to the Library. They will also be finishing up the interior trim and caulking on the Library Windows.
3	Junction Station	Junction Station Future Use and Vision			<p>A staff report will be presented at the January 15, 2019 budget meeting regarding the Future Use and Vision for the Junction Station.</p> <p><a href="http://calendar.townofstmarys.com/council/Detail/2019-01-15-0900-Special-Meeting-of-Council">http://calendar.townofstmarys.com/council/Detail/2019-01-15-0900-Special-Meeting-of-Council</a></p>
4	McDonald House	Prospective buyer	1/Jan/19		At the January 8, 2019 Council meeting Council approved the sale of the McDonald House to Allen & Robin Kool.



Town of St. Marys  
PO Box 998  
408 James Street South  
St. Marys ON N4X 1B6  
Tel: 519-284-2340 ext 243  
Fax: 519-284-0902

## HERITAGE PERMIT APPLICATION

### HERITAGE PERMIT POLICIES

Prior to the receiving any building permit or site plan approval in the HCD for demolition, renovations or new construction, the property owner will contact the Planning and Zoning Department to determine whether a Heritage Permit will be required.

For major work that may alter the appearance of the facade of a building in the Heritage Conservation District, the application/approval process for Heritage Permits is as follows:

1. A property owner within the HCD considering a project involving the street facade consults with the Zoning and Planning Department to determine whether or not a Heritage Permit will be required.
2. If the scope and nature of the work requires a permit, the property owner is given an application form to complete.
3. Property owner submits a completed Heritage Permit Application with all the required documentation.
4. Staff reviews the application and applies the standards contained in the Heritage Conservation District Plan.
5. Based on a review of the heritage permit application, staff determines that the proposed alteration requires a recommendation from the Heritage Conservation District Advisory Committee (HCDAC). The application and support material is circulated for review.
6. The HCDAC submits its recommendation to Zoning and Planning staff indicating whether:
  - a. The application is recommended for approval.
  - b. The applicant is asked to modify the project to some extent.
  - c. The application is recommended for refusal.
7. If not in agreement, the applicant has the right to appeal to Council.
8. If the applicant does not agree with Council's ruling, there is a further right of appeal to the OMB.



Town of St. Marys  
PO Box 998  
408 James Street South  
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Tel: 519-284-2340 ext 243  
Fax: 519-284-0902

I hereby make application for a Heritage Permit under the provisions of the Town of St. Marys Heritage Conservation By-law, being By-law No. 62-2012 pursuant to Section 33/34 and 42 of the *Ontario Heritage Act*, RSO 1990, c.18 for alteration or demolition as described in this application.

**APPLICANT INFORMATION**

Name: Town of St Marys  
Mailing Address: 175 Queen St E Box 998  
Phone Number: Day (519) 284-2340 Alternate ( )  
Fax ( ) E-mail: BK: Hmer@town.stmarys.on.ca

**PRESENT OWNER (IF DIFFERENT FROM APPLICANT)**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number: Day ( ) \_\_\_\_\_ Alternate ( ) \_\_\_\_\_  
Fax ( ) \_\_\_\_\_ E-mail: \_\_\_\_\_

**SUBJECT PROPERTY**

Street No: 175 Street Name: Queen Street East

**PURPOSE OF APPLICATION**

☐ Building Alteration ☐ Building Addition ☐ New Construction  
☐ Building Demolition ☒ Other

Description of Proposed Work \_\_\_\_\_  
Permit Install of a temporary sign for Community Players  
Community Players is looking for a permanent sign to use for their productions. Community Players runs two performances a year and uses a sign out front of town hall to do so. Each sign will be erected for approx. six weeks for each performance. The sign frame will be removed when it is not being used.



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408 James Street South  
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#### ATTACHMENTS

- ☐ Signed letter authorizing applicant/agent to act on behalf of property owner
- ☒ Digital photographs of structure from the street(s) showing existing front and side elevations
- ☒ Drawings showing proposed alterations, addition or new construction
- ☒ Survey or site plan showing addition, new construction or building removal
- ☐ Manufacturer's brochures and/or product sample

#### DECLARATION

I, the undersigned Brent K. Hume, am the authorized (owner/agent of owner) named in the above application and I certify the truth of all the statements or representations contained herein.

I understand that the issuance of a permit shall not be deemed a waiver of any of the provisions of any requirements of the Town of St. Marys Heritage Conservation District By-law or regulations made hereunder, notwithstanding anything included in or omitted from the plans or other material filed in support of, or in connection with the above application.

I acknowledge that in the event a permit is issued, any departure from plans, specifications or locations proposed in the above application is prohibited and such could result in the permit being revoked.

I further acknowledge that in the event the permit is revoked for any cause or irregularity or non-conformity with the requirements of the Town of St. Marys Heritage Conservation District Bylaw, or regulations made thereunder, there shall be no right of claim whatsoever against the municipal corporation or any official thereof and any such claim is hereby expressly waived.

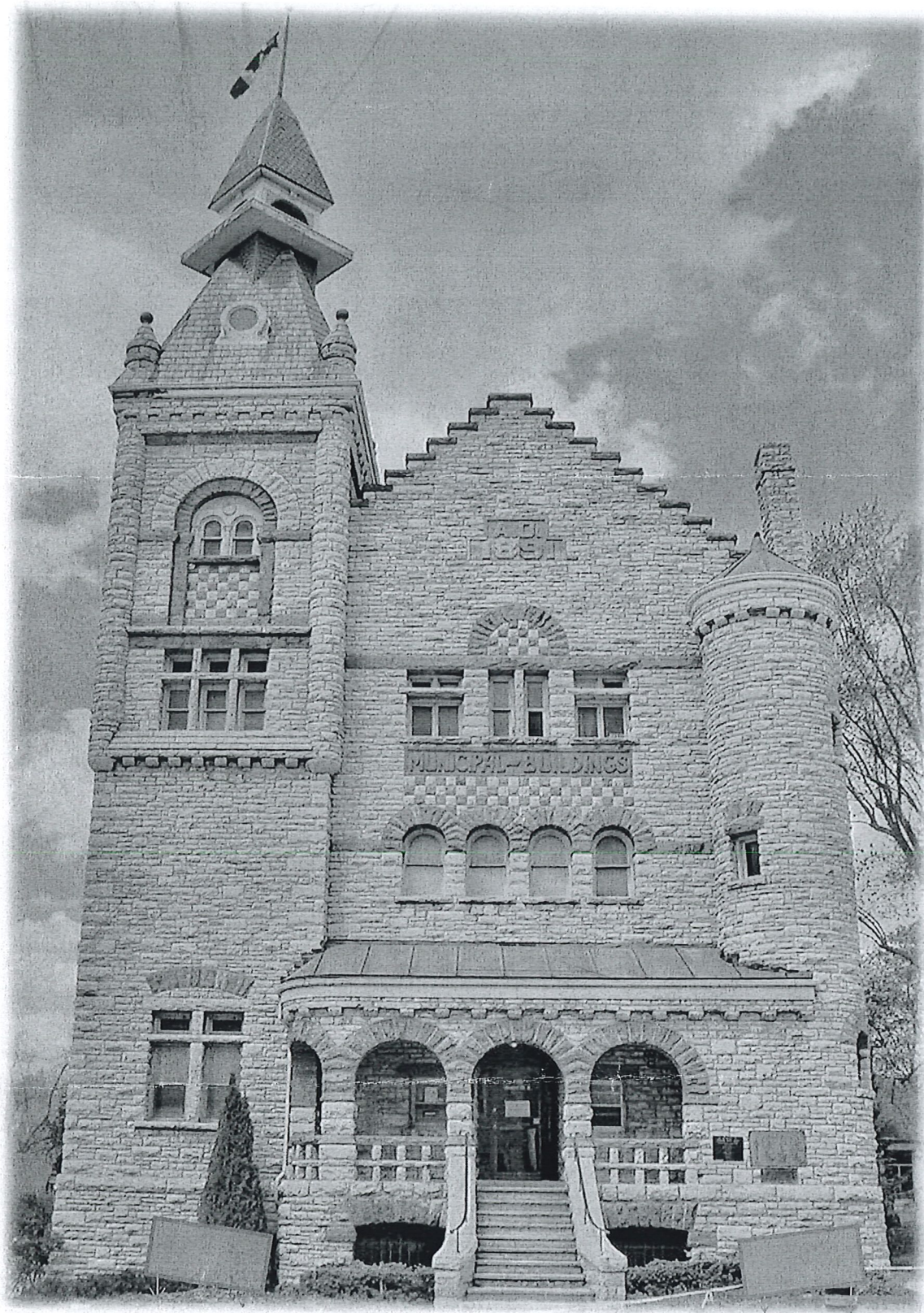
B K Hume  
Signature of Property Owner/Applicant

07 Jan 20/09  
Date

#### FOR OFFICE USE ONLY

Date Received (Complete) _____	Received By (Signature): _____
Review and Approval/Denial	
Planning Staff: _____	Date: _____
HCDA Committee: _____	Date: _____
Council: _____	Date: _____





*St. Marys Community Players proposes two 6' x 4' metal framed banners to be placed on each side of the Town Hall Entrance. Each banner will be positioned on an angle to create maximum exposure to the community. As per conversation with Grant Brouwer, cemented Sono tubes would be installed in the soil to create a solid support for the banner poles. When not in use these could be capped for safety precautions. Banners will be made of durable outdoor material that will allow air movement through and will be stretched tightly within the frame.*

*Thank you for your attention to this project and hopefully we can receive approval from all parties involved.*

*Sincerely Paula McMurray Hoare – St. Marys Community Players President*





## FORMAL REPORT

<b>To:</b>	St. Marys Heritage Committee
<b>Prepared by:</b>	Jason Silcox, Building Inspector
<b>Date of Meeting:</b>	12 January 2019
<b>Subject:</b>	<b>DEV 07-2019 Sign Permit Application – 175 Queen Street East</b>

### PURPOSE

To provide information to the Heritage Committee for their consideration in review of an application for a sign permit for 175 Queen Street East.

### RECOMMENDATION

THAT DEV 07-2019 Sign Permit Application- 175 Queen Street East be received; and

THAT the Heritage Committee support a heritage permit for the installation of two ground signs at 175 Queen Street East.

### BACKGROUND

175 Queen Street East is the St. Marys Town Hall and is located within the Heritage Conservation District (HCD). The Town Hall is designated a heritage property under Part IV of the Ontario Heritage Act, and also comes under a Part V heritage designation as part of the HCD. The sign application is for two temporary signs to advertise productions by the Community Players held in the auditorium at 175 Queen Street East.

### REPORT

The permit application proposes two signs, each measuring 1.8 metres x 1.2 metres to be installed on either side of the front entrance of 175 Queen Street East. The signs will be made of fabric material to allow for air flow and will be framed by metal to create a “picture frame”. The dimensions fall within the requirements for ground signs in the sign by-law. Once a recommendation has been received from the Heritage Committee, staff will present a report to Council requesting a variance to the sign by-law as the proposed ground signs contradict sign by-law 86-2018.

- 3.2(1)(c) - Prohibited Signs- a Banner Sign other than a Banner Sign located within a Public Road Allowance and approved by the Town.

### FINANCIAL IMPLICATIONS

None



## **SUMMARY**

THAT staff recommend the Heritage Committee support the sign permit application for the installation of two ground signs at 175 Queen Street East.

## **OTHERS CONSULTED**

Community Players

## **ATTACHMENTS**

1. Sign Permit Application
2. Drawings

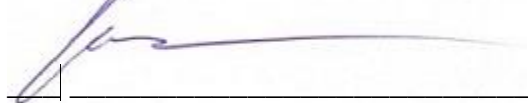
## **Respectfully submitted by**



---

Jason Silcox  
Building Inspector

## **Reviewed by**



---

Grant Brouwer  
Director of Building and Development

## Jason Silcox

---

**From:** Jason Silcox  
**Sent:** November 28, 2018 12:12 PM  
**To:** 'djsezra@gmail.com'  
**Subject:** Proposed sign Downtown St. Marys

Jacob,

Your application for a new sign at 167 Queen St E has been sitting in limbo for the last month based on the municipal election. All committees cease at the end of a councils term. So we are discussing how to proceed since new committees don't get sworn in until the new year. Your shop ends up being in the St.Marys Heritage District which requires any application to re reviewed by the Heritage District Committee.

So that were have all the info needed to review your application, it appears that a few things are still required. What is the overall size of the area that you are proposing the sign to be located? The proposed sign is 3'x5'. Do you have a photo of an example of the final look of your proposed sign? Based on you submission, is the sign planning to overhang architectural elements on the front of the building?

Can you please forward the outstanding information. We may proceed to review your application without having a committee in place.

Thanks so much.

**Jason Silcox**, CBCO, Building Official  
Development Services Department  
Town of St. Marys - Municipal Operations Centre  
PO Box 998  
408 James Street South  
T: 519-284-2340 ext 242  
C: 519-317-1284  
F: 519-284-0902  
Email: [jsilcox@town.stmarys.on.ca](mailto:jsilcox@town.stmarys.on.ca)



[TownofStMarys.com](http://TownofStMarys.com) | [Join our e-mail list.](#)





Town of St. Marys  
PO Box 998  
408 James Street South  
St. Marys ON N4X 1B6  
Tel: 519-284-2340 ext 243  
Fax: 519-284-0902

### SIGN PERMIT APPLICATION

I/we hereby make application for a Sign Permit under the provisions of the Town of St. Marys Sign By-law, being By-law No. 33-2005 in accordance with the plans and supporting information submitted herewith and which form a part of this application.

#### APPLICANT INFORMATION

Name:	Jacob Harrnsh		
Mailing Address:	167 Queen St East		
Phone Number:	Day	604 355-9232	Alternate 604-661-2020
Fax ( )	E-mail: djsevera@gmail.com		

#### PRESENT OWNER (IF DIFFERENT FROM APPLICANT)

Name:	Peter Johnston		
Mailing Address:	165 Queen St East		
Phone Number:	Day	519 284 2134	Alternate ( )
Fax ( )	E-mail:		

#### SUBJECT PROPERTY

Street No:	167	Street Name:	Queen St east
Registered Plan No.:	Lot(s)/Block(s):		

#### SIGN TO BE ERECTED

<input type="checkbox"/> Portable	<input checked="" type="checkbox"/> Fascia	<input type="checkbox"/> Projecting	<input type="checkbox"/> Banner	<input type="checkbox"/> Other
<input type="checkbox"/> Temporary (please specify dates, times & location):				
<input type="checkbox"/> Illuminated	Sign Dimensions: 3' x 5'			
Location of Proposed Sign: Above main entrance & window				
Sign Wording: The Wlyrm Wood				
Sign Material: Painted & Sealed Raw edge Wood				
Estimated Cost: \$300				
Purpose of Sign: To display name of Shop				



Town of St. Marys  
PO Box 998  
408 James Street South  
St. Marys ON N4X 1B6  
Tel: 519-284-2340 ext 243  
Fax: 519-284-0902

#### Declaration

I, the undersigned \_\_\_\_\_, am the authorized (owner/agent of owner) named in the above application and I certify the truth of all the statements or representations contained herein.

I understand that the issuance of a permit shall not be deemed a waiver of any of the provisions of any requirements of the Town of St. Marys Sign By-law or regulations made hereunder, notwithstanding anything included in or omitted from the plans or other material filed in support of or in connection with the above application.

I acknowledge that in the event a permit is issued, any departure from plans, specifications or locations proposed in the above application is prohibited and such could result in the permit being revoked.

I further acknowledge that in the event the permit is revoked for any cause or irregularity or non-conformity with the requirements of the Town of St. Marys sign BY-law, or regulations made thereunder, there shall be no right of claim whatsoever against the municipal corporation or any official thereof and any such claim is hereby expressly waived.

\_\_\_\_\_  
Signature of Property Owner/Applicant

Nov 15<sup>th</sup> / 2018  
\_\_\_\_\_  
Date

#### The Following Must Accompany this Application Form

- ☒ Signed letter authorizing applicant/agent to act on behalf of property owner
- ☒ An accurate drawing indicating scale, showing:
  - ☒ Location of the sign(s) in relation to existing building
  - ☒ The overall dimensions of the sign(s)
  - ☒ The size of the letter(s) to be displayed on the sign(s)
  - ☐ The amount of projection of the sign(s) from the face(s) of building(s)
  - ☐ Manner of illuminating the sign(s)
  - ☐ Installation information

#### FOR OFFICE USE ONLY

Date Received (Complete) \_\_\_\_\_ Received By (Signature): \_\_\_\_\_

Date Received by Heritage Committee: \_\_\_\_\_

Date Review Completed: \_\_\_\_\_ Heritage Committee Signature: \_\_\_\_\_

Date Application Approved: \_\_\_\_\_ Staff Signature: \_\_\_\_\_



# THE WYRMWOOD

167

Tattoos

Gallery

hours

MONDAY - CLOSED
TUESDAY - CLOSED
WEDNESDAY 12pm - 8pm
THURSDAY 12pm - 8pm
FRIDAY 12pm - 8pm
SATURDAY 12pm - 8pm





## FORMAL REPORT

<b>To:</b>	St. Marys Heritage Committee
<b>Prepared by:</b>	Jason Silcox, Building Inspector
<b>Date of Meeting:</b>	12 January 2019
<b>Subject:</b>	<b>DEV 05-2019 Sign Permit Application - 165 Queen Street East</b>

### PURPOSE

To provide information to the Heritage committee for their consideration in review of an application for a sign permit for 165 Queen Street East.

### RECOMMENDATION

THAT DEV 05-2019 Sign Permit Application- 165 Queen St E be received; and

THAT the Heritage Committee support in part the fascia sign permit application.

### BACKGROUND

The property at 165 Queen Street East is located in the Heritage Conservation District (HCD) and as such is a Part V property under the Ontario Heritage Act. The building does not have a Part IV designation under the Ontario Heritage Act. WyrnWood is a new business in the downtown core, located at 165 Queen Street East.

### REPORT

The Town has received an application for a sign permit to install fascia signage for WyrnWood at 165 Queen Street East. The proposed sign measures approximately 3 feet by 5 feet and is made out of raw edge wood with the business name painted and sealed to the wood. The sign is proposed to be located above the front shop door and window.

### FINANCIAL IMPLICATIONS

None

### SUMMARY

THAT staff recommend the Heritage Committee support in part the fascia sign permit application, pending confirmation of location and size.

### OTHERS CONSULTED

Nil

### ATTACHMENTS

Sign Applications, correspondence and drawings

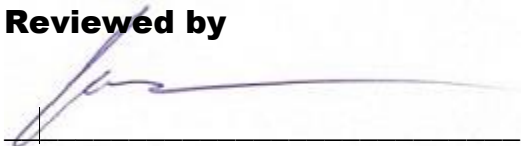
**Respectfully submitted by**



---

Jason Silcox  
Building Inspector

**Reviewed by**



---

Grant Brouwer  
Director of Building and Development



# FORMAL REPORT

<b>To:</b>	St. Marys Heritage Committee
<b>Prepared by:</b>	Jason Silcox, Building Inspector
<b>Date of Meeting:</b>	12 January 2019
<b>Subject:</b>	<b>DEV 04-2019 Sign Permit Applications - 190 Queen Street East</b>

## PURPOSE

To provide information to the Heritage Committee for their consideration in review of a applications for sign permits for 190 Queen Street East.

## RECOMMENDATION

THAT DEV 04-2019 Sign Permit Applications – 190 Queen Street East be received; and

THAT the Heritage Committee support the fascia sign permit and deny support of the ground sign permit for 190 Queen Street East.

## BACKGROUND

The property at 190 Queen Street East is located in the Heritage Conservation District (HCD) and as such is a Part V property under the Ontario Heritage Act. The building does not have a Part IV designation under the Ontario Heritage Act. The HCD Plan references signage on several occasions and states that commercial signage should contribute to, rather than detract from, the HCD area.

The property at 190 Queen Street East is the site of a convenience store identified by an existing ground sign. Town records do not confirm when the existing ground sign was installed. The convenience store is undergoing corporate rebranding and has applied for a sign permit to update the signage, including the ground sign and the fascia sign, to reflect the new brand.

## REPORT

The Town has received an application for a variance to Town sign bylaw 86-2018 to replace the existing signage. The proposed changes to the existing ground sign contradict the following sections of sign by-law 86-2018.

- 8.0 (1)(g) - Ground signs within the Heritage Conservation District are permitted to be a maximum height of 1.4 metres and a maximum width of 2 metres. The existing ground sign is approximately 5.5 metres in height and 1.8 metres in width;
- 8.0 (1)(a)(ii) - The existing ground sign is internally illuminated which is not permitted within the Central Commercial District;
- 8.0 (1)(e) - Non-complying signs are required to comply with all aspects of the sign by-law within 5 years of the date of passing or when alterations or repairs are made; and
- 8.0 (2) - In addition to Section 8.0(1) (a)-(h), those properties within the Central Commercial District located in the Heritage Conservation District are required to follow the principles, practices and guidelines under the Heritage Conservation District Plan. This includes

submission of a heritage permit application to the Building and Development Department for all sign relocations, alterations and new signs.

The proposed fascia sign is made of vinyl and is recessed into the existing sign location. The applicant is proposing indirect lighting for this sign. The fascia sign is being installed on a non-heritage building within the HCD.

## **FINANCIAL IMPLICATIONS**

None

## **SUMMARY**

THAT staff recommend the Heritage Committee support the fascia sign permit application and deny support of the ground sign application; and further that staff proceed to Council with the ground sign permit application for a sign variance.

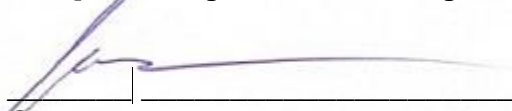
## **OTHERS CONSULTED**

NII

## **ATTACHMENTS**

1. Sign Applications
2. Correspondence
3. Drawings

### **Respectfully submitted by**



---

Grant Brouwer  
Director of Building and Development

---

Jason Silcox  
Building Inspector



Town of St. Marys  
PO Box 998  
408 James Street South  
St. Marys ON N4X 1B6  
Tel: 519-284-2340 ext 243  
Fax: 519-284-0902

SIGN PERMIT APPLICATION

I/we hereby make application for a Sign Permit under the provisions of the Town of St. Marys Sign By-law, being By-law No. 33-2005 in accordance with the plans and supporting information submitted herewith and which form a part of this application.

APPLICANT INFORMATION

Name: Five Star Permits-David Atkinson

Mailing Address: 2475 McGraw Street Pentiction BC V2A 7H9

Phone Number: Day ( ) 250 487-1210 Alternate ( )

Fax ( ) E-mail: david@fivestarpemits.com

PRESENT OWNER (IF DIFFERENT FROM APPLICANT)

Name: Mac's Convenience Stores Inc-A Couche-Tard Company

Mailing Address: 305 milner Avenue Suite 400 Toronto Ontario

Phone Number: Day ( ) 416-291-4441 Alternate ( )

Fax ( ) E-mail:

SUBJECT PROPERTY

Street No: 190 Street Name: Queen Street E

Registered Plan No.: Lot(s)/Block(s):

SIGN TO BE ERECTED

☐ Portable ☒ Fascia ☐ Projecting ☐ Banner ☐ Other

☐ Temporary (please specify dates, times & location):

☐ Illuminated Sign Dimensions: 0.9m x 9.1m

Location of Proposed Sign: North Elevation of building

Sign Wording: CIRCLE K

Sign Material: as per drawings provided

Estimated Cost: 3500.00

Purpose of Sign: Identification



Town of St. Marys  
PO Box 998  
408 James Street South  
St. Marys ON N4X 1B6  
Tel: 519-284-2340 ext 243  
Fax: 519-284-0902

**Declaration**

I, the undersigned David Atkinson, am the authorized (owner/agent of owner) named in the above application and I certify the truth of all the statements or representations contained herein.

I understand that the issuance of a permit shall not be deemed a waiver of any of the provisions of any requirements of the Town of St. Marys Sign By-law or regulations made hereunder, notwithstanding anything included in or omitted from the plans or other material filed in support of or in connection with the above application.

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I further acknowledge that in the event the permit is revoked for any cause or irregularity or non-conformity with the requirements of the Town of St. Marys sign BY-law, or regulations made thereunder, there shall be no right of claim whatsoever again the municipal corporation or any official there of and any such claim is hereby expressly waived.

Signature of Property Owner/Applicant

September 17, 2018

Date

**The Following Must Accompany this Application Form**

☒ Signed letter authorizing applicant/agent to act on behalf of property owner

☒ An accurate drawing indicating scale, showing:

- ☐ Location of the sign(s) in relation to existing building
- ☐ The overall dimensions of the sign(s)
- ☐ The size of the letter(s) to be displayed on the sign(s)
- ☐ The amount of projection of the sign(s) from the face(s) of building(s)
- ☐ Manner of illuminating the sign(s)
- ☐ Installation information

**FOR OFFICE USE ONLY**

Date Received (Complete)	Received By (Signature):
Date Received by Heritage Committee:	
Date Review Completed:	Heritage Committee Signature:
Date Application Approved:	Staff Signature:





Town of St. Marys  
PO Box 998  
408 James Street South  
St. Marys ON N4X 1B6  
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APPLICANT INFORMATION

Name: Five Star Permits-David Atkinson

Mailing Address: 2475 McGraw Street Pentiction BC V2A 7H9

Phone Number: Day ( ) 250 487-1210 Alternate ( )

Fax ( ) E-mail: david@fivestarpemits.com

PRESENT OWNER (IF DIFFERENT FROM APPLICANT)

Name: Mac's Convenience Stores Inc-A Couche-Tard Company

Mailing Address: 305 milner Avenue Suite 400 Toronto Ontario

Phone Number: Day ( ) 416-291-4441 Alternate ( )

Fax ( ) E-mail:

SUBJECT PROPERTY

Street No: 190 Street Name: Queen Street E

Registered Plan No.: Lot(s)/Block(s):

SIGN TO BE ERECTED

☐ Portable ☐ Fascia ☐ Projecting ☐ Banner ☒ Other Existing Freestanding Sign

☐ Temporary (please specify dates, times & location):

☐ Illuminated Sign Dimensions: 2.0 x 1.8m Replacement face

Location of Proposed Sign: North Elevation of building

Sign Wording: K

Sign Material: as per drawings provided

Estimated Cost: 1500.00

Purpose of Sign: Identification



Town of St. Marys  
PO Box 998  
408 James Street South  
St. Marys ON N4X 1B6  
Tel: 519-284-2340 ext 243  
Fax: 519-284-0902

**Declaration**

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September 17, 2018

Date

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☐ The amount of projection of the sign(s) from the face(s) of building(s)

☐ Manner of illuminating the sign(s)

☐ Installation information

**FOR OFFICE USE ONLY**

Date Received (Complete) \_\_\_\_\_ Received By (Signature): \_\_\_\_\_

Date Received by Heritage Committee: \_\_\_\_\_

Date Review Completed: \_\_\_\_\_ Heritage Committee Signature: \_\_\_\_\_

Date Application Approved: \_\_\_\_\_ Staff Signature: \_\_\_\_\_



December 14, 2018

Re: Circle K #62053-190 Queen Street E St Mary's ON

Good Day

We have made application to replace the existing Macs signage on this site with the new Circle K national branding designs as per the drawings submitted.

As this site falls within the Heritage Conservation District we have been told that replacing the existing signage means we must conform to the existing bylaws.

With regards to the freestanding sign, the bylaw restricts the height of ground signs to 1.4m in this District.

The freestanding sign is important to this location as the building is setback from the roadway and blocked by existing buildings. This sign has been in place for many years with no complaints and our intent is to replace the faces of the sign and upgrade the lighting.

By replacing the sign, it adds approx. \$8,000.00 to this project not to mention the vandalism factor of a sign 1.4m high sign

Addressing the current bylaw items:

8.0 (1) (a) ii-Internally illuminated signage not allowed

- the current sign has been illuminated for many years with no complaints, as we are not changing the structure in any way, we ask this sign to be considered legal non-conforming and be allowed to change the polycarbonate faces and update the lighting as per the drawings provided.

8.0 (b) materials- The materials being used in the face is standard for most sign faces. As this sign has been standing for many years and that this site has no Heritage characteristics what so ever, it does not detract from the Heritage theme. This building is an anomaly as it sits amongst many Heritage buildings

8.0 (e) Bring the sign into conformance. By bringing the sign down in height to conform to the bylaw poses a visibility problem for traffic coming by on this street. The building is setback almost 16m from the sidewalk and is a parking lot to the convenience store. Street parking is at the street level which will also block the sign from traffic flow

Phone 250.487.1210  
2475 McGraw St., Penticton BC V2A 7H9



[www.fivestarpermits.com](http://www.fivestarpermits.com)

8.0 (g) Size and distance- As mentioned above the size of the sign and its setback requirement will make this sign invisible to a busy road

(23.2) -(24) This site poses a lot of special circumstances with regards to the existing signage and the property as a whole. Although located in the Heritage Conservation District, this site doesn't meet any of that criteria other than address.

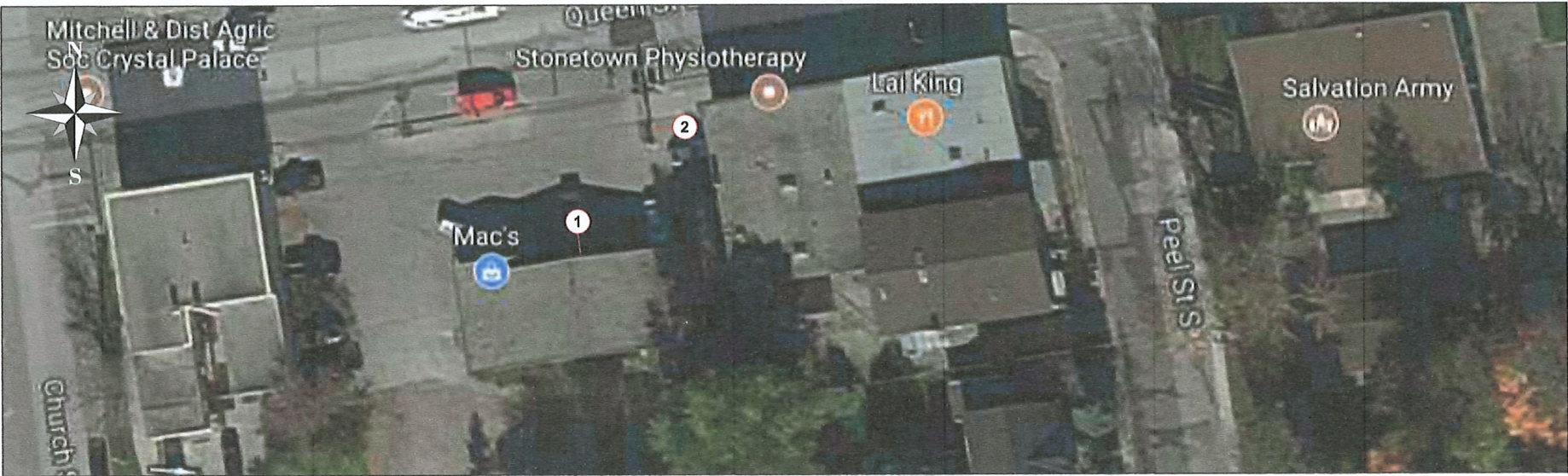
AS changing over this site to conform to the Heritage bylaw will cause significant hardship financially not to mention traffic safety issues, we ask that you consider our signage legal non-conforming and allow us to make the changes requested

Sincerely

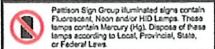
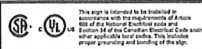
David Atkinson  
For Circle K

Phone 250.487.1210  
2475 McGraw St., Penticton BC V2A 7H9





Date:             
Customer Approval:           



This sign is intended to be installed in accordance with the instructions of the manufacturer. It is the responsibility of the customer to ensure that the sign is properly installed and maintained. The customer shall ensure that the sign is not used for any purpose other than that for which it was designed. The customer shall also ensure that the sign is not used in a manner that could be considered defamatory or libelous. The customer shall also ensure that the sign is not used in a manner that could be considered a violation of any applicable laws or regulations.

[www.pattisonsign.com](http://www.pattisonsign.com)

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**MC5-19667A**

**SITE #62053**

LEVEL: C BU: CCA

PROJECT TYPE: SKYFALL

OVERALL VIEW OF SITE

Installation: ☐ Interior: ☒ Exterior:

#	Descriptions:
1	NON-ILLUMINATED FASCIA BAND SEE PAGE 2
2	REPLACEMENT FACES FOR EXISTING PYLON SEE PAGE 3



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

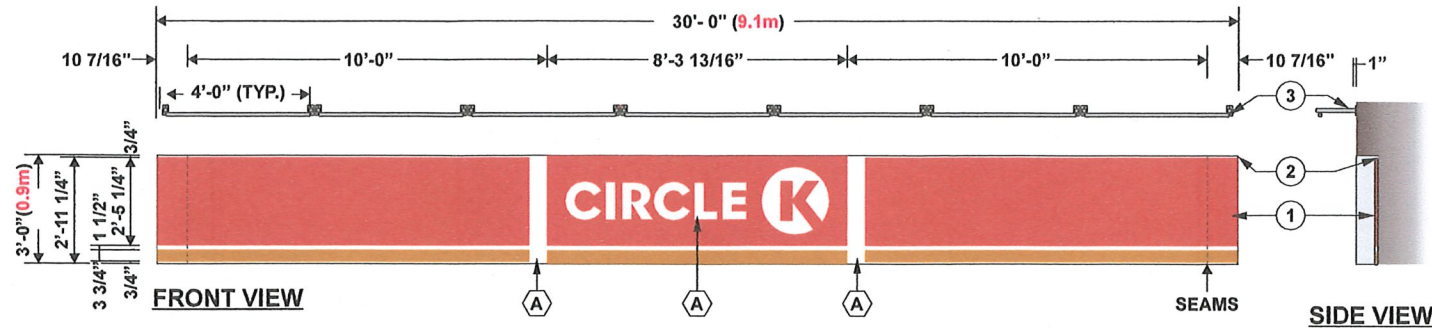
Client:	CIRCLE K
Site:	190 QUEEN STREET E. ST. MARYS, ON
Consultant:	G. FRENETTE
Draftsman:	SANDEEP B
Page:	1/3
Scale:	
Date:	10-23-2017

ISO 9001:2008 Certified Enterprise



8.19m2

**CITY REQUIREMENTS:**  
 - INDIRECT LIGHTING (TYPE OF LIGHTING T.B.D. BY R&D - VISUAL SUBJECT TO CHANGE)  
 - EXISTING SIGN ON FRONT ELEVATION IS RECESSED IT WILL NEED TO BE REMOVED - WALL REPAIR IF NECESSARY



**MC5-19667A**

**SITE #62053**

LEVEL: C BU: CCA

PROJECT TYPE: SKYFALL

NON-ILLUMINATED FASCIA BAND  
(RECESSED)

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	PRE-PAINTED TRI-COLOR ACM PANEL BENT ON ALL SIDES WITH VINYL APPLIED TO FIRST SURFACE, MOUNTED WITH ALUMINUM ANGLES (RECESSED SIGN)	
2	PRE-PAINTED WHITE ALUMINUM FLASHING	
3	ALLANSON LED SABER INDIRECT LIGHTING WITH ALUMINUM BRACKETS OR OTHER (T.B.D. BY R&D)	
4	GARBAGE CAN QTY 1 - LX #73296399 42 GALLON WASTE CONTAINER WITH DOME LID	
*	EXISTING SIGN BOX TO BE REMOVED - WALL REPAIR IF NECESSARY	
*	PARKING SIGNS TO BE REMOVED	

**Notes:**  
 - AS PER NEW GRAPHICS RECEIVED 09.19.2016

#	Colors:
A	WHITE VINYL 7725-20
B	PAINTED GREY 838

#	Revision(s)	By:	Date:
1	REMOVED SIGN ADDED ACM	TA	07.04.2018



EXISTING SIGN - BEFORE



EXISTING SIGN - AFTER

Customer Approval:		Date: / /
PRODUCTION INFORMATION: XX		
Descriptions:		Plate #:
XX		XX
XX		XX
XX		XX
XX		XX
XX		XX
XX		XX
XX		XX
XX		XX



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	CIRCLE K
Site:	190 QUEEN STREET E. ST. MARYS, ON
Consultant:	G. FRENETTE
Draftsman:	SANDEEP B
Page:	2/3
Scale:	

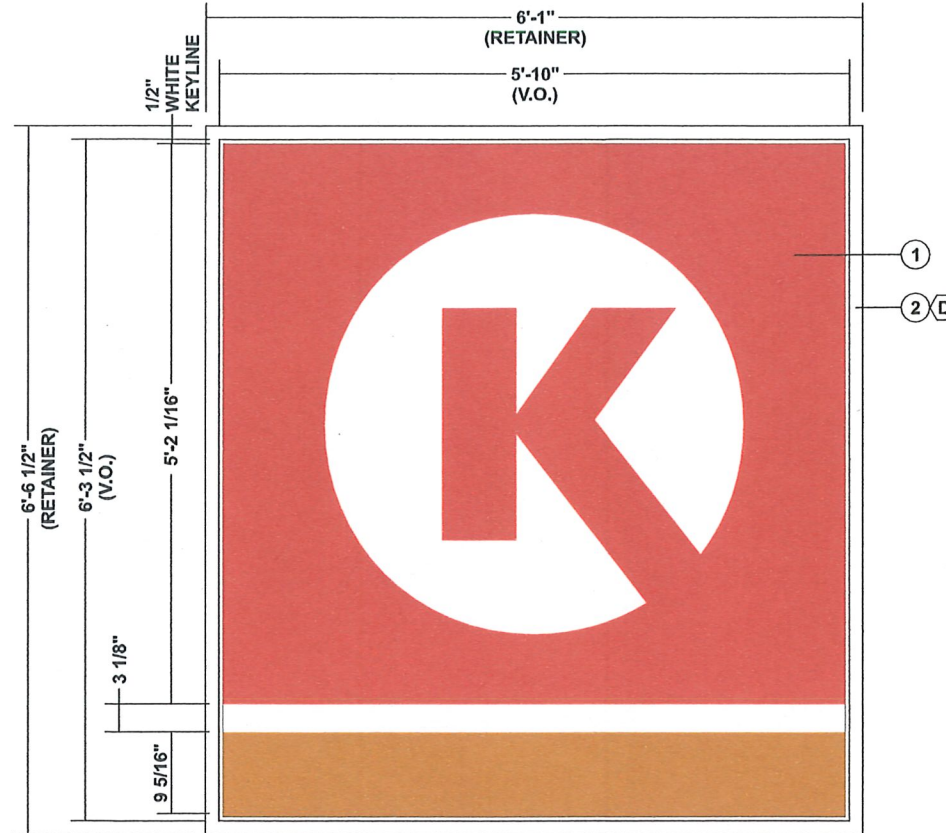




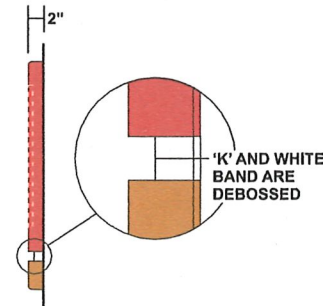
EXISTING PYLON - BEFORE



EXISTING PYLON - AFTER (QUEEN ST. E.)



FRONT VIEW - SIDE A & B



CK PANNED & DEBOSSSED  
DETAIL  
SCALE: N.T.S.

MC5-19667A  
CTMA0RF5UX0186

SITE #62053

LEVEL: C BU: CCA

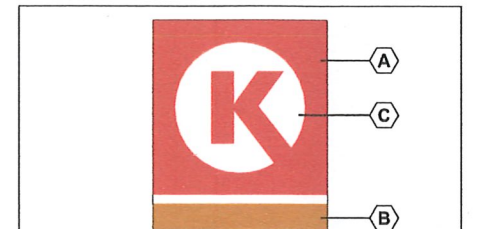
PROJECT TYPE: SKYFALL

REPLACEMENT FACES FOR  
EXISTING D/F PYLON

Installation: ☐ Interior: ☒ Exterior:

#	Descriptions:
1	3/16" CLEAR POLYCARBONATE PANNED AND DEBOSSSED FACE WITH VINYL APPLIED TO SECOND SURFACE
2	NEW 1 1/2" RETAINER IMN-85224
*	ENTIRE PYLON PAINTED WHITE BY PSG
*	LED RETROFIT REQUIRED (DISCONNECT AND REMOVE EXISTING ILLUMINATION)

Notes:  
- AS PER NEW GRAPHICS RECEIVED 09.19.2016



#	Colors:
A	RED VINYL 3630-33
B	PAINTED TO MATCH ORANGE VINYL 3630-3540
C	PAINTED WHITE DIFFUSER
D	PAINTED WHITE

Customer Approval: _____ Date: ____/____/____	
PRODUCTION INFORMATION: XX	
Descriptions:	Plate #:
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

www.pattisonsign.com



Tel: (506) 735-5506   Fax: (877) 737-1734   Toll Free: 1-800-561-9798	
Client:	CIRCLE K
Site:	190 QUEEN STREET E. ST. MARYS, ON
Consultant:	G. FRENETTE
Draftsman:	SANDEEP B
Page:	3/3
Scale:	1/8" = 1'-0"
Date:	10.23.2017

ISO 9001:2008 Certified Enterprise





MC5-19667A

SITE #62053

LEVEL: C BU: CCA

PROJECT TYPE: SKYFALL

OVERALL VIEW OF SITE

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	NON-ILLUMINATED FASCIA BAND SEE PAGE 2	
2	REPLACEMENT FACES FOR EXISTING PYLON SEE PAGE 3	



Scale 1cm=5m



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	CIRCLE K		
Site:	190 QUEEN STREET E. ST. MARYS, ON		
Consultant:	G. FRENETTE		
Draftsman:	SANDEEP B	Date:	10/19/2017
Page:	1/3	Scale:	N.T.S.





Town of St. Marys  
PO Box 998  
408 James Street South  
St. Marys ON N4X 1B6  
Tel: 519-284-2340 ext 243  
Fax: 519-284-0902

## HERITAGE PERMIT APPLICATION

### HERITAGE PERMIT POLICIES

Prior to the receiving any building permit or site plan approval in the HCD for demolition, renovations or new construction, the property owner will contact the Planning and Zoning Department to determine whether a Heritage Permit will be required.

For major work that may alter the appearance of the facade of a building in the Heritage Conservation District, the application/approval process for Heritage Permits is as follows:

1. A property owner within the HCD considering a project involving the street facade consults with the Zoning and Planning Department to determine whether or not a Heritage Permit will be required.
2. If the scope and nature of the work requires a permit, the property owner is given an application form to complete.
3. Property owner submits a completed Heritage Permit Application with all the required documentation.
4. Staff reviews the application and applies the standards contained in the Heritage Conservation District Plan.
5. Based on a review of the heritage permit application, staff determines that the proposed alteration requires a recommendation from the Heritage Conservation District Advisory Committee (HCDAC). The application and support material is circulated for review.
6. The HCDAC submits its recommendation to Zoning and Planning staff indicating whether:
  - a. The application is recommended for approval.
  - b. The applicant is asked to modify the project to some extent.
  - c. The application is recommended for refusal.
7. If not in agreement, the applicant has the right to appeal to Council.
8. If the applicant does not agree with Council's ruling, there is a further right of appeal to the OMB.



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I hereby make application for a Heritage Permit under the provisions of the Town of St. Marys Heritage Conservation By-law, being By-law No. 62-2012 pursuant to Section 33/34 and 42 of the *Ontario Heritage Act*, RSO 1990, c.18 for alteration or demolition as described in this application.

#### APPLICANT INFORMATION

Name: TOWN OF ST. MARYS  
Mailing Address: 408 JAMES ST. S Box 998  
Phone Number: Day (519) 284 2340 Alternate ( ) \_\_\_\_\_  
Fax ( ) \_\_\_\_\_ E-mail: rcousineau@town.st.marys.on.ca

#### PRESENT OWNER (IF DIFFERENT FROM APPLICANT)

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number: Day ( ) \_\_\_\_\_ Alternate ( ) \_\_\_\_\_  
Fax ( ) \_\_\_\_\_ E-mail: \_\_\_\_\_

#### SUBJECT PROPERTY

Street No: 175 Street Name: QUEEN ST E

#### PURPOSE OF APPLICATION

- ☐ Building Alteration      ☐ Building Addition      ☐ New Construction  
☐ Building Demolition      ☒ Other

Description of Proposed Work THE CHANGING OF EAVES TROUGH  
AND DOWNSPOUTS FOR FROM GALVANIZED STEEL TO  
COPPER. ALL TROUGHES AND DOWNSPOUTS TO BE  
REPLACED





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#### ATTACHMENTS

- ☐ Signed letter authorizing applicant/agent to act on behalf of property owner
- ☐ Digital photographs of structure from the street(s) showing existing front and side elevations
- ☒ Drawings showing proposed alterations, addition or new construction
- ☐ Survey or site plan showing addition, new construction or building removal
- ☐ Manufacturer's brochures and/or product sample

#### DECLARATION

I, the undersigned Ray Curran, am the authorized (owner/agent of owner) named in the above application and I certify the truth of all the statements or representations contained herein.

I understand that the issuance of a permit shall not be deemed a waiver of any of the provisions of any requirements of the Town of St. Marys Heritage Conservation District By-law or regulations made hereunder, notwithstanding anything included in or omitted from the plans or other material filed in support of, or in connection with the above application.

I acknowledge that in the event a permit is issued, any departure from plans, specifications or locations proposed in the above application is prohibited and such could result in the permit being revoked.

I further acknowledge that in the event the permit is revoked for any cause or irregularity or non-conformity with the requirements of the Town of St. Marys Heritage Conservation District Bylaw, or regulations made thereunder, there shall be no right of claim whatsoever against the municipal corporation or any official thereof and any such claim is hereby expressly waived.

Ray Curran  
Signature of Property Owner/Applicant

Jan 08/19  
Date

#### FOR OFFICE USE ONLY

Date Received (Complete):	Received By (Signature):
<u>Review and Approval/Denial</u>	
Planning Staff:	Date:
HCDA Committee:	Date:
Council:	Date:





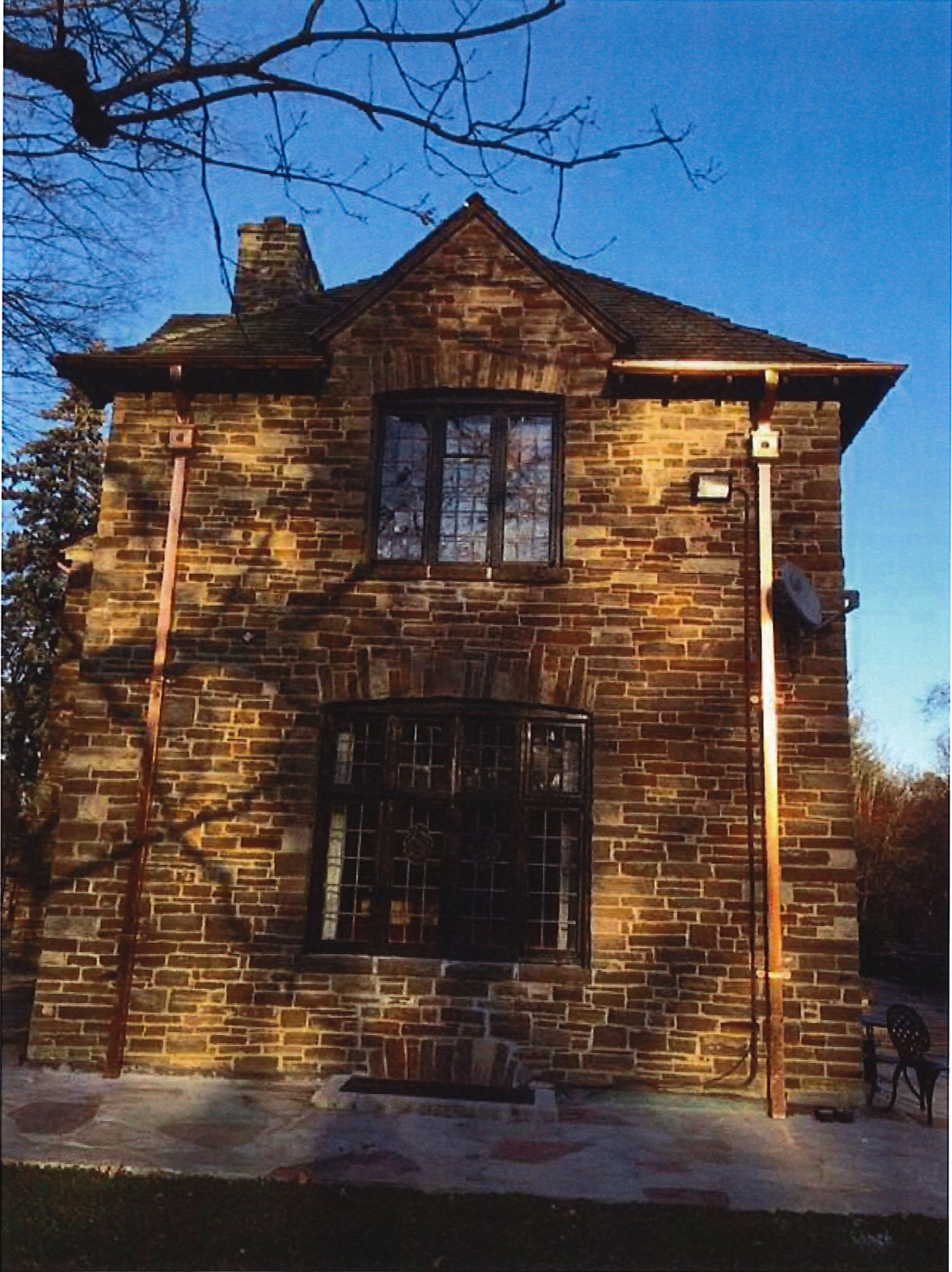












## FORMAL REPORT

<b>To:</b>	Choose an item.
<b>Prepared by:</b>	Ray Cousineau, Facilities Supervisor
<b>Date of Meeting:</b>	12 January 2019
<b>Subject:</b>	<b>DEV 08-2019 Eaves trough Copper Upgrade Heritage Permit Application – 175 Queen Street East</b>

### PURPOSE

To provide information to the Heritage Committee for their consideration in review of an application for a heritage permit for 175 Queen Street East.

### RECOMMENDATION

THAT DEV 08-2019 Heritage Permit Application- 175 Queen Street East be received; and

THAT the Heritage Committee support a heritage permit for the installation of copper eaves trough at 175 Queen Street East.

### BACKGROUND

175 Queen Street East is the St. Marys Town Hall and is located within the Heritage Conservation District (HCD). The Town Hall is designated a heritage property under Part IV of the Ontario Heritage Act, and also comes under a Part V heritage designation as part of the HCD. The heritage application is for the 6" OG style eaves trough with octagon style prefinished steel downpipe to be replaced with copper eaves trough at 175 Queen Street East. The original heritage application submitted to the April 14, 2018 Heritage meeting included 6" octagon style galvanized eaves trough to be installed on all sides of the Town Hall at 175 Queen Street East.

### REPORT

The permit application proposes the replacement of all eaves trough and down spouts, approximately 250 feet of trough and 260 feet of downspouts to be installed on all four sides of the Town Hall at 175 Queen Street East. The troughs will be made of copper. Copperworks is the name of the sub-contractor who will be installing the copper eaves trough and down spouts. The eaves trough will be untreated and will be left to naturalize over time. The main reason for the change from steel to copper is the increased cost to maintain the steel eaves trough. Once a recommendation has been received from the Heritage Committee, staff will proceed with the purchase of the copper eaves trough and downspout upgrade

## **FINANCIAL IMPLICATIONS**

Nil

## **SUMMARY**

THAT staff recommend the Heritage Committee support the heritage permit application for the installation of copper eaves trough at 175 Queen Street East.

## **OTHERS CONSULTED**

## **ATTACHMENTS**

1. Heritage Permit Application
2. Copperworks photos from the University of Toronto project

## **Respectfully submitted by**

---

Ray Cousineau  
Facility Supervisor

## **Reviewed by**



---

Grant Brouwer  
Director of Building and Development





Town of St. Marys  
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408 James Street South  
St. Marys ON N4X 1B6  
Tel: 519-284-2340 ext 243  
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I hereby make application for a Heritage Permit under the provisions of the Town of St. Marys Heritage Conservation By-law, being By-law No. 62-2012 pursuant to Section 33/34 and 42 of the *Ontario Heritage Act*, RSO 1990, c.18 for alteration or demolition as described in this application.

#### APPLICANT INFORMATION

Name:	CRAIG JACOBS		
Mailing Address:	34 Wellington St. N.	Box	1030
Phone Number:	Day (519) 588-3027	Alternate ( )	
Fax ( )		E-mail:	jacobsliquidation@gmail.com

#### PRESENT OWNER (IF DIFFERENT FROM APPLICANT)

Name:			
Mailing Address:			
Phone Number:	Day ( )	Alternate ( )	
Fax ( )		E-mail:	

#### SUBJECT PROPERTY

Street No:	34	Street Name:	Wellington St. N
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#### PURPOSE OF APPLICATION

<input type="checkbox"/> Building Alteration	<input type="checkbox"/> Building Addition	<input type="checkbox"/> New Construction
<input type="checkbox"/> Building Demolition	<input checked="" type="checkbox"/> Other	
Description of Proposed Work: I would like to add either a shipping container or a trailer on wheels, not wider than 8' wide & 40' long. Preferably a shipping container if Upper Thames will also approve this.		
I would like approval from the Heritage Committee to add this to my property to store auction & seasonal inventories		



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#### ATTACHMENTS

- ☐ Signed letter authorizing applicant/agent to act on behalf of property owner
- ☐ Digital photographs of structure from the street(s) showing existing front and side elevations
- ☒ Drawings showing proposed alterations, addition or new construction
- ☒ Survey or site plan showing addition, new construction or building removal
- ☐ Manufacturer's brochures and/or product sample

#### DECLARATION

I, the undersigned CRAIG JAMES, am the authorized (owner/agent of owner) named in the above application and I certify the truth of all the statements or representations contained herein.

I understand that the issuance of a permit shall not be deemed a waiver of any of the provisions of any requirements of the Town of St. Marys Heritage Conservation District By-law or regulations made hereunder, notwithstanding anything included in or omitted from the plans or other material filed in support of, or in connection with the above application.

I acknowledge that in the event a permit is issued, any departure from plans, specifications or locations proposed in the above application is prohibited and such could result in the permit being revoked.

I further acknowledge that in the event the permit is revoked for any cause or irregularity or non-conformity with the requirements of the Town of St. Marys Heritage Conservation District Bylaw, or regulations made thereunder, there shall be no right of claim whatsoever against the municipal corporation or any official thereof and any such claim is hereby expressly waived.

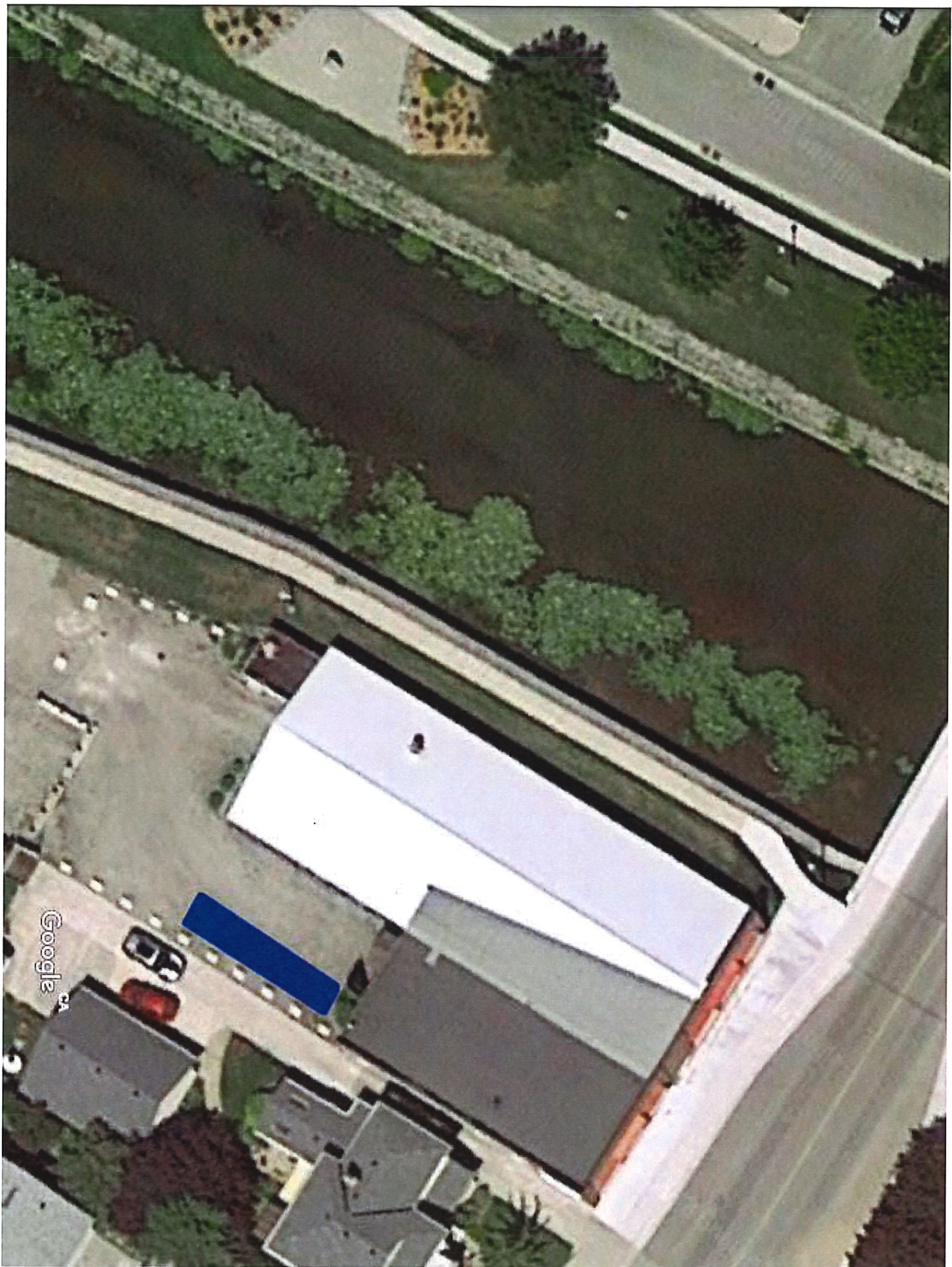
Craig James  
Signature of Property Owner/Applicant

Jan 3/19  
Date

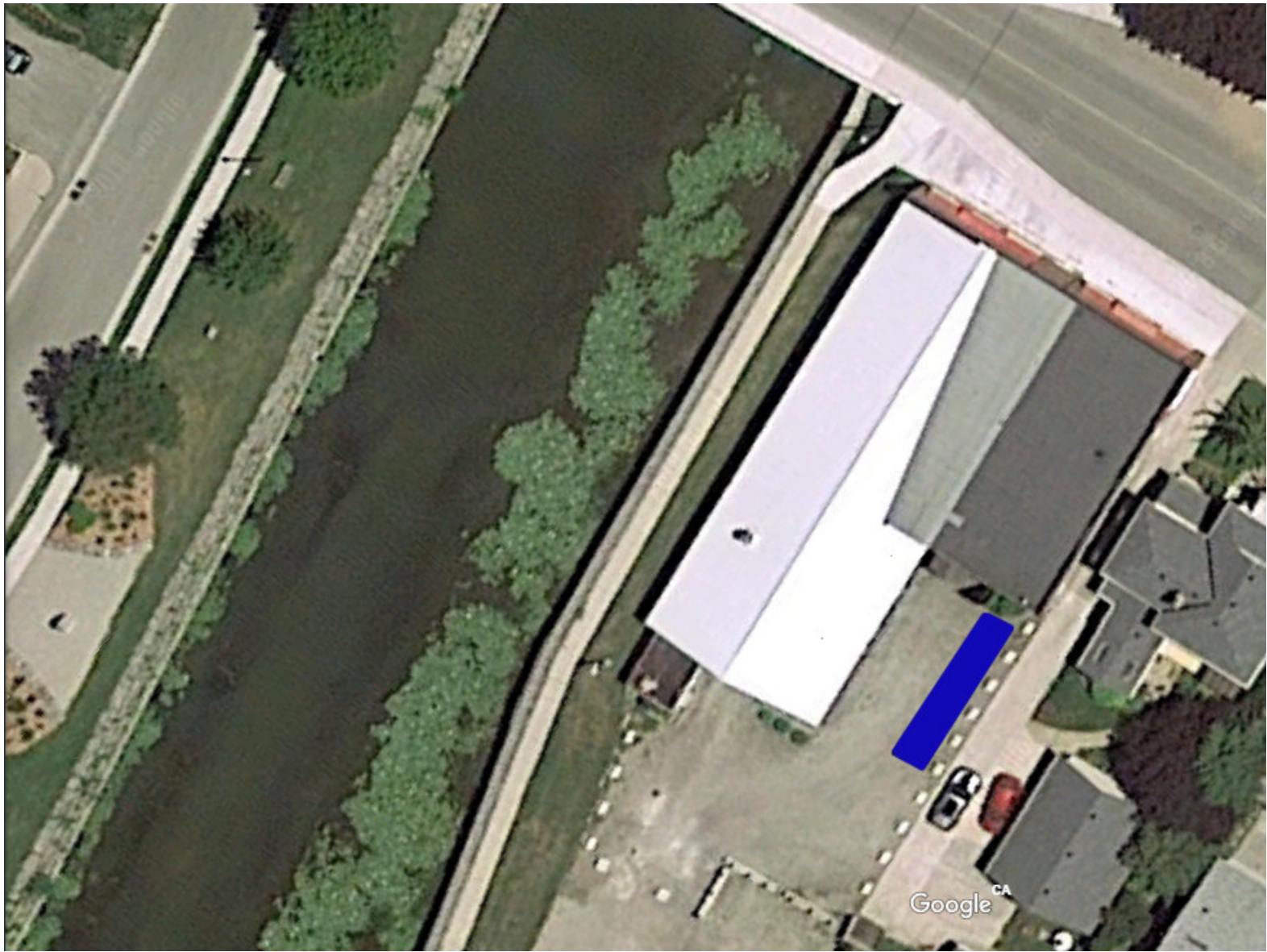
#### FOR OFFICE USE ONLY

Date Received (Complete)	Received By (Signature)
Review and Approval/Denial	
Planning Staff:	Date:
HCDA Committee:	Date:
Council:	Date:









## FORMAL REPORT

<b>To:</b>	Choose an item.
<b>Prepared by:</b>	Jason Silcox, Building Inspector
<b>Date of Meeting:</b>	12 January 2019
<b>Subject:</b>	<b>DEV 06-2019 Heritage Permit Applications – 34 Wellington Street North</b>

### PURPOSE:

To provide information to the Heritage Committee for their consideration in review of an application for a Heritage Permit for 34 Wellington Street North.

### RECOMMENDATION

THAT DEV 06-2019 Heritage Permit Application – 34 Wellington Street North be received; and  
THAT staff recommend the Heritage Committee review the application for a Heritage Permit and support the application for a Heritage Permit for a truck trailer to be placed on the property at 34 Wellington Street North for a two year period until an expansion of the existing building can be achieved.

### BACKGROUND

The property at 34 Wellington Street North is designated “Central Commercial” and “Flood Plain” in the Town’s Official Plan and is zoned “Central Commercial Zone One – C1-1” in the Town’s Zoning By-law Z1, 1997. A retail use is a permitted use in the C1 zone. A retail use has been established at 34 Wellington Street North, selling merchandise to members of the public from this location.

The property at 34 Wellington Street North is located in the Heritage Conservation District (HCD) and as such is a Part V property under the Ontario Heritage Act. The building does not have a Part IV designation under the Ontario Heritage Act.

### REPORT

The Town has received an application for a heritage permit to place a 2.60m wide x 4.1m high x 12.3m(approx.) (40sq. m.) long truck trailer on the property at 34 Wellington Street North, to function as storage space for inventory. Since the applicant has taken on this space, they find themselves short on storage space for inventory. It is the intent of the applicant to build an addition within two years and the truck trailer would serve as a short term solution until an addition is constructed. The applicant has reviewed the requirements from the Upper Thames River Conservation Authority on both the sea container as well as the truck trailer. The applicant’s preference would be a sea container as it is lower to the ground and easier to work with, but the requirements of a shipping container from the Upper Thames River Conservation Authority has steered the applicant towards using a truck trailer

The placement of a truck trailer is permitted at 34 Wellington Street North under Section 5.26 (a) (iv) of the Town of St. Marys Zoning By-law Z1-1997 which states: “...In an agricultural, commercial or industrial zone, shipping containers, truck bodies/boxes and truck trailers which are maintained in good condition and appearance may be used for storage accessory to a main use subject to the requirements for accessory buildings.”



Further to this, Section 5.1 of the Zoning By-law provides the requirements for accessory buildings as follows:

<b>Zoning By-law Section</b>	<b>Requirement under Zoning By-law Section</b>	<b>Interpretation for 34 Wellington Street North</b>
Location 5.1.3 (a)	All accessory buildings and structures shall comply with the minimum front yard requirement for the main building on the lot or be located to the rear of the front wall of the existing main building on the lot, whichever is greater.	The truck trailer shall be placed in the rear yard.
Location 5.1.3 (b)	All accessory buildings and structures shall be required to comply with the side and rear yard requirements for the zone in which they are located as set out in this By-law	Under C1 zone provisions for this property Section 15.2.5 provides that no interior side yard setback is required as it does not abut a Residential Zone. Both the north and south side yards are interior side yards. 34 Wellington does not abut any lands in a Residential Zone. The adjacent lands are in the Central Commercial – C1-1 Zone and Flood Plain – FP Zone, permitting the sea container/truck trailer to be at “0” lot line. Note however that regard shall be given to Building Code requirements with respect to side yard setback.  C1 zone provisions require a minimum rear yard setback of 6.0m. The sea container/truck trailer shall be placed no closer to the rear property line than 6.0m measured from the extent of the unit to the rear property line.
Location 5.1.3 (c)	Accessory buildings and structures shall not be structurally attached to a main building in any way and they shall be located at a distance of not less than 1.0m from the main building.	The truck trailer shall be located a minimum of 1.0m from the main building on the lot.
Height 5.1.4	Except as otherwise provided in this By-law, no accessory building or structure shall exceed 4.5m in height or be higher than the main building on the lot, whichever is the lesser.	The truck trailer shall be no greater in height than 4.5m measured from average adjacent grade to the top of the unit. The
Coverage 5.1.5	The total lot coverage for all accessory buildings and structures on a lot shall not exceed 10% of the lot area.	The trailer is approx. 2.60m wide x 4.1m high x 12.3m long. This represents 35.58 sq m or 3.2% of the total lot area (lot area being 1,101.46 sq m). A lot coverage of 3.2% complies with Section 5.1.5 of the zoning by-law.
Coverage 15.2.9	The C1 zone provides that maximum lot coverage for all	The lot area for 34 Wellington is 1,101.46 sq m.(approx.) The main building at 34

	buildings and structures on the lot not exceed 75% of the lot area.	Wellington measures 656.83 sq m (approx.) and represents 59.6% lot coverage. The addition of a truck trailer measuring 2.43m X 12.2m will add 29.73 sq m or 3.2% to the lot coverage calculation, resulting in 62.8% lot coverage for the property including the main building and the sea container/truck trailer. This complies with Section 15.2.9 of the zoning by-law.
Parking Requirements 15.2.11	No parking spaces are required for uses permitted in Section 15.1.1 ie <i>15.1.1 (qq) retail store</i>	The retail use on this property is permitted under Section 15.1.1 (qq). As parking spaces are not required to be provided on site, the placement of a sea container/truck trailer on the site provides no impact to parking requirements under the Zoning By-law.
Planting Strip 1512	The C1 zone provides that a planting strip is required where an interior or rear lot line for a lot being developed for commercial purposes abuts a lot that is in a Residential Zone.	34 Wellington does not abut any lands in a Residential Zone. The adjacent lands are in the Central Commercial – C1-1 Zone and Flood Plain – FP Zone.

Section 4.2 of the Heritage Conservation District (HCD) Plan outlines recommended practices for additions, and extensions. The placement of a truck trailer isn't a true addition/extension to the main building, but for review purposes we are considering it an addition/extension to the main building as the guidelines would be similar for both situations. With the proposed location of the truck trailer on the property most of the recommended practices and guidelines can be met:

<b>4.2 -Recommended practices and guidelines (Additions and Extensions) of the Heritage Conservation District Plan</b>	<b>Interpretation for 34 Wellington Street North</b>
Additions should be compatible with and complement the architectural character of the original building, neighbouring buildings and predominant streetscape of the surrounding area. This is particularly true with respect to:	
1. (a)-Overall size/mass and proportions (existing building in relation of the extension/addition)	The trailer is approx. 2.60m wide x 4.1m high x 12.3m long (29.73 sq. m.), and the main building 22.25m wide x 34.62m, long (irregular) with a peak height of 7.74m at the rear of the building (656.83 sq. m. approx.) and represents 59.6% lot coverage.
1. (b)-setback from the street	With the trailer being an extension/addition of the main building, and proposed to being placed in the rear

	yard, it will have appropriate setback from the street.
1. (c)-height and roof shape	The height of the trailer will be lower than the peak of the roof of the main building, the roof on the trailer will be fairly flat. The height of the main building to the peak is 7.74m at the rear of the rear of the building from grade.
1.(d)-exterior materials	The exterior cladding on the trailer will be metal, which is consistent to the material on the exterior side of the main building that abuts the Riverview Walkway.
1.(e)-style, size and proportion of window and door openings	There are no windows being proposed in the trailer, however the doors on the trailer are not going to be altered from how it was constructed (typical barn style doors that you would find on a transport trailer)
Additions should generally be located to the rear on less significant elevations of the building to reduce their visibility from, and visual impact on, the street.	The trailer will be placed on the lot as per that attached site sketch. It will not be visible to the front street, however it will be visible from the Riverview Walkway. We have discussed screening of the trailer to help shield it from the trail, but due to the timeframe of the trailer being onsite, it seemed to be too onerous.
Additions should not obscure or remove historically significant features of the original building.	The trailer will be placed on the lot as per that attached site sketch in the rear yard, and not obscuring features of historical significance.
Try to keep the height and bulk of the new addition smaller where possible than the existing building.	As mention above, the trailer will be smaller than the main building.
Additions should not be higher than the ridge of the main roofline of the property as seen from the street in front of the building	As mentioned above, the trailer will sit below the ridgeline of the main building.

## FINANCIAL IMPLICATIONS

None

## SUMMARY

THAT staff recommend the Heritage Committee review the application for a Heritage Permit and support the application for a Heritage Permit for a truck trailer to be placed on the property at 34 Wellington Street North for a two year period, with it being located as proposed on the attached site plan.

## OTHERS CONSULTED

Grant Brouwer, Director of Building and Development;

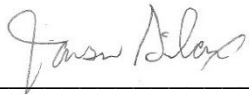
## **ATTACHMENTS**

Heritage Permit Application

Aerial photo showing proposed location for sea container/truck trailer.

Letter from neighbouring property Owner (26 Wellington Street North)

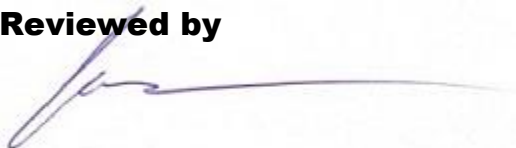
### **Respectfully submitted by**



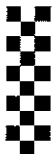
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Jason Silcox  
Building Inspector

### **Reviewed by**



Grant Brouwer  
Director of Building and Development



December 17<sup>th</sup>, 2018

Sent By Facsimile to 519-284-3881

Mr. Grant Brouwer  
Director Building and Development  
175 Queen Street East  
P. O. Box 998  
St. Marys, Ontario  
N4X 1B6

RE: Heritage Conservation District - Jacobs Liquidation and Auction Center  
34 Wellington Street North, St. Marys

Dear Mr. Brouwer:

Further to our previous conversations and emails, I am writing you today as, even with the initiatives taken by the Town in an effort to assist with temporary solutions to the parking and traffic issues, there has been little to no improvement. The business which operates as Jacobs Liquidation and Auction Center is not retail and does not conform to the C1-1, SPA, or Heritage zoning requirements; add in the elements of public auctions and sea crates, both of which the Town has approved for this property, it will only exasperate the current problems.

The reality is the business being operated at this location is not fitting nor conforming to the zoning by-laws and it is counterintuitive to everything contained in the Town's Official Plan, The Heritage Conservation Plan, The Strategic Plan and the Zoning By-laws.

Statements contained in the Heritage Conservation District Plan, which has been adopted by Council, offered assurances and compelled many property owners within the district to approve the plan. To list but a few;

Heritage Conservation District Plan - "The District" 2.1 – As the Town continues to grow and look for ways to generate employment within the community, the pressure for development could impact the character and historic integrity of this area through incompatible use, building modifications, intensification or redevelopment. This increases the importance of the Heritage Conservation Designation for preserving and guiding changes in this area over time."

"Statement of Objectives" - 2.6 – It is recognized that communities change over time due to economics, demographics, and social growth and that these changes may result in redevelopment, intensification or the desire for new uses within the area. Consequently, it is important to have a framework in place that recognizes the potential for change, but provides appropriate policies and guidelines to ensure that future change is both complementary and compatible with the heritage features of the area.

"Scenic Views" – 4.7 – There are many significant views and vistas in the Town that visually cross and intersect the Heritage District area. The importance of these views to the cultural identity of the Town should be recognized, and considered when any major changes are undertaken within the District and areas surrounding the District that may impact these views"



A large section within Chapter 4 of the Heritage District Conservation Plan is devoted to "Streetscape and Landscape" and is worth a read as it contains a set of guidelines that should never give way to even a thought of allowing marine shipping containers to be set on any property within the Heritage Conservation District. Marine Shipping Containers referred to as Sea Cans or Sea Crates range in size from 10 – 45 feet in length and should not be confused with a storage or moving container. Sea Crates are manufactured for shipping via barges, freighters and rail cars and should not be permitted to be placed anywhere within the Heritage District and I implore the Town to rethink their existing bylaws. Sea Crates are being accepted as legally conforming to the current by-laws merely by omission.

Many communities, both towns and cities, have adopted by-laws which do not allow Sea Crates to be placed anywhere other than industrial and manufacturing zones, yet the Town of St. Marys has approved the placement of up to 3 sea containers on a property located in our Heritage Conservation District and that lies next to the Trout Creek River Walkway.

The Miller Dickinson Blais Inc., Town of St. Marys Community Based Strategic Plan Final Report 5.3 states "The downtown area contains unparalleled cultural and historical assets along with beautiful waterways and parks. The protection of heritage elements and streetscapes combined with efforts to enhance the visual identity of the downtown including beautification efforts and historic conservation would encourage visitors and residents to make the downtown their preferred retail destination."

5.4 – "The waterfront creates a natural gathering space and is a key feature in drawing residents and tourists to the central core area. Improved integration of the waterfront with the downtown and the continued beautification of the downtown area create opportunities for enhanced use of the area for festivals and events."

Pillar #4 of the Town of St. Marys Strategic Plan - Culture and Recreation – 2018 mid-year report card itemizes the achievements so far in 2018 which include a \$10,000 grant to the St. Marys Station Gallery; the completion of a "Sign By-law" review with a goal of maintaining the heritage aesthetic of the core; Allocated \$44,000 in provincial grant monies to public art, downtown streetscaping and façade improvement. The Downtown revitalization plan states – "New development should conform to the existing heritage aesthetic as per either the HCDP or the new cultural initiatives approach. Transform alleyways into art/craft vendor areas..." Why do we call for all of these reports and studies if they are not adhered to? I for one cannot envision, nor do I ever wish to witness, Sea Crates in the yards of properties next to our river front and walkways, nor in our back lanes and alleyways or along the peripheral areas surrounding our green spaces. This is not maintaining our aesthetic core nor is it revitalizing our downtown.

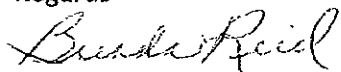
The Town of St. Marys Community Improvement Plan 2015 Revitalization Strategy recommended that there be: "Appropriate economic development focusing on specialized retail, services and cultural spaces within the downtown core; Preservation and enhancement of the significant architectural and natural assets in creating an even more appealing setting for both residents and visitors; and Continued building on the community's base as a tourism destination."

Given all the time, effort and funds to implement the Heritage Conservation District Plan, and given the emphasis that has been placed on our wonderful river walks and river views, one would think this should not even be a discussion. The "Implementation" of the Heritage Conservation District Plan states "The Town of St. Marys Official Plan should be amended to recognize the boundary for the Heritage Conservation District. The policies in Section 2.3.2.6. that refer to the consideration of a Heritage

Conservation District should be revised to recognize the District, once adopted. In addition at the time of this Plan, it was anticipated that the Town would be undertaking a review of the Zoning By-law in the near future. **During the review, the Town should ensure the Zoning By-law recognizes the boundary of the District and be reviewed for conformity with the HCD Plan."**

I must say my confidence has been shaken.

Regards



Brenda Reid

c.c. HDCA

BIA

UTRCA