



**Agenda
Planning Advisory Committee**

June 3, 2019

6:00 pm

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 June 3, 2019 Planning Advisory Committee agenda be accepted as presented.

4. **ACCEPTANCE OF MINUTES**

3

RECOMMENDATION

THAT the May 6, 2019 Planning Advisory Committee meeting minutes be approved and signed by the Chair and the Deputy Secretary - Treasurer.

5. **APPOINTMENT OF SECRETARY - TREASURER**

RECOMMENDATION

THAT _____ be appointed as Secretary - Treasurer for Planning Advisory Committee.

RECOMMENDATION

THAT _____ be appointed as Deputy Secretary - Treasurer for Planning Advisory Committee.

6. CORRESPONDENCE

6.1 Association of Municipalities of Ontario re: Bill 107 and 108

7

RECOMMENDATION

THAT the correspondence from the Association of Municipalities of Ontario regarding proposed Bills 107 and 108 be received.

7. REPORTS

7.1 Applications for Plan of Subdivision (STM 01-2019) and Zoning By-law Amendment (Z03-2019) by Thames Crest Farms Limited, Part Lots 15 and 16, Concession 17 and Part Lot 15, Thames Concession, Town of St. Marys

15

RECOMMENDATION

THAT the Planning Advisory Committee receive this report and endorse, in principle, the Applications for Plan of Subdivision (STM 01-2019) and Zoning By-law Amendment (Z02-2019) by Thames Crest Farms Limited; and,

THAT the Planning Advisory Committee recommend to St. Marys Town Council that it proceed with a public meeting to consider the Applications for Plan of Subdivision (STM 01-2019) and Zoning By-law Amendment (Z02-2019) by Thames Crest Farms Limited, following the open house to be held by the applicant.

8. UPCOMING MEETINGS

Tuesday, July 2, 2019 - 6:00 pm (tentative)

9. ADJOURNMENT

RECOMMENDATION

THAT this meeting of the Planning Advisory Committee be adjourned at _____ pm.



MINUTES
Planning Advisory Committee

May 6, 2019

6:00 pm

Boardroom, Municipal Operations Centre

Members Present: Chair Van Galen
William Galloway
Councillor Hainer
Councillor Pridham
Susan McMaster

Staff Present: Mark Stone, Planner
Jenna McCartney, Deputy Clerk

Others Present: Rob Taylor, Applicant
Barb Rosser, Planner / Applicant's Agent
Larry Otten, Builder

1. CALL TO ORDER

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

2. DECLARATION OF PECUNIARY INTEREST

Councillor Pridham declared pecuniary interest related to agenda item 5.1.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Councillor Hainer

Seconded By Susan McMaster

THAT the May 6, 2019 Planning Advisory Committee agenda be approved as presented.

Carried

4. ACCEPTANCE OF MINUTES

Moved By William Galloway

Seconded By Councillor Hainer

THAT the January 21, 2019 Planning Advisory Committee minutes be approved and signed by the Chair and the Secretary - Treasurer.

Carried

5. REPORTS

5.1 Application for Zoning By-law Amendment (Z02-2019) by Meadowridge Properties Inc. (Phase 2), Part Lots 21 and 22, Concession 18, Town of St. Marys

Mark Stone provided an overview to the application for a zoning by-law amendment of Part Lots 21 and 22, Concession 18, Town of St. Marys.

Chair Van Galen asked if the applicant wished to speak to the application.

Barb Rosser, speaking as the applicant's agent, addressed the Committee and reiterated that the application is not uncommon and cited similar development in the Diamondridge Subdivision and the uptake of buyers was well received.

Having declared a pecuniary interest, Councillor Pridham departed the meeting at 6:09 pm.

Susan McMaster stated that the builder, Mr. Otten, has referred to "near accessible" units and inquired why the units were not fully accessible.

Larry Otten stated that he would take requests into consideration on a one to one basis from clients. Mr. Otten stated that the "near accessible" units take many accessible features into consideration including wider doorways and hallways. Mr. Otten stated that one block was already sold out and clients appear to be satisfied with the "near accessible" units.

Councillor Hainer asked which block has been pre-sold.

Larry Otten stated it is block 17.

Councillor Hainer stated that this model fits nicely with the area. Councillor Hainer inquired if a secondary point of access would be considered to maintain accessible egress.

Larry Otten stated that his experience of units built in Goderich is that there is enough room to accommodate age in place opportunities.

Councillor Hainer, to be more specific, asked if egress in the backyard would be accessible.

Larry Otten stated that block 21 will offer basement walkout opportunities. Some of the blocks will be constructed into existing elevations and therefore, accessible egress through the rear of the unit may be challenging. Mr. Otten continued by stating that affordability is relative to the demographic of interested parties. In Mr. Otten's experience, he believes the type of stock being built in St. Marys is bringing in a new demographic of resident to St. Marys. Upwards of 2/3rds of the new home purchasers are coming from out of town.

Councillor Hainer asked that the builder focus on all ages groups when building the units.

Chair Van Galen asked the Planner if there are any affordability issues from a Town perspective.

Mr. Stone stated that the application is bringing forward a mix of housing which is a key Provincial and Town policy objective. As to affordability, the Town is consistently updating the definition of affordable in St. Marys and the provision of affordable housing is being considered on a Town-wide basis through the ongoing Official Plan review.

Chair Van Galen asked if there were further questions from the Committee.

Nothing was presented.

Moved By William Galloway

Seconded By Councillor Hainer

THAT the Planning Advisory Committee receive this report and endorse, in principle, the Application for Zoning By-law Amendment (Z02-2019) by Meadowridge Properties Ltd. (Phase 2); and,

THAT Planning Advisory Committee recommend to St. Marys Town Council that it proceed with a public meeting to consider the Application for Zoning By-law Amendment (Z02-2019) by Meadowridge Properties Ltd. (Phase 2).

Carried

6. UPCOMING MEETINGS

Chair Van Galen reviewed the upcoming meeting as presented on the agenda.

Staff stated that confirmation of the proposed meeting will be provided as soon as possible.

7. ADJOURNMENT

Moved By William Galloway

Seconded By Councillor Hainer

THAT this meeting of the Planning Advisory Committee be adjourned at 6:24 pm.

Carried

Don Van Galen, Chair

Grant Brouwer, Secretary - Treasurer

May 7, 2019

AMO's Initial Review of Bill 107, the *Getting Ontario Moving Act, 2019* and Bill 108, the *More Homes, More Choices Act, 2019*

On May 2nd, 2019, two Bills of key interest to municipal governments were introduced. [Bill 108, the *More Homes, More Choices Act, 2019*](#) addresses the shortage of affordable housing across the province by finding faster ways of getting a greater mix of housing supply on the ground. [Bill 107, the *Getting Ontario Moving Act, 2019*](#) updates numerous road safety rules and allows the province to assume ownership over Toronto's subway infrastructure.

This update will focus on schedules of primary importance to municipal governments. We will continue to analyze the legislation and keep you updated as further information becomes available. A number of changes will require regulations.

Bill 108, *The More Homes, More Choices Act, 2019*

The Bill contains numerous amendments to many pieces of legislation. Considering the pressure on the Ontario government, Bill 108 contains some positives for municipal governments. Other aspects of the Bill may result in financial and service impacts that need to be determined. We have put the Schedules in order of primary importance.

Schedule 3 – Amendments to the *Development Charges Act*

The Housing Supply Action Plan reflects the long-standing idea that growth should pay for growth but brings some changes that will alter Development Charges (DCs). These include:

- The separation of DCs and a new Community Benefits Charge (CBC) regime to pay for as yet unspecified municipal services. Greater clarity is needed and will be provided through anticipated regulations. CBCs are discussed under Schedule 12.
- Municipal governments may now charge the full capital costs of waste diversion services in the calculation of development charges (not including landfill sites, landfill services, or incineration). This is a positive development.

- Proposed changes also affect rules on when development charge are payable if the development is rental housing, institutional, commercial, industrial or non-profit housing. In these cases, development charge payments to the municipality will now be made as six annual instalments commencing upon occupancy. Municipal governments may charge interest from the time of building permit issue and the interest rate will be determined by regulation. Notably, front-ending payment agreements reached prior to the Act coming into force will be preserved.
- Against municipal advice, second dwellings or dwelling units will be exempt from development charges.
- Public library material (for reference or circulation) will also be excluded from development charge calculations.

A deeper analysis of Schedule 3 and its potential impacts is underway. Once completed, we will provide members with this information.

Schedule 9 – Amendments to the *Local Planning Appeal Tribunal Act*

The LPAT remains but will no longer evaluate appeals based on compliance with official plans and consistency with provincial plans and policy. Instead, it will return to a “best planning outcome” approach. This means a return to *de novo* hearings. This is very disappointing for municipal governments as it will again take final planning decisions out of elected councils’ hands. Historically, the use of a *de novo* approach to appeals has drawn out hearings. It is unclear how this reversal will speed up housing development.

On the positive side, the Bill proposes limits to third party appeals of subdivisions and promotes increased mediation to resolve appeals. There will also be new limits on the extent of testimony. As well, the province has committed to hiring additional staff to help deal with the existing LPAT case backlog that arose from the OMB process and transition. It may be that current land use applications at Council tables are withdrawn to come in after Bill 108 rules take effect. AMO will consult with the Ministry as transition rules and accompanying regulations are considered.

Schedule 12 – Amendments to the *Planning Act*

The proposed Bill touches on numerous land use planning policies. Overall, these changes may have the desired effect of increasing the mix of housing and speeding up the process.

To facilitate housing mix, the Bill would allow the creation of second units in ancillary buildings. It also reduces timelines for making decisions related to official plans from 210 to 120 days and from 150 to 90 days for zoning by-law amendments. It also proposes to shelter plans of subdivision from third party appeals.

The schedule also proposes to change the conditions under which municipal governments can establish inclusionary zoning by-laws and policies to facilitate affordable housing development. Inclusionary zoning would be limited to areas around protected major transit stations or areas with a development permit system in place. The Bill would also allow the Minister of Municipal Affairs and Housing to exercise authority to order an area to be subject to inclusionary zoning. These proposed changes will continue to allow municipal governments the ability to enact inclusionary zoning but will restrict the application of this affordable housing tool.

Another change is that either the municipality or the Minister can initiate the use of a Community Planning Permit System (CPPS) in areas strategic for housing growth.

The proposed legislation also introduces a new Community Benefits Charge (CBC) regime to address the costs of providing services to new residents as a result of growth. This is a change to Section 37 allowing a municipality, through a by-law defining an area, to impose community benefits charges against land to pay for capital costs of facilities, services and matters required because of development or redevelopment in the area. Notably, costs of growth eligible for development charges are excluded from the new Community Benefits framework.

The CBC by-law will be based on a strategy produced by the municipality which identifies the costs of growth not covered by development charges. As well, the Ministry of Municipal Affairs and Housing will be preparing a list of eligible items for the charge, methodology for calculating the charge and any caps they may deem necessary. AMO has discussed with the province the need for a transparent transition to this new means of recuperating the cost of growth.

It should be noted that the CBC will be held in a special account and these funds must be spent in keeping with the Act and regulations. Specifically, each year a municipality will have to spend or allocate at least 60 per cent of the monies that are in the special account at the beginning of the year. Certain lands (i.e. hospitals) will be exempted from the new Community Benefits regime. These exemptions will be listed in a future regulation.

Another proposed change relates to parkland. Parkland costs can be included in the Community Benefits Charge or they can be charged under subsection 42 (1). However, there will be changes to the methodology.

AMO will continue to monitor additional details as they become available. If Bill 108 becomes law, many regulations would be required for implementation.

Schedule 2 – Amendments to the *Conservation Authorities Act*

Schedule 2 introduces a new concept of Conservation Authority (CA) ‘core services.’ ‘Core services’ includes programs and services related to natural hazard risks, land management and conservation of lands owned or controlled by the authority, source

water protection under *the Clear Water Act, 2006*, and other CA responsibilities under legislation as prescribed in regulations. As well, the Lake Simcoe Conservation Authority has specific responsibilities related to the *Lake Simcoe Act*. Expectations on the standards and expectations for these core services will be set out in regulations.

The draft amendments will also require CAs to enter into memoranda of understanding with municipal governments on service delivery to avoid duplication, especially where planning and development are concerned. Knowing what CAs are required to do, what is discretionary and how this impacts the levy as part of a municipal agreement is welcomed.

This schedule also includes governance and oversight-related provisions such as CA board member training and Minister oversight. Assurances that Conservation Authority Board members have training about their responsibilities is good governance.

AMO will participate in discussions with the Ministry of Natural Resources and Forestry and the Ministry of Environment, Conservation and Parks on the implementation of these changes, including draft regulations, in the months ahead.

Schedule 6 – Amendments to the *Environmental Assessment Act*

The province is proposing to increase the exemptions for low risk activities within the municipal class EA. These could include speed bumps, de-icing, and streetscaping. As well, the province has exempted itself from a number of EA requirements related to transit, mines, parks and real estate. A consultation paper has been released and AMO will be providing comment.

While greater information around Duty to Consult, the sale of provincial brownfields and the bump up process is being sought by AMO, these proposed changes reflect long term requests from the municipal sector.

Schedule 5 – Amendments to the *Endangered Species Act*

The suite of changes contained in this schedule is intended to streamline development while protecting endangered species. The proposals remain science-based and seek to balance both species-at-risk protections and human endeavours in a new way.

The proposed changes would require that species at risk be considered in the broader geographic context (both inside and outside Ontario) when determining species' status. The role of the Committee on the Status of Species at Risk in Ontario (COSSARO) will remain the same. However, to increase predictability, their reports will now be due each year in January. Bill 108 also creates more realistic timelines, enables the phasing in of protection implementation and gives the Minister discretion to consider social and economic realities when determining a government response to species at risk.

A key change is that the Minister will be able to enter into 'landscape agreements.' A landscape agreement authorizes activities that would otherwise be prohibited with respect to one or more listed species. Agreements will include requirements to execute specified beneficial actions that will assist in the protection or recovery of species.

Bill 108 also establishes a Species at Risk Conservation Fund and an agency to manage and administer the Fund. The purpose of the Fund is to provide funding for activities that are reasonably likely to protect or recover species at risk. Where a municipal work or a development damages a habitat, a charge in lieu of meeting certain imposed conditions would be possible with a permit. The municipality or developer would still have to minimize impacts and seek alternatives. This creates an alternative path for development where protection of onsite habitat is problematic.

AMO continues to work with the Ministry as they formulate policy, draft regulations and programming to implement these proposed changes.

Schedule 11 – Amendments to the *Ontario Heritage Act*

The Bill proposes changes that would improve heritage register maintenance and transparency. The legislative amendments would require a municipal council to notify the property owner if the property is not formally designated but has been included in the register due to cultural heritage value or interest.

The proposed legislation also includes new timelines for a number of notices and decisions that are currently open-ended under the existing regime. The amendments also provide additional clarity to the meaning of 'alteration' and 'demolition.' All of these changes should add more certainty to the process and make it more transparent and efficient.

Schedule 1- Amendments to the *Cannabis Control Act*

Schedule 1 clarifies provisions for interim closure orders for illegal dispensaries and creates exemptions allowing police and other emergency responders to enter the premises for 'exigent circumstances.' The schedule also repeals a provision that exempted residences from interim closure orders. This is to deal with the tactic of putting a residency within an illegal dispensary.

Bill 107, *The Getting Ontario Moving Act*, 2019

Bill 107 focuses on making roads safer for Ontario residents. The draft legislation also creates authorities for the provincial government to upload subway infrastructure.

Schedule 1 – Amendments to the *Highway Traffic Act* (HTA)

Bill 107 would amend the *HTA* to align sections related to driving under the influence to correspond with updates to the *Criminal Code of Canada*. This is necessary to ensure charges are consistent and defensible in court.

Another proposed change of key interest to municipal governments is the creation of an Administrative Monetary Penalty (AMP) regime for municipal governments to charge drivers that pass an extended school bus stop arm outfitted with a camera. The province will be putting forward regulations to allow the evidence from these cameras to be used in court. Municipal governments are keen to introduce school bus stop arm enforcement cameras to help keep children safe. Along with the anticipated deployment of Automated Speed Enforcement (ASE) technology in School and Community Safety Zones, these measures should provide the ability for local governments to more efficiently enforce road safety in communities.

A concern for municipal governments relates to fine collection. Section 21.1 (13) of the Bill provides that an AMP that is not paid in accordance with the terms of the order is a debt to the Crown. AMO recommends that the legislation be amended to consider it a debt to the Crown *or* a municipal government, depending on its nature, as provided through a new regulation.

Bill 107, if passed, would also amend the rules to automatically allow off-road vehicles on municipal roads in all areas of the province. This amendment reverses the onus as these vehicles are currently prohibited unless a municipal government passes a by-law to allow them.

Another change is the anticipated alignment of Ontario's rules for commercial vehicles with other jurisdictions. This includes allowing the use of wide-based single tires for trucks and aligning the rules with other jurisdictions for charter bus operations in the province.

Penalty increases are also proposed for drivers that endanger workers such as construction personnel or tow truck drivers on highways and for drivers that drive too slowly in the left-hand lane. Bill 107, if passed, will also introduce new penalties for impaired driving instructors, for removing or defacing traffic signs and prohibiting vehicles from entering bicycle lanes and bus terminals.

The province will also review the rules of the road for bicycles, e-scooters and e-bikes as well as consult on raising highway speed limits.

Schedule 3 – Amendments to the *Metrolinx Act*

The legislation creates the mechanism for the Ontario government to prescribe rapid transit project design, development or construction as the sole responsibility of Metrolinx through regulation and to prohibit further action on that project by the City of

Toronto. The proposed amendments would allow the Minister to issue directives to the City of Toronto and its agencies.

The changes in this legislation are limited to the City of Toronto and its agencies as defined under the *City of Toronto Act*, specifically the Toronto Transit Commission (TTC). However section 47 (1) of the legislation allows the province to assume assets “with or without” compensation or recourse to the City. The Act further stipulates that this transfer would not constitute a breach of by-laws, rights or contracts nor is it an expropriation. Section 51 (3) limits proceedings for remedies or restitution.

AMO notes that these proposed provisions could set precedents for changes beyond the TTC subway where the provincial government assumes municipal assets without fair compensation. AMO will review this further given its potential application in other municipal-provincial contexts.

Schedule 5 – Amendments to the *Public Transportation and Highways Improvement Act* (PTHIA)

Bill 107 proposes to update the PTHIA to recognize activities such as grading of land and broadens the definition of infrastructure to include “structures” in addition to bridge and underpass construction in the Ministry permit zone.

Schedule 6 – Amendments to the *Shortline Railways Act*

The Bill updates the Act to define a railway as a rail service to encompass its operations, to allow the registrar to more easily add, amend or revoke conditions on licenses and to provide processes for doing so, including by electronic means. Railways are required to provide operational information on a regular basis and to notify the registrar of changes to corporate officers or to the services provided. The Bill also proposes to abolish the current requirement for a shortline rail service that will discontinue operations to offer to sell to the Government of Ontario at salvage value.

Contacts:

Development Charges:

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Bill 108:

Cathie Brown, Senior Advisor, cathiebrown@amo.on.ca, 416-971-9856 ext. 342

Bill 107:

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INFORMATION REPORT

To:	Chair and Members of the Advisory Committee
Prepared by:	Mark Stone, Planner
Date of Meeting:	3 June 2019
Subject:	Applications for Plan of Subdivision (STM 01-2019) and Zoning By-law Amendment (Z03-2019) by Thames Crest Farms Limited, Part Lots 15 and 16, Concession 17 and Part Lot 15, Thames Concession, Town of St. Marys

PURPOSE

The purpose of this report is to provide Committee with an overview of the Applications, a preliminary review of applicable planning policies and comments received to date, and recommendation(s) regarding the further disposition of these Applications.

RECOMMENDATION

THAT the Planning Advisory Committee receive this report and endorse, in principle, the Applications for Plan of Subdivision (STM 01-2019) and Zoning By-law Amendment (Z02-2019) by Thames Crest Farms Limited; and,

THAT the Planning Advisory Committee recommend to St. Marys Town Council that it proceed with a public meeting to consider the Applications for Plan of Subdivision (STM 01-2019) and Zoning By-law Amendment (Z02-2019) by Thames Crest Farms Limited, following the open house to be held by the applicant.

BACKGROUND

The lands subject to these Applications are approximately 19.8 hectares in size. Additional lands owned by the applicant, located north and south of Glass Street, are not being considered as part of these Applications. The proposed draft plan of subdivision is provided as Attachment 3 of this report and shows:

- 170 single-detached residential lots (with frontages generally ranging from 10.7 to 20.1 metres) on 9.86 hectares;
- 3 medium density blocks for approximately 55 street townhouse units (Block 171 – 0.42 ha, Block 172 – 0.41 ha and Block 173 – 0.78 ha);
- Park block 174 (0.64 ha) located north of the proposed townhouse blocks with partial frontage onto James Street North;
- Park block 175 (0.29 ha) is a proposed parking area for trail users with access from James Street North;
- Park block 176 (0.65 ha) located northeast of where Wellington Street will extend into the subject lands;

- 3 storm water management blocks; and,
- new roads including the Wellington Street North extension and new local roads.

The net residential density of the proposed plan is approximately 19.6 units per hectare.

The purpose and intent of the proposed Zoning By-law Amendment Application is to amend the Town's Zoning By-law No. Z1-1997 to change the zoning of the subject property to permit the proposed plan of subdivision.

The following plans and reports were submitted in support of the Plan of Subdivision and Zoning By-law Amendment Applications and are available on the Town's Current Planning / Development Applications webpage if any Committee members wish to review them:

1. Planning Justification Report prepared by Thamescrest Farms received April 3, 2019;
2. Scoped Environmental Impact Study by BioLogic Incorporated dated March 21, 2019;
3. Preliminary Stormwater Management and Servicing Report by MTE Consultants Inc. dated March 11, 2019; and,
4. Review of 2004 Traffic Impact Study by F.R. Berry & Associates dated April 1, 2019.

A copy of the Planning Justification Report is provided as Attachment 4 to this report. An overall master concept plan is provided in the Planning Justification Report with the proposed phasing approach (see Phasing Plan).

REPORT

PLANNING CONTEXT

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development, including the protection of resources of provincial interest, public health and safety, and the quality of the natural and built environment. The following is a summary of PPS policies relevant to these applications.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by: avoiding development and land use patterns which may cause environmental or public health and safety concerns; promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; and promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

Section 1.5.1 of the PPS states that healthy, active communities should be promoted by: planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.

Infrastructure, which includes transportation corridors and sewage and water systems, shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs (Section 1.6.1). In addition, planning for infrastructure shall be coordinated and integrated so that they are available to meet current and projected needs.

Section 1.6.4 states that “infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services”.

Section 1.6.7.1 states that “transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs” and section 1.6.7.2 states that efficient use shall be made of existing and planned infrastructure, where feasible.

Based on a preliminary review, the proposed development appears to be generally consistent with the PPS.

Official Plan

The Thames Crest Farms lands are designated Residential and Recreational in the Official Plan permitting the development of these lands for a range of residential dwelling types, and recreational uses such as parks and trails. Residential designation policy excerpts (3.1.1 to 3.1.2.18) are provided as Attachment 5 of this report.

Schedule B of the Town’s Official Plan identifies a proposed collector road to extend from the current terminus of Wellington Street at the Grand Trunk Trail, northward to the east-west Glass Street collector road connecting Emily Street and James Street North.

Section 3.7.2.3 – Park Classification of the Official Plan sets out the Town’s current hierarchy of service levels for the park system in the Town. The Recreation and Leisure Services Master Plan provides a summary of the current and recommended park classification system in the following table to be implemented through the Official Plan update.

Table 11: Existing and Recommended Parkland Classification System, Town of St. Marys

Existing	Recommended
Town Park	
<ul style="list-style-type: none"> – Designed to serve the Town and surrounding areas (1,500 to 10,000 residents). – Permitted recreation uses include lit sports fields, golf courses, community centres, concessions, washrooms, seating, and more. – May be serviced by water, sanitary, and hydro. – Size generally ranges between 10 hectares to 50 hectares in area. 	<ul style="list-style-type: none"> – Designed to serve the Town and surrounding areas. – Generally drive to parks that are accessible by motorized and non-motorized forms of transportation. – Located along an arterial or collector road. – Permitted recreation uses may include lit sports fields, community centres, playgrounds, and more. – Supporting amenities may include pavilions, parking, concessions, washrooms, seating, and more. – May include unique natural and physical features and support special events and sports tournaments. – May be serviced by water, sanitary, and hydro. – Varies in size depending on its intended function. Town Parks may have the largest land area of parkland, although they can be much smaller if, for example, a cenotaph is the main focus.
Neighbourhood Park	
<ul style="list-style-type: none"> – Designed to provide recreational areas and open space to serve residents within a 2 kilometre service area (or 1,000 to 2,000 residents). – Permitted recreation uses includes playground equipment, seating, green space, and water fountain. – Size generally ranges between 0.5 hectares to 4 hectares in area. 	<ul style="list-style-type: none"> – Intended to serve local residential areas within a larger settlement area. – Designed to provide recreational areas and open space to serve residents within a 10 minute walking distance (approximately 800 metre service radius), without obstruction of physical boundaries, preferably on the corner of two intersecting local roads. – Permitted recreation uses include unlit sports fields, hard surface courts, playgrounds, and other neighbourhood-level recreation facilities. – Supporting amenities may include seating and open space. – Size generally ranges between 0.5 hectares to 4 hectares in area. Larger park sizes are also acceptable.

Existing	Recommended
Parkette / Tot Lot	
<ul style="list-style-type: none"> – The smallest form of open space to serve residents within 500 metres (or 50 to 100 residents), without obstruction of physical boundaries. – Permitted recreation uses include a playground – Smaller than 0.5 hectares in area 	<ul style="list-style-type: none"> – The smallest form of open space to serve residents within 500 metres (or 50 to 100 residents), without obstruction of physical boundaries. – Permitted recreation uses include a playground. – Supporting amenities include seating and open space. – Smaller than 0.5 hectares in area. – The development of parkettes/tot lots smaller than 0.5 hectares should be discouraged, except in instances that may be advantageous to the Town to reconcile gap areas and to address shortages in parkland.
Open Space	
<ul style="list-style-type: none"> – Passive open spaces and parks, including walking and biking trails, natural areas, gardens, storm water management area, cemeteries, elementary and secondary school open space. 	<ul style="list-style-type: none"> – Passive open spaces and parks, including walking and biking trails, natural areas, gardens, storm water management area, cemeteries, elementary and secondary school open space. (NO CHANGE)

Section 3.9 of the Official Plan sets out natural heritage policies to “assist in identifying environmentally significant features, functions, and linkages within the Town”. The Official Plan contains policies respecting fish habitats, woodlands and significant woodlands.

Schedule C of the Town Official Plan identifies a Natural Hazards Constraint Area along part of the Grand Trunk Trail. The Natural Hazards Constraint Area is an overlay that applies to “those lands and watercourses which have been flooded, are susceptible to flooding under severe conditions, or are subject to erosion and which have not been designated as Natural Hazards” in the Official Plan. Being an overlay, the policies related to the Natural Hazards Constraint Area apply in addition to the policies of the underlying designation and the boundaries are considered general in nature.

The proposed development, including with respect to unit types, density, provision of municipal services and transportation infrastructure, appears to be in general conformity with the Official Plan.

Zoning By-law

The subject lands are currently zoned Development (RD) and Open Space (OS), with a very small portion along the southern boundary of the subject lands identified as Upper Thames River Conservation Authority Regulation Limit.

According to Section 28.3 of the Town’s Zoning By-law, only existing uses are permitted on lands zoned RD and the RD symbol “indicates that some form of residential development is contemplated in the future” but that “timing for development and development standards (i.e. housing type and density) have yet to be determined”.

The Upper Thames River Conservation Authority Regulation Limit is not a Zone but is shown on the Town’s Zoning By-law maps for information purposes, representing the approximate location of the boundaries of those lands that may be subject to flooding, erosion and unstable slopes. The provisions of the Regulation Limit are applied in conjunction with the zone provisions for underlying zones.

The requested zoning for the plan of subdivision is summarized in the Planning Justification Report (see Zoning By-law Amendment Details in Attachment 4).

COMMUNICATIONS

Notice of Receipt of a Complete Application for the Plan of Subdivision and Zoning By-law Amendment Applications and review by the Planning Advisory Committee was circulated by first class mail to all land owners within 120 metres of the subject lands and any agencies that may have an interest in the Applications. Sign notices were also posted on the property.

The following table provides a summary of comments received from Town Departments and agencies to date (also refer to Attachment 6).

Department / Agency	Date	Summary of Comments
Town Public Works Department	May 7, 2019	<ul style="list-style-type: none">The Public Works Department has provided technical comments on the submission (refer to memorandum).
Hydro One Networks	May 22, 2019	<ul style="list-style-type: none">No comments or concerns.
Upper Thames River Conservation Authority	May 23, 2019	<ul style="list-style-type: none">The UTRCA has provided technical comments on the Preliminary Stormwater Management and Servicing Report and has also identified requirements at the detailed design stage (refer to letter).

The Upper Thames River Conservation Authority has also reviewed the Scoped Environmental Impact Study and is satisfied with the submission.

At the September 12, 2017 meeting, Council received three reports from the Building and Development Department regarding certain aspects of the Thames Crest development area. After considering the reports, Council passed resolutions stating that:

- the Town will maintain the proposed Wellington Street North extension for a future phase of the Thames Crest Farms development to ensure sufficient access and egress for emergency services providers, and to ensure the most efficient utility servicing for municipal infrastructure;
- Town staff be directed to work with the developer in the future phases of the Thames Crest development to create design options for the proposed Wellington Street North crossing of the Grand Trunk Trail that are sympathetic to pedestrian, motorist and ecological interests; and,
- Town staff be directed to negotiate the transfer of parklands to the Town for the Thames Crest Farms development within the same phase as the Wellington Street North extension occurs.

The applicant has provided a proposed design for the Wellington Street North / Grand Trunk Trail crossing for review by the Town (refer to Attachment 7).

The submitted Scoped Environmental Impact Study was prepared in consultation with the Upper Thames River Conservation Authority and focused on tree preservation and retention. Clearance from the Ministry of Natural Resources and Forestry has been obtained with recommendations that tree removal occur outside of the bat activity period from April 1 to September 30. BioLogic also notes that it will be conducting spring and summer plant and breeding bird surveys to support the completion of draft plan conditions with respect to planting plans, habitat features and tree preservation.

Town staff will continue to review and work with the applicant on any identified issues and comments received. Some of the specific matters to be reviewed or confirmed include parkland dedication requirements, pedestrian crossing and trail considerations, and required revisions to technical studies.

Town staff has discussed unit types and mix for future phases of the development area noting that there should be a focus on providing additional townhouse units and consideration of options for alternative housing forms such as stacked townhouses and low-rise apartments.

The applicant is proposing to host a public open house following the Planning Advisory Committee meeting but prior to the statutory public meeting to provide the opportunity to the community to have a more detailed review of the proposal and to speak to representatives of the applicant and the Town.

SUMMARY & IMPLICATIONS

Based on the preliminary review and comments received thus far, it is recommended that the Planning Advisory Committee endorse the Applications in principle and recommend to St. Marys Town Council that it proceed with the statutory public meeting, following the open house to be held by the applicant. Following the statutory public meeting, staff will review any identified issues and all comments received. This review and final recommendations regarding these Applications will be discussed in a final recommendations report to be presented to Council.

ATTACHMENTS

- 1) Applications for Plan of Subdivision and Zoning By-law Amendment
- 2) General Location Map
- 3) Proposed Draft Plan of Subdivision
- 4) Planning Justification Report
- 5) Official Plan excerpts
- 6) Comments received
- 7) Proposed design for the Wellington Street North / Grand Trunk Trail crossing

REVIEWED BY

Recommended by the Department



Mark Stone
Planner



Grant Brouwer
Director of Building and Planning



Corporation
of the Town of St. Marys



Application for Approval of a Plan of
Subdivision

(Under Section 51 of the Planning Act)



Condominium Description

(Under Section 50 of the Condominium Act)

Note to Applicants: This form is to be used if the Town of St. Marys is the approval authority for the proposed plan of subdivision or condominium description. In this form, the term "subject land" means the land that is the subject of this application.

Instructions

Become familiar with the Provincial Policy Statement before completing this form and submitting the application.

Table B (Significant Features Checklist) is intended to assist the Town to determine whether significant provincial features or circumstances may be affected by a plan amendment which proposes to change the use of a specific site. It describes potential information needs.

Completeness of the Application

The information in this form that must be provided by the applicant is indicated by black arrows (➔) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 196/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information, including the draft plan and fee are not provided, the Town will return the application or refuse to further consider the application.

The application form also sets out other information (eg. technical information or reports) that will assist the Town and others in their planning evaluation of the development proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application.

In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Submission of the Application

The Town of St. Marys needs:

- 5 copies of the completed application form, and
- 20 copies of the draft plan, and
- 2 copies of the draft plan on 8½" x 11" paper, and
- 5 copies of the information/reports if indicated as needed when completing the relevant sections of this form. The nature of the information/reports varies with the type of land uses proposed and the existing land use and topographic features,
- **Digital Mapping Information** - Submit 1 computer disk containing the digital plotting of the draft plan, including the textual description of file format, map standards used, scale, contact person and location information such as Lot & Registered Plan No. (AutoCAD .dxf format);
- The applicable fee as indicated on the Town's Fee Schedule; and
- The required plan review fee payable to the Upper Thames River Conservation Authority.

For Help

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

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

1. Application Information

➔ 1.1 Name of Owner(s) An owner's authorization is required in Section 11.1 if applicant is not the owner

Name of Owner(s) THAMES GUEST FARMS LIMITED	Home Telephone No. 519 673 1421	Business Telephone No. 519 672 4011
Address 14361 MEDWAY ROAD P.O. Box 199 ARLVA, ON	NOMICO	Fax No.

1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner.
(This may be a person or firm acting on behalf of the owner.)

Name of Contact Person CRAIG LINTON, VORWAY DEVELOPMENTS LIMITED	Home Telephone No.	Business Telephone No. 519 672 4011
Address 301-100 WEXLINGTON ST. LONDON ON	Postal Code N6B 2K6	Fax No. 519 672 1150

2. Location of the Subject Land (Complete applicable boxes in section 2.1)

➔ 2.1 Street No. **TOWN OF ST. MARYS, COUNTY OF KENT** Street/Road **(FORMERLY BLANSHARD TWP)**

Concession Number(s) 17	Lot Number(s) 15	Registered Plan No.	Lot(s)/Block(s)
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➔ 2.2 Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☒ No If yes, describe the easement or covenant and its effect.

2.3 Is a copy of the deed or the PIN description for the subject land attached? ☐ Yes ☒ No

3. Proposed and Current Land Use

➔ 3.1 Check whether this application is for approval of: ☒ A plan of subdivision or, ☐ A condominium description

➔ 3.2 Complete Table A on Proposed Land Use

Table A - Proposed Land Use

Proposed Land Use	Number of Units	Number of Lots and/or Blocks on the Draft Plan	Area (ha)	Density (Units/Dwellings per ha)	Number of Parking Spaces
Residential Single-Detached	dwelling units	170	9.78	17.4	2+/unit ⁽¹⁾
Semi-Detached	dwelling units	—			(1)
Multiple Attached	dwelling units	55(max)	1.62	34.0	2+/unit
Apartment	dwelling units	—			
Seasonal	dwelling units	—			
Mobile Home	dwelling units	—			

Other (specify)	dwelling units				
Proposed Land Use	Number of Units	Number of Lots and/or Blocks on the Draft Plan	Area (ha)	Density (Units/Dwellings per ha)	Number of Parking Spaces
Commercial	—				
Industrial	—				
Park, Open Space		3	1.58		
Institutional (specify)					
Roads			5.04		
Other (specify) <i>SUMPS</i>		2	2.86		
Totals					

(1) Complete only if for approval of condominium description

3.3 What is the current use of the subject land? *AGRICULTURAL FARM FIELD*➤ 3.4 How is the subject land currently designated in the official plan? *RESIDENTIAL AND RECREATIONAL*3.5 Has there been an industrial or commercial use, or an orchard on the subject land or adjacent land? ☐ Yes ☒ No If Yes, specify the uses.

3.6 Has the grading of the subject land been changed by adding earth or other material? ☐ Yes ☒ No ☐ Unknown

3.7 Has a gas station been located on the subject land or adjacent land at any time? ☐ Yes ☒ No ☐ Unknown

3.8 Has there been petroleum or other fuel stored on the subject land or adjacent land? ☐ Yes ☒ No ☐ Unknown

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

3.10 What information did you use to determine the answers to the above questions? *DISCUSSIONS WITH OWNERS, AERIAL PHOTOS*3.11 If Yes, to (3.5), (3.6), (3.7), (3.8) or (3.9), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

4. Additional Information for Condominium Applications Only

➤ 4.1 Has a site plan for the proposed condominium been approved? ☐ Yes ☒ No

➤ 4.2 Has a site plan agreement been entered into? ☐ Yes ☒ No

➤ 4.3 Has a building permit for the proposed condominium been issued? ☐ Yes ☒ No

➤ 4.4 Has construction of the development started? ☐ Yes ☒ No

➤ 4.5 If construction is completed, indicate the date of completion _____

➤ 4.6 Is this a conversion of a building containing rental residential units? ☐ Yes ☒ No

If Yes, indicate the number of units to be converted: _____ units. (If the building to be converted includes one or more rental residential units, this application must be submitted to the Town, as required by the Rental Housing Protection Act.)

5. Status of Other Applications under the Planning Act

➤ 5.1 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent? ☐ Yes ☐ No ☒ Unknown If Yes and If Known, indicate the application file number and the decision made on the application.➤ 5.2 Is the subject land also the subject of a proposed official plan or plan amendment that has been submitted for approval? ☐ Yes ☒ No ☐ Unknown If Yes and If Known, indicate the file number and the status of the application➤ 5.3 Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, zoning by-law or zoning order amendment? ☒ Yes ☐ No ☐ Unknown If Yes and If Known, indicate the type of application, the file number and the status of the application.➤ 5.4 If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? *ZBA FILED CONCURRENTLY*➤ 5.5 Are the water, sewage or road works associated with the proposed development subject to the provisions of the Environmental Assessment Act? ☐ Yes ☒ NoIf Yes, will the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the Planning Act and the Environmental Assessment Act? ☐ Yes ☒ No

6. Provincial Policy

6.1 Briefly explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act. (Attach separate sheet)

PLEASE SEE ATTACHED PLANNING JUSTIFICATION REPORT

6.2 Table B below lists the features or development circumstances of interest to the Province. Complete Table B and be advised of the potential information requirements in noted section.

Table B - Significant Features Checklist

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply?		If a feature, specify distance in metres	Potential Information Needs
	YES (✓)	NO (✓)		
Non-farm development near designated urban areas or rural settlement area		✓		Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban or rural settlements
Class 1 Industry ¹		✓	_____ m	Assess development for residential and other sensitive uses within 70 metres
Class 2 Industry ²		✓	_____ m	Assess development for residential and other sensitive uses within 300 metres
Class 3 Industry ³		✓	_____ m	Assess development for residential and other sensitive uses within 1000 metres
Land Fill Site		✓	_____ m	Address possible leachate, odour, vermin and other impacts
Sewage Treatment Plant		✓	_____ m	Assess the need for a feasibility study for residential and other sensitive uses
Waste Stabilization pond		✓	_____ m	Assess the need for a feasibility study for residential and other sensitive uses
Active railway line		✓	_____ m	Evaluate impacts within 100 metres
Controlled access highways including designated future ones		✓	_____ m	Evaluate impacts within 100 metres
Operating mine site		✓	_____ m	Will development hinder continuation or expansion of operations?
Non-operating mine site within 1000 metres		✓	_____ m	Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater		✓		Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted
Electric transformer station		✓	_____ m	Determine possible impacts within 200 metres
High voltage electric transmission Line		✓	_____ m	Consult the appropriate electric power service
Transportation and Infrastructure corridors		✓		Will the corridor be protected?
Prime agricultural Land	✓			Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated
Agricultural operations	✓		_____ m	Development to comply with the Minimum Distance Separation Formulae
Mineral aggregate resource areas		✓		Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations		✓	_____ m	Will development hinder continuation of extraction?
Mineral and petroleum resource areas		✓		Will development hinder access to the resource or the establishment of new resource operations
Existing pits and quarries		✓	_____ m	Will development hinder continued operation or expansion?
Significant wetlands south and east of the Canadian Shield		✓	_____ m	Development is not permitted
Significant portions of habitat of endangered and threatened species		✓	_____ m	Development is not permitted
Significant: fish habitat, woodlands south and east of the Canadian Shield, valley lands, areas of natural and scientific interest, wildlife habitat		✓	_____ m	Demonstrate no negative impacts
Sensitive groundwater recharge areas, headwaters and aquifers		✓		Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected
Significant built heritage resources and cultural heritage landscapes		✓		Development should conserve significant built heritage resources and cultural heritage landscapes
Significant archaeological resources		✓		Assess development proposed in areas of medium and high potential for significant archaeological resources. These resources are to be studied and preserved, or where appropriate, removed, catalogued and analysed prior to development
Erosion hazards		✓		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams
Floodplains		✓		Where one-zone flood plain management is in effect, development is not permitted within the flood plain Where two-zone flood plain management is in effect, development is not permitted within the floodway Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA
Hazardous sites ⁴		✓		Demonstrate that hazards can be addressed
Rehabilitated mine sites		✓		Application for approval from Ministry of Northern Development and Mines should be made concurrently
Contaminated Sites		✓		Assess an inventory or previous uses in areas of possible soil contamination

1. Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils (sensitive marine clays (Leda), organic soils) or unstable bedrock (Karst topography).

6.3 For applications that include permanent housing complete Table C - Housing Affordability. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. If additional space is needed, attach on a separate page.

Table C - Housing Affordability

For example: Semi-detached - 10 dwelling units; 93 metres²/6.5 metres, \$119,900

Housing Type	# of dwelling units	Unit Size (m ²) and/or Lot Frontage	Estimated Selling Price/Rent
Single-Detached	46	35 - 40' Lot Frontage	\$340,000 - 400,000
	124	40' - 65' Lot Frontage	\$380,000 - 650,000
Semi Detached			
Row or Townhouse	50 (approx)	1400 sq. ft. / unit	\$290,000 - 325,000
Apartment Block			
Other Types or Multiples			

6.4 Is there any other information which may relate to the Affordability of the proposed housing, or the type of housing needs served by the proposal

☒ Yes ☐ No

If Yes, explain in Section 8.1 or attach on a separate page.

7. Servicing

7.1 Indicate in a) and b) the proposed servicing type for the subject land. Select the appropriate servicing type from Table D. Attach and provide the name of the servicing information/reports as indicated in Table D.

a) Indicate the proposed sewage disposal system

PUBLIC PIPED SEWAGE SYSTEM

b) Indicate the proposed water supply system

PUBLIC PIPED WATER SYSTEM

c) Name of servicing information/reports

PRELIMINARY SERVICING REPORT, MTE LTD.

Table D - Sewage Disposal and Water Supply

Sewage Disposal	a) Public piped sewage system	Municipality should confirm that capacity will be available to service the development at the time of lot creation or rezoning
	b) Public or private communal septic	Communal systems for the development of more than 5 lots/units: servicing options statement ¹ , hydrogeological report ² , and indication whether a public body is willing to own and operate the system ³ Communal systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: hydrogeological report ²
	c) Individual septic system(s)	Individual septic systems for the development of more than 5 lots/units: servicing options statement ¹ and hydrogeological report ² . Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: hydrogeological report ²
	d) Other	To be described by applicant
Water Supply	a) Public piped water system	Municipality should confirm that capacity will be available to service development at the time of lot creation or rezoning
	b) Public or private communal well(s)	Communal well systems for the development of more than 5 lots/units: servicing options statement ¹ , hydrogeological report ² and indication whether a public body is willing to own and operate the system ³ Communal well systems for non-residential development where water will be used for human consumption: hydrogeological report ²
	c) Individual well(s)	Individual wells for the development of more than 5 lots/units: servicing options statement ¹ , hydrogeological report ² Individual wells for non-residential development where water will be used for human consumption: hydrogeological report ²
	d) Communal surface water	A "water taking permit" under Section 34 of the Ontario Water Resources Act is necessary for this type of servicing
	e) Individual surface water	Servicing options report
	f) Other	To be described by applicant

Notes: 1. Confirmation that the Town concurs with the servicing options statement will facilitate the review of the proposal

2. Consult with the Town about the type of hydrogeological assessment that is expected given the nature and location of the proposal

3. Where communal services are proposed (water and/or sewage), these services must be owned by the Town

Table E - Storm Drainage, Road Access and Water Access

Storm Drainage	a) Sewers	A preliminary stormwater management report is recommended, and should be prepared concurrent with any hydrogeological reports for submission with the amendment. A storm water management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval
	b) Ditches or swales	
	c) Other	
Road Access	a) Arterial Road	Detailed road alignment and access will be confirmed when the development application is made
	b) Collector Road	Detailed road alignment and access will be confirmed when the development application is made
	c) Local Road	Subdivision or condominium development is not usually permitted on seasonally maintained roads
	d) Right-of-way	Access by right of ways on private roads are not usually permitted, except as part of condominium

7.2 Indicate in a) and b) the proposed type of storm drainage and access for the subject land. Select the appropriate type from Table E. Attach and provide the servicing information as indicated in Table E.

a) Indicate the proposed storm drainage system SEWERS

b) Indicate the proposed road access COLLECTOR AND LOCAL ROADS

c) Is the preliminary stormwater management report attached? ☐ Yes ☐ No If not attached as a separate report, in what report can it be found?

8. Other Information

8.1 Is there any other information that may be useful to the Town in reviewing this development proposal (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain below or attach on a separate page.

PLEASE SEE PLANNING JUSTIFICATION REPORT

9. Affidavit or Sworn Declaration

I, Craig Linton of the City of London in the County of Middlesex make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the City of London
in the County of Middlesex
this 29th day of March, 2019

[Signature]
Commissioner of Oaths
Baroness + Solicitor

[Signature]
Applicant

10. Authorizations

10.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed

► Authorization of Owner for Agent to Make the Application

I, Lloyd Davenport am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and I authorize CRAIG LINTON to make this application on my behalf.

March 28, 2019
Date

[Signature]
Signature of Owner

10.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below

Authorization of Owner for Agent to Provide Personal Information

I, Lloyd Davenport am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize CRAIG LINTON, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

March 28, 2019
Date

[Signature]
Signature of Owner

11. Consent of the Owner

11.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, Lloyd Davenport, am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

March 28, 2019
Date

[Signature]
Signature of Owner

12. Acknowledgement

12.1 Complete the acknowledgement concerning third party appeal costs.

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

Dated at the City of LondonIn the County/Region of MIDDLESEXthis 29th day of March, 2019


Signature of Applicant

The Town will assign a File Number for complete applications and this should be used in all communications with the Town.

Applicant's Checklist: Have you remembered to attach:

- | | | | |
|--|---|--|---|
| • 5 copies of the completed application form?
(Ensure you have a copy for yourself) | <input checked="" type="checkbox"/> Yes | • 5 copies of the information/reports as
Indicated in the application form? | <input checked="" type="checkbox"/> Yes |
| • 20 copies, at a minimum, of the draft plan? | <input checked="" type="checkbox"/> | • The required fee, either as a certified cheque or money
order, payable to the Corporation of the Town of St. Marys? | <input checked="" type="checkbox"/> |
| • 2 copies of the draft plan on 8½" by 11" paper? | <input checked="" type="checkbox"/> | • The required plan review fee payable to the Upper Thames
River Conservation Authority. | <input checked="" type="checkbox"/> |
| • <u>Digital Mapping Information</u> - Submit 1 computer disk containing the digital plotting of the draft plan, including the textual description of file
format, map standards used, scale, contact person and location information such as Lot & Registered Plan No. (Autocad .dxf). <input checked="" type="checkbox"/> | | | |

St. Marys Town Hall
175 Queen Street East
PO Box 998
St. Marys, Ontario N54X 1B6
Telephone (519) 284-2340 FAX (519) 284-2881



Corporation
of the Town of St. Marys

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

Instructions

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

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

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

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

Completeness of the Application

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

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

Approval Process

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

For Help

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

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

1.0 Application Information

➔ 1.1 Name of Owner(s) An owner's authorization is required if applicant is not the owner (See Section 12.0)		
Name of Owner(s) THAMES GUEST FARMS LIMITED	Home Telephone No. 519 673 1421	Business Telephone No. 519-672-4011
Address 14361 MIDWAY ROAD P.O. Box 199 ARUA ON	Postal Code N8M 1C0	Fax No.
1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)		
Name of Contact Person (and Firm) CRAIG LINTON, NORQUAY DEVELOPMENTS LIMITED	Home Telephone No.	Business Telephone No. 519 672 4011
Address 301-100 WELLINGTON ST. LONDON ON	Postal Code N6B 2K6	Fax No. 519 672 1150

➔ 2.0 Location and Size of the Subject Land **TOWN OF ST. MARY, COUNTY OF PETER, FORMERLY BLANSHARD TWP**

Street No.	Name of Street/Road	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Concession Number(s) 17	Lot Number(s) 15
Lot Frontage	Average Width	Average Depth	Lot Area

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

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

➔ 2.3 When were the subject lands acquired by the current owner? **20+ YEARS AGO**

➔ 3.0 Proposed and Current Land Use

➔ 3.1 What is the proposed use of the subject land? **RESIDENTIAL PLAN OF SUBDIVISION**

➔ 3.2 What is the current use of the subject land? **AGRICULTURAL**

➔ 3.3 How is the subject land currently designated in the Official Plan? **RESIDENTIAL AND RECREATIONAL**

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

R0 - RESIDENTIAL

OS - OPEN SPACE

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

	Existing Buildings	Proposed Buildings		Existing Buildings	Proposed Buildings
3.5.1 Front yard	—	4.5 m	3.5.5 Height	—	12.0 m
3.5.2 Rear yard	—	6.0 m	3.5.6 Dimensions	—	VARIES
3.5.3 Side Yard	—	1.2 m	3.5.7 Gross Floor Area	—	130m ² +
3.5.4 Side Yard	—	1.2 m	3.5.8 Date Constructed	—	—

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

4.1 Does the Proposed Official Plan Amendment:

- 4.1.1 Add a Land Use designation to the Official Plan?
 4.1.2 Change a land use designation in the Official Plan?
 4.1.3 Replace a policy in the Official Plan?
 4.1.4 Delete a policy from the Official Plan?
 4.1.5 Add a policy to the Official Plan?

Yes

☐
☐
☐
☐
☐

No

☒
☒
☒
☒
☒

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

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

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

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

5.1 Does the Proposed Zoning By-law Amendment:

- 5.1.1 Add a Zone Category to the Zoning By-law?
 5.1.2 Change a Zone Category in the Zoning By-law?
 5.1.3 Replace a zoning provision in the Zoning By-law?
 5.1.4 Delete a zoning provision from the Zoning By-law?
 5.1.5 Add a zoning provision to the Zoning By-law?

Yes

☒
☒
☐
☐
☐

No

☐
☐
☒
☒
☒

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

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

TO ENSURE ZONING IS CONSISTENT WITH SIZES OF LOTS PROPOSED IN CONCURRENT DRAFT PLAN APPLICATION

6.0 Previous Industrial or Commercial Uses

6.1 Has there previously been an industrial or commercial use on the subject land or adjacent land? If Yes, specify the uses and dates.

☐ Yes ☒ No

6.2 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No

6.3 What information did you use to determine the answers to the above questions? DISCUSSIONS WITH OWNERS, REVIEW OF AERIAL PHOTOS

6.4 If Yes, to (6.1), (6.2) or (6.3), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

➤ 7.0 Status of Other Applications under the Planning Act

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

CONCURRENTLY FILED DRAFT PLAN APPLICATION

➤ 8.0 Servicing

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

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

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

9.0 Justification

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

PLEASE SEE DRAFT PLAN APPLICATION SUPPORTING DOCUMENTATION AND DOCUMENT ATTACHED TO THIS APPLICATION

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

SURROUNDING LAND USES ARE RECREATIONAL (GTI) AND LOW DENSITY RESIDENTIAL HOUSING. ZBA CONTEMPLATES SIMILAR USES

10.0 Other Information

11.0 Application Drawing

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

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

12.0 Affidavit or Sworn Declaration

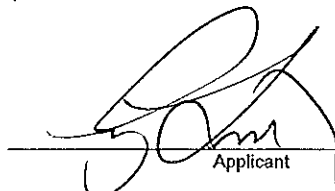
I, Craig Hinton of the City of London in the County/Region of Middlesex make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the City of London

in the County/Region of Middlesex

this 29 day of March, 2019


Commissioner of Oaths


Applicant

13.0 Authorization of Owner for Agent to Make the Application

I (we), Lloyd Davenport of the City of London in the County/Region of MIDDLESEX

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

authorize CRAG HINTON

March 28, 2019
Date

act as my agent in the application.


Signature of Owner

14.0 Acknowledgement

ACKNOWLEDGEMENT

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

Dated at the CITY OF LONDON

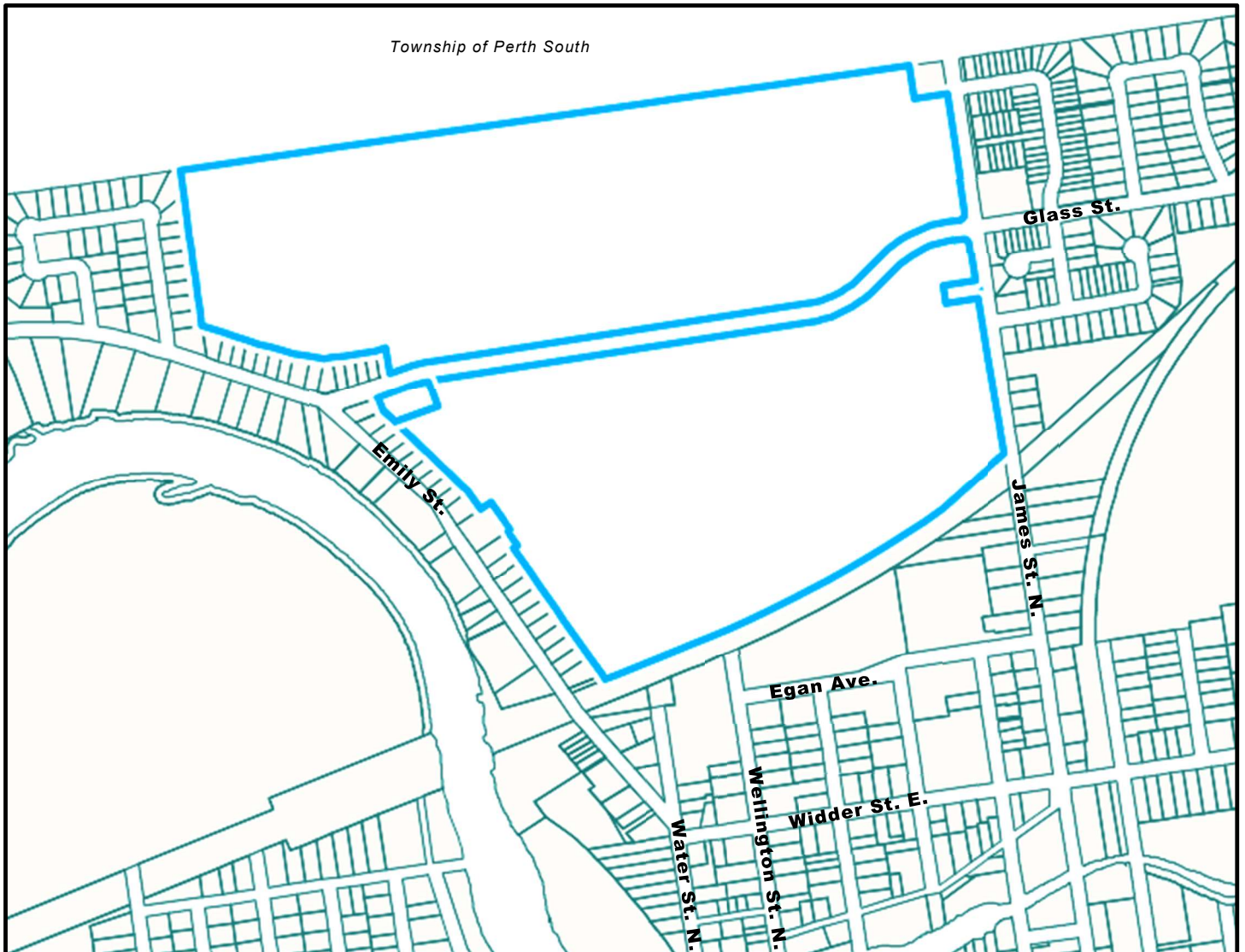
in the County/Region of MIDDLESEX

this 29th day of MARCH, 2019


Applicant

GENERAL LOCATION MAP

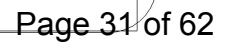
Part Lots 15 and 16, Concession 17
and Part Lot 15, Thames Concession
Town of St. Marys



Total Landholding



May 14, 2019



**Thamescrest Farms – Phase 2 Draft Plan
Planning Justification Report**



Index

- 1.0 Introduction**
- 2.0 The Subject Lands**
- 3.0 Surrounding Land Uses**
- 4.0 Draft Plan Details**
- 5.0 Parkland Conceptual Plan Discussion**
- 6.0 Residential Market Discussion**
- 7.0 Zoning By-Law Details**
- 8.0 Upper Thames River Conservation Authority**
- 9.0 Provincial Policy Statement (PPS) Discussion**
- 10.0 Summary**

1.0 Introduction:

Thamescrest Farms Ltd, located in the “North Ward” of St. Marys owns nearly 200 acres of land, most of which is currently used for agricultural purposes. Much of this land is within the Settlement Boundary of St. Marys and is identified as “residential” or “recreational” in the St. Marys Official Plan Schedule ‘A’ Land use Plan.

The draft plan area is 20.9 hectares (51.6 acres), and contains a variety of residential housing forms, ranging from street fronting townhomes to single family lots up to 20 metres in width.

A zoning by-law amendment (ZBA) application is also being filed concurrently with the application for draft plan approval. The ZBA will assist the draft plan application process as it will provide clarity and detail with respect to all forms of residential housing proposed.

At this time, no Official Plan Amendment (OPA) is being filed, as the Town of St. Marys has initiated their own OP review, and as part of that process will be amending the land use designations to ensure consistency with this draft plan. Changes to existing land use designations will be relatively minor in nature, as the application generally conforms to the current recreational and residential land uses shown in the Official Plan.

2.0 The Subject Lands:

The subject lands are primarily used for agricultural purposes, as the land is cash-cropped as it has been for many years. The west side of the subject lands (generally the area of Block 185 SWMF) are not agricultural, as that area was the location of the previously existing house and barns related to the agricultural uses. The buildings have long since been removed, and there only remains a gravel driveway and some trees.

The existing topography is gently rolling with elevation falling generally from the north to the south. A gentle knoll is present on the west side of the subject lands. The new development minimizes the amount of earthwork required to adequately service the area and results in the SWMF's in the south and south west areas, along with adjacent parks to enhance the GTT, and attempt to preserve as many trees as possible.

3.0 Surrounding Land Uses:

The subject lands are bounded in the north west by the Settlement Area Boundary which identify lands outside of the boundary to be designated as agricultural in the OP and are currently farmed. Lands in the north east of this plan are bound by farm land inside the settlement boundary and are identified as recreational in the current OP.

To the east lies James Street North, which is identified as an arterial road in Schedule 'B' of the Official Plan (Road Classifications). To the immediate east of James Street are numerous existing residential homes (single family and semi-detached in form), some fronting onto James Street itself, while other homes back onto James Street. There is also one commercial property at the north east corner of Glass Street and James Street north.

Along the south side of the subject lands lies the Grand Trunk Trail (GTT). The GTT is a recreational trail that runs from Glass Street (near Millson Crescent) westerly across the Thames River and terminates at Thames Road. The GTT will be addressed in more detail in a subsequent section.

To the west of the subject lands are single family homes that front onto Emily Street. Four of the houses along this section of Emily Street are older homes (pre-dating the reconstruction of Emily Street), while the remaining houses were recently constructed as part of the first phase of development by Thames Crest Development Corp. There are some vacant lots remaining at this time.

4.0 Draft Plan Details:

The draft plan is effectively divided into two halves, connected by a linear storm water management facility (SWMF) which runs parallel to the Grand Trunk Trail (GTT). The westerly half sees Wellington Street connected from the existing north limit (at the GTT) to Glass Street which is consistent with the Town of St. Marys Official Plan, Schedule 'B' (Road Classifications). It is also consistent with a staff report to Council in June 2018 which provided Council and members of the public with clear justification for the northerly extension of Wellington Street.

The easterly half of the draft plan extends from the GTT northerly to Glass Street and provides for one additional road connection to James Street North at Trailside Court.

One hundred and seventy (170) single family lots are contemplated and range from 10.7 to 20 metres in width (35 – 66 feet). Three medium density blocks are also shown in the south east section of the plan and can accommodate approximately 50 multi-story townhomes. Also proposed are two storm water management facilities and three park blocks.

The largest single family lots are located in the south-west corner of the draft plan. As you move north easterly, we see the lot sizes gradually decrease in size. The differentiation in lot sizes provides a wide range of housing options for people. This is very important to ensure St. Marys is accommodating a wide variety of new housing forms which makes St. Marys an attractive place to call home.

In the south east corner of the draft plan, we have proposed street fronting multi-story townhomes and thirty-five-foot-wide single family detached lots. The provision for lots smaller than what has previously existed in St. Marys is part of a long-term strategy to provide new housing forms at a more affordable price point. It is generally felt by the local home builders that a small lot single family home would be a popular choice for those families who want a single-family home but are finding the larger 40+ foot wide lots out of their price range. In addition to the small lot single family homes, the smaller multi-story townhome units provide a lower cost alternative for families. It is anticipated that these units would be ultimately sold for prices close to what is calculated to be "affordable" as defined in the Provincial Policy Statement (2014) (PPS).

There are two SWMF's servicing the plan. The first is shown as Block 177 and is in the far south west corner of the subject lands. Its location provides for an enhancement to the GTT by ensuring no residential development is immediately adjacent to the GTT, and effectively allows for the natural environment to have a larger buffer to new development. Block 179 is a long linear SWMF servicing the easterly half of the subject lands. This linear facility was designed with the primary objective of separating the residential land uses from the GTT, again also providing a buffer for the existing trees along the GTT to the residential development.

5.0 Parkland Conceptual Plan Discussion

A total of three park blocks are also shown on the draft plan. Block 176 is located just north of the GTT on the east side of Wellington Street and is approximately 0.65 hectares in size. The seemingly odd shape to this park block is designed to accommodate the existing tree line and provides a natural entrance feature to the development for those travelling northerly on Wellington Street. This block is also large enough to accommodate a small playground structure, should the Town of St. Marys decide to incorporate an active use at this location. This park can also be extended into a future phase of development to enhance pedestrian connectivity.

The second park block shown on the plan is Block 175, located at the far south east corner of the subject lands and is 0.29 hectares in size. The Town of St. Marys indicated a small park block was required at this location to accommodate a small parking lot to serve as the “head of trails” for the GTT. The draft plan shows a conceptual parking lot layout. Additionally, it is thought the most logical vehicular access to the SWMF located on Block 179 is through this park block rather than through the local street network.

The third park block is in the north east section of the subject lands. Block 174 is approximately 0.64 hectares in size. This size of park block is such that it is considered a “neighbourhood” park providing an active use park for the surrounding residents, typically within 500 metres. This block will have an asphalt pathway connecting Glass Street to Street ‘D’. This will enhance pedestrian connectivity and serve as a maintenance access as sewers and a watermain will have to run through this block.

6.0 Residential Market Discussion:

Section 1.4.3 of the PPS requires that planning authorities provide an appropriate range of housing types and densities to meet requirements of current and future residents by establishing minimum targets for provision of housing which is affordable to low- and moderate-income households.

In Discussion Paper #4 of the Town of St. Marys presented to the Town of St. Marys PAC on March 19, 2018, it was calculated that the price of an affordable house is approximately \$265,000. It was also noted that the average residential sale price was approximately \$280,000 between 2015 and 2017. By the time this draft plan of subdivision is approved, and residential units are actually available for sale or rent, it is assumed that the affordability calculation would result in a higher value than what is noted above.

When talking about “affordability” we must consider all of the existing housing stock and its “value” along with the projected values of housing being contemplated in any application. It should be noted that recent searches (October 2018, January 2019) of real estate listings in St. Marys reveal there are typically several single-family homes for sale in the range of \$280,000 to \$325,000, and some semi-detached homes many of which are listing for less than \$300,000. These re-sale homes must also be factored into the discussion around affordability. Also, to be factored into this discussion is the availability of rental units and smaller condominium apartment units that may be for sale.

Given that new homes are constructed to higher standards than homes of the past (higher insulation values, new building codes etc.), it is increasingly more difficult to construct new residential units which meet the standard of “affordability”, regardless of form (i.e. single family, apartment building, townhome). However, by providing for a range of housing, we meet a wide variety of potential purchasers wishes, from the starter home (townhome and 35-foot-wide lot single) to the move-up home (think 40 – 46-foot-wide lot) to the larger lots accommodating larger well-established families and those seeking their retirement dream homes.

Within the context of new development, I would consider the two story townhomes and the thirty-five-foot-wide lots to generally meet the criteria set for “affordability”, as I would estimate the sale prices for a 1,200 square foot two story townhome to be less than \$300,000, and the price of a single family home on a 35 foot wide lot to be in the mid \$300,000 range. Out of a total of approximately 220 new homes proposed in this application, more than 70 of them (+30%) are “affordable”.

It should be noted also that 34 of the houses constructed here would be on lots larger than 50 feet in width. These homes would be in the highest price range (over \$550,000), and only comprise approximately 15% of the total residential homes in the proposed plan.

The remaining 55% of the homes in this plan are “mid-market” in terms of value with an estimated range in value of \$375,000 to \$550,000. Additionally, the future draft plan connecting the two halves of this plan can accommodate a wide variety of housing forms. We have ensured the road design provides for good connectivity and will ultimately work well in terms of grading and sewer designs.

Housing Market Summary:

- 30% “affordable”
- 55% “mid-range”
- 15% “high-end”

The “mid-range” price of housing in St. Marys appears to be \$375,000 - \$450,000, while what I consider to be the “high-end” of the St. Marys market is typically over \$550,000. From the summary above, we can see that the majority of our proposed housing units will be in the affordable and mid-range price points.

7.0 Zoning By-Law:

As noted previously, a concurrent zoning by-law amendment (ZBA) is required to ensure what is being contemplated in terms of housing forms can be constructed. Currently, the subject lands are zoned RD (Residential Development) and OS (Open Space).

The Official Plan of the Town of St. Marys provides a general guide for land uses and what forms of development are permitted in certain areas. Zoning By-Laws provide a higher level of detail than can be contemplated in an Official Plan and are much more prescriptive in nature. Detailed information such as building setbacks, maximum building coverage, minimum landscaped area, and maximum heights are all stipulated in the Zoning By-Law.

The current RD zoning "...indicates that some form of residential development is contemplated in the future for the lands...". The OS zone permits a wide variety of uses, including (but not limited to) dog parks, hiking trails, public park, passive recreation and multi-use trails.

Now that a draft plan is created, we can more definitively determine the exact delineation between OS and specific residential zones. It should be noted that the phase 1 development on Emily Street (lots in 44M-64) have the R3 zone, which permits single detached dwellings on a lot no less than 15 metres in width and 37 metres in depth. We are proposing to utilize the R3 zone provision for approximately 42 lots, albeit with reductions in the minimum rear yard depth, lot area and lot coverage. These lots are generally located on the westerly side of the subject lands and apply to our largest lots.

The R4 zone provision will be utilized for 108 lots ranging in width from 40 feet to 50 feet. These lots are generally located in the westerly half of the proposed draft plan, and the lots on Glass Street adjacent to James Street North.

Currently, the Zoning By-Law in St. Marys does not contemplate any single-family lot to be less than 12 metres (39 feet) in width. As noted in the Residential Market Discussion section of this report, requirements to accommodate more affordable housing forms dictate a move towards smaller single-family homes on lots as narrow as 32 feet. It is contemplated that we can utilize the R4 zone framework, albeit with changes to minimum lot widths (10 metres), setbacks (6 metres rear, 1.2 metres interior side yard for both 1 and 2 story homes) and coverage (45%). This new R4 zone would apply to the all 20 of the single-family home lots on the easterly side of the proposed draft plan, except the 40-foot-wide lots on Glass Street.

There are three medium density blocks shown on the proposed draft plan. In anticipation of modest two-story townhomes being constructed, the existing R5 framework is proposed to be utilized. Reductions to lot depth, setbacks are requested, along with increases to maximum lot coverage.

The modifications and additions to the existing Zoning By-Law framework are vital to facilitate creation of housing forms new to St. Marys.

8.0 Upper Thames River Conservation Authority (UTRCA):

The UTRCA mapping for the Town of St. Marys indicates the subject lands are not within the regulated area, except for a very small area in the south west limit of the subject lands, where the Block 185 SWMF is located. The UTRCA regulation limit is consistent with the drainage feature located on the south side of the GTT, west of Wellington Street.

Currently, the subject lands do drain through this drainage feature via a series of farm tile drains leading to twin CSP's (corrugated steel pipe) which convey storm water flow under the GTT. The post development condition contemplates diverting this uncontrolled pre-development flow to the SWMF's. Detailed engineering designs will determine what (if any) flow will continue to the existing drainage feature on the south side of the GTT. It may be that some portion of base water flow should continue to outlet to the south side of the GTT to maintain any ecological functions that exist there. In general, the post development storm water flows to this feature will be more regulated and will not contribute to an accelerated rate of erosion.

While there may be virtually no UTRCA regulated lands within most of the subject lands, we do however have a duty to consult with the UTRCA pertaining to the ecological functions of the wooded areas surrounding the GTT. To that end, we did convene a site meeting with a UTRCA planner (Spencer McDonald, Land Use Planner), and an appropriate course of action was followed to provide an inventory of the existing conditions in the area to ensure existing ecological functions are maintained in the post development condition.

We have supplied a Stage One Information Request to the MNRF (in Alymer) related to the UTRCA consultation process as part of the draft plan application submission requirements. Numerous site visits were undertaken to make note of man-made structures, natural vegetation, wildlife features and aquatic features. Environmental Land Classifications were applied based upon the field visits. In short, there are no suitable habitats for Species At Risk (SAR).

9.0 Provincial Policy Statement (PPS)

The PPS provides the policy foundation that guides land use and development in Ontario. All municipal planning documentation (such as the Official Plan) must be consistent with the PPS, and all development applications must be consistent with both Official Plans and the PPS. The following provides a brief example of how this application is consistent with the PPS.

Section 1.1.1

- a) Promotes efficient development and land use patterns by creating lots which are reasonable in size for a green field development that allows gross densities to be at a level which is sustainable over the longer term.
- b) Provides a range and mix of housing ranging from entry level street fronting townhomes to larger single-family lots.
- c) The draft plan does not cause environmental or public health concerns
- d) Proposed draft plan allows for and contemplates expansion of settlement boundary
- e) The proposed draft plan makes good use of available lands by creating smaller lots and ensuring overall density is acceptable
- f) Connection to and celebration of the Grand Trunk Trail provides active recreational opportunities for everyone in the community
- g) All infrastructure is designed to accommodate current and future needs
- h) Biodiversity is conserved and enhanced by the strategic location of park blocks and storm water management facilities that are also designed to accommodate changing climate.

Section 1.1.3.6

The proposed draft plan is adjacent to existing built up areas and provides for a variety of housing forms promoting the efficient use of land and existing infrastructure.

Section 1.5

The proposed draft plan supports healthy active communities by ensuring pedestrian access to public spaces and existing active transportation activities are viable and numerous.

Section 2.0

Natural Heritage features are identified and protected and enhanced along the Grand Trunk Trail. Development is not contemplated in (or adjacent to) any significant wetland, woodland, wildlife habitat and is not in general a detriment to any ecological functions of the area.

10.0 Summary

This draft plan represents one of the largest development applications in the Town of St. Marys. Typically, development plans are smaller in nature primarily because land parcels are smaller, and previous applications likely did not have the wide variety of housing forms contemplated. We strongly feel this draft plan will provide for much-needed new forms of housing which has currently not been constructed – that being single family lots smaller than 40 feet in width, and street fronting entry-level two-story townhomes.

The Grand Trunk Trail (GTT) is a wonderful east west pedestrian corridor through the North Ward which is celebrated and strengthened by this draft plan. No residential development is planned to be immediately adjacent to the GTT. We have located the Storm Water Management Facilities (SWMF's) and two of the three park blocks adjacent to the GTT, which will not only enhance the natural state of the GTT, but provide for more passive recreational opportunities adjacent to the GTT.

The northerly extension of Wellington Street where it crosses the GTT will have enhanced design features (pedestrian island, extra street lights, reduced pavement width and pavement markings) to ensure users of the GTT will have a safe Wellington Street crossing.

From an engineering perspective, this development makes use of existing sanitary sewer capacity on James Street North, and on Emily Street. Storm water management has been thoughtfully considered and designed to act as a natural heritage enhancement to the existing vegetation on the north side of the GTT. Modern standards require both quality and quantity control for all development related storm run-off, so the storm water flowing into the Thames River will mimic the pre-development condition.

Water servicing to this site will also provide additional benefits to the Town of St. Marys, primarily by connecting the existing watermain on both Glass Street and Wellington Street. This provides a “looped” system which is more resilient to failures. Water can be routed more effectively in the event of required maintenance and minimizes disturbances to existing users.

Appendices:

- **Proposed Draft Plan**
- **Proposed Phasing/Master Concept Plan**
- **Proposed Zoning By-Law Amendment Details**
- **Proposed Zoning Map**
- **Thames Crest Preliminary Storm Water Management and Servicing Report (MTE)**
- **Stage 1 Information Request (Biologic Incorporated)**

**THAMES CREST
DEVELOPMENTS INC.**

London ON

**THAMES CREST
SUBDIVISION**

St. Marys ON

PHASING PLAN



SWM FACILITY

PARK

Zoning By-Law Amendment Details

Zone parameters for lots where frontage is 9.7m - 12.0m:

Permitted Uses, Buildings, Structures

- One single detached dwelling on one lot
- Accessory uses, buildings and structures

Requirements for single detached dwelling on one lot:

- Lot area (interior lot) 290m² (9.7 by 30)
- Lot area (corner lot) 390m² (13.0 by 30)
- Lot Frontage (interior lot) 9.7m
- Lot Frontage (corner lot) 13.0m
- Lot depth 30 m
- Front Yard 6.0m to garage, 4.5m to main house/front porch
- Interior side yard 1.2m for 1 and 2 stories, both sides
- Exterior side yard 4.5m
- Rear yard 6m
- Building height 10.5m
- Lot coverage 45%
- GFAR 80%
- GFA 65m²
- Landscaped open space 25%
- Parking as per 5.21 (2 per unit)

R3-18 (as per R3, except for the following)

Permitted Uses, Buildings, Structures

- One single detached dwelling on one lot
- Accessory uses, buildings and structures

Requirements for single detached dwelling on one lot:

- Front Yard setback (to garage) 6.0m
- Front Yard setback (to main house) 4.5m
- Exterior Side Yard setback 4.5m
- Interior Side Yard setback 1.2m for one story, 1.8m for two story
- Rear Yard setback 6.0m
- Lot coverage 45%

R4-11 (as per R4, except for the following)

Permitted Uses, Buildings, Structures

- One single detached dwelling on one lot
- Accessory uses, buildings and structures

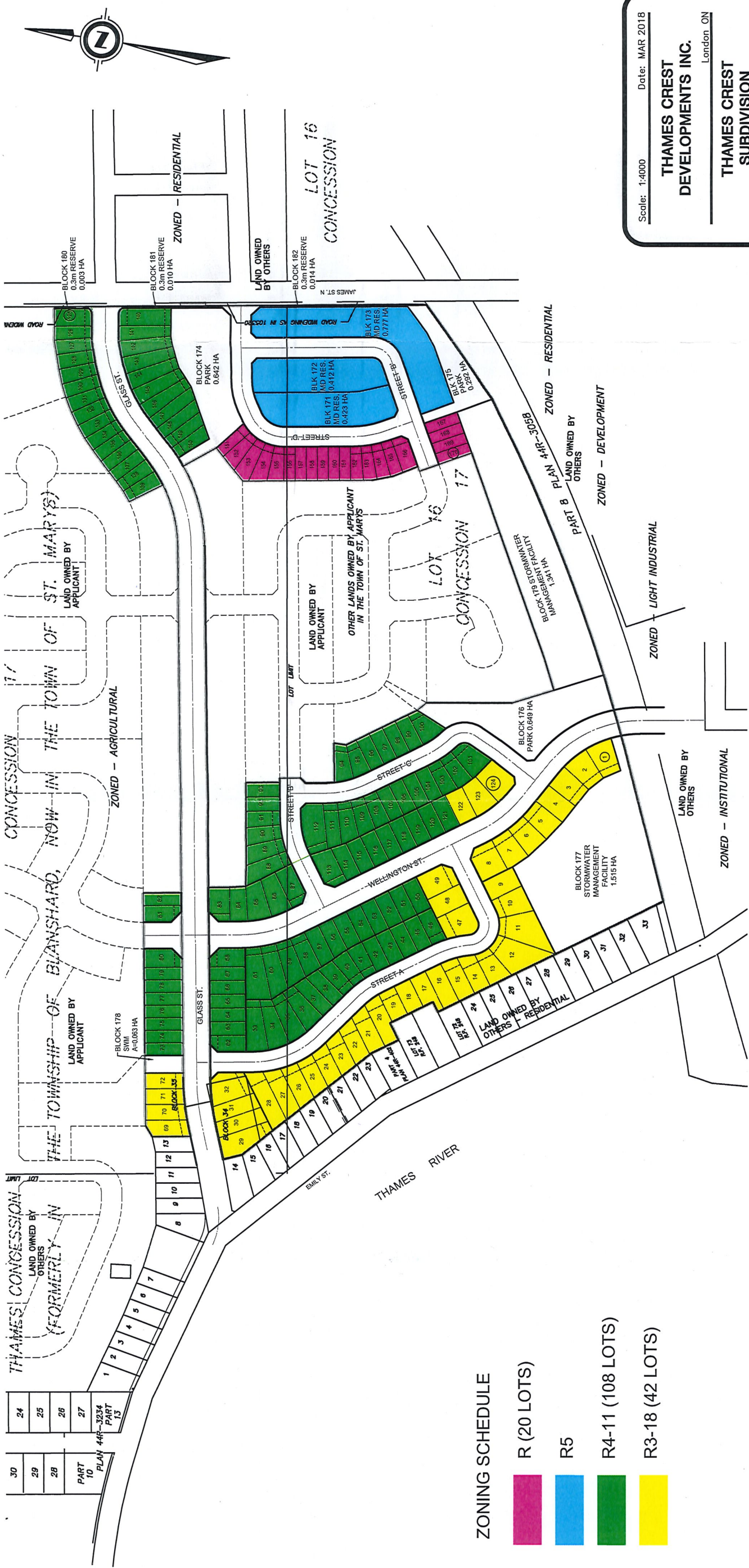
Requirements for single detached dwelling on one lot:

- Front Yard setback (to garage) 6.0m
- Front Yard setback (to main house) 6.0m
- Exterior Side Yard setback 4.5m
- Interior Side Yard setback 1.2m for one and two story
- Rear Yard setback 6.0m
- Lot coverage 43%

R5 per 12.4, except for the following:

Requirements for street fronting row or townhouse dwellings:

- Front Yard setback (to garage) 6.0m
- Front Yard setback (to main house) 4.5m
- Exterior Side Yard setback 3.5m
- Interior Side Yard setback 2.5m
- Rear Yard setback 6.0m
- Lot coverage 45%
- Height 12.0m
- Lot Depth Minimum 30.0m
- Lot Coverage Maximum 45%



Scale: 1:4000

Date: MAR 2018

THAMES CREST DEVELOPMENTS INC.

London ON

THAMES CREST SUBDIVISION

St. Marys ON

ZONING SCHEDULE



Engineers | Scientists | Surveyors

Project No.: 35499-200

3.1.1 OBJECTIVES

- 3.1.1.1 To encourage the provision of an adequate supply and choice of housing for the existing and future residents of St. Marys in terms of quality, type, location and cost.
- 3.1.1.2 To promote creativity and innovation in new residential development in accordance with current design and planning principles and constantly evolving energy-saving measures and construction techniques.
- 3.1.1.3 To maintain and improve the existing housing stock and character of residential areas.
- 3.1.1.4 To prevent the location of non-compatible land uses in residential areas.
- 3.1.1.5 To continue to provide an attractive and enjoyable living environment within the Town.
- 3.1.1.6 To promote housing for Senior Citizens; the handicapped and low income families.
- 3.1.1.7 To encourage and promote additional housing through intensification and redevelopment.
- 3.1.1.8 To encourage a diversification and inter mixing of different housing types and forms.
- 3.1.1.9 To maintain at least a 10 year supply of land that is designated and available for residential uses and land with servicing capacity to provide a 3 year supply of residential units zoned to facilitate residential intensification and redevelopment, and in draft and registered plans.

3.1.3 POLICIES

- 3.1.2.1 Council shall designate sufficient land within the “Residential” designation to meet the housing needs of the community for up to 20 years. Council will encourage residential development and redevelopment by designating sufficient land to provide the marketplace with sufficient alternatives to accommodate growth for a minimum of 10 years and Council will make available sufficient servicing to provide at least a 3 year supply of residential units.
- 3.1.2.2 Within the “Residential” designation on Schedule “A”, the primary use of land shall be for a range of dwelling types from single-detached dwellings to walk-up type apartments, parks and open spaces, as well as the institutional uses

provided for in Section 3.1.2.17 of this Plan. The various types of residential uses shall be controlled through the application of the Town's implementing Zoning By-law.

3.1.2.3 Residential infilling type development is generally permitted throughout the "Residential" designation where such development is in keeping with the attributes of the neighbourhood in terms of building type, building form, and spatial separation. When evaluating the attributes of the neighbourhood, regard shall be given to lot fabric (i.e., area, frontage, and depth), and built form (i.e., setbacks, massing, scale, and height). In cases where one or more of the existing zone provisions are not met, an amendment or a minor variance to the zone provisions may be considered to permit the proposed development provided that the spirit of this Section is maintained.

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

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

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

Council may moderately increase or decrease these densities dependent upon specific site circumstances, provision of on-site amenities, and capabilities of municipal servicing systems to accommodate any increase. Council will favour those developments with a mixture of lower and higher densities of development over those consisting of only low densities of development.

3.1.2.6 Proposals involving mixed densities of residential types shall also be reviewed under the policies of Section 3.1.2.7.

3.1.2.7 In reviewing proposals for residential development with a net density of more than 18 units per hectare, Council shall consider the impact on municipal capacity, hard services and utilities including sanitary sewer, municipal water supply, storm drainage, service utilities and roadways. Council shall take the following into account prior to enacting an amendment to the Zoning By-law:

- a) That the development will not involve a building in excess of three full stories above average finished grade and designed to be in keeping with the general character of the area;

- b) That the physical condition of land proposed for development will not present a hazard to buildings structures and residents;
 - c) That the net density of development shall not exceed 75 units per hectare;
 - d) That the development is serviced by municipal water supply and sewage disposal facilities and that the design capacity of these services can accommodate such development;
 - e) That the proposed development is within 100 metres of an arterial or collector road as defined in Schedule “B” of this Plan; and
 - f) That sufficient on-site parking is provided and adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing.
- 3.1.3.8 Proponents of townhouse and apartment developments are encouraged to provide on-site recreational facilities in keeping with the proposed development.
- 3.1.3.9 Proposals for apartment development shall not be considered by Council unless a proposed site plan has been submitted with the application addressing the matters contained in Section 41 of the Planning Act, RSO1990.
- 3.1.3.10 The conversion of older single-detached residences to multiple residential use may be permitted through an amendment to the Zoning By-law. In considering an amendment to convert a single-detached residence to multiple residential use, Council may consider the following:
- a) the conversion would be in keeping with the adjacent residential area;
 - b) the conversion would not result in changes to the existing exterior of the building proposed for conversion;
 - c) the site can accommodate adequate parking for the proposed dwelling units so as not to detract unduly from adjacent single detached residential development, or alternatively, such required parking area can be effectively buffered;
 - d) the municipal services are adequate in the immediate area to accommodate the proposed conversion; and
 - e) conversions which propose basement residential units will generally be discouraged.
- 3.1.3.11 Mobile Homes and Mobile Home Parks are not permitted within the municipality. Mobile Homes are defined as a “single wide” factory built single-detached dwelling unit which is designed to be transported on its own wheels,

whether later removed or not, and connected to service utilities so as to be suitable for long-term occupancy. The preceding definition excludes prefabricated “double wide” single-detached residential units where each half of the unit is transported separately to the site and subsequently joined.

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

- 3.1.3.13 If sufficient demand is demonstrated, Council may endeavour to encourage the provision of senior citizen and assisted family housing through participation in various programs of the senior governments.

Council, seeking to provide a balanced mix of housing types, has established targets of 60% lower density single-detached dwellings, 20% medium density attached dwellings and 20% higher density dwellings. These targets are holistic to the Town and it is not Council’s intention that every development will meet these objectives.

- 3.1.2.14 Council will encourage the development of affordable housing with 30% of the new housing units created being considered by Council as affordable to households with incomes in the lowest 60 per cent of income distribution for Perth County households.

- 3.1.2.15 Council shall encourage the maintenance, conservation, and rehabilitation of the existing building stock by maintaining existing community infrastructures, assisting residents with Federal and Provincial funding programmes, and the development and enforcement of a Property Standards By-law, Demolishing Control By-law, Signage By-law, and Noise By-law.

- 3.1.3.16 Group Homes

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

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

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

- approved homes (psychiatric care)

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

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

- b) A Group Home is defined as a single housekeeping unit in a residential dwelling in which three to ten persons (excluding supervisory staff or receiving family) live as a family under responsible supervision consistent with the particular needs of its residents. The Home is licensed or approved under Provincial Statutes and in compliance with Municipal By-laws. The Zoning By-law may further restrict the maximum number of residents in any Group Home.
- c) The following policies also apply to group homes:
 - i) The establishment of a group home must be based on local need for the particular type of group home to serve the population of the Town and the immediate surrounding rural area. In determining the need and suitability of each type of group home and the number of residents per group home, the size and general character of the Town together with the merits of each specific application must be given consideration.
 - ii) Existing group homes which do not comply with the provisions of the Zoning By-law will be allowed to continue in operation and may only be permitted to expand by amendments to the Zoning By-law, based on the merits of each application.
 - iii) Group homes may only operate subject to the provisions of this section, the provisions of the implementing Zoning By-law, and all necessary provincial approvals. All group homes must be registered with the Town pursuant to Section 236 of the Municipal Act, RSO 1980.
 - iv) No group home shall be located within 450 metres of another group home.
 - v) All group home applications shall be reviewed by the local municipality and Provincial agencies, and any locally based monitoring agency as may be established.

3.1.2.17 Institutional uses

Institutional uses of land such as hospitals, churches, schools, parks, senior citizen homes etc. are permitted in the “Residential” designation on Schedule “A” of this Plan except where prohibited by the policies of Section 3.8 of this Official Plan.



3.1.2.18 Home occupations

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

3.1.2.19 Garden Suites

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



MEMO

Engineering & Public Works

To: Mark Stone

From: Jeff Wolfe

Date: May 7, 2019

File:

☐ For Your Information

☐ For Your Approval

☐ For Your Review

☒ As Requested

Subject: Thames Crest Farms Phase 2 – Draft Plan Application Comments

Public Works has reviewed the draft plan submission for the above subdivision and provide the following comments:

Planning Justification Report

- Section 6 “Residential Market Discussion” there should be some sort of estimate on the time to full build out so that the Town can properly manage its sewage treatment capacity allocations and prepare for timely upgrades in the future, as required.

Functional Services Report

General

- Report provides verbal description but should include a visual representation of the General Servicing Plan showing proposed municipal servicing and their connection to existing systems with direction of flow indicated for sewers.
- Report needs to include a Conceptual Grading Plan for the subdivision.
- The FSR needs to confirm that the proponent has held preliminary discussions with the various utility providers to confirm that sufficient infrastructure and capacity is available to service the development.
- James Street North is an arterial road and the Town’s Official Plan calls for arterial roads to be 30m wide. The Town’s policy is to split the widening between both sides of the road, which requires a widening of 5m along each side of James Street North. An instrument was previously registered on the property that appears to have widened the road by 3m from the subject property. An additional 2m widening is required. A full 5m is required from the frontage where the 382 James St. N parcel used to exist.
- The west side of James Street North adjacent to the subject property is constructed to a rural cross section with granular shoulder. The section of road adjacent to the development will need to be improved to an urban cross section with curb and sidewalk improvements.
- The phasing plan naming convention will over-complicate the verbiage in the subdivision agreement. The phasing should be modified to eliminate the stage

MEMOThames Crest Farms Phase 2 – Draft Plan Application Comments

hierarchy. For example, rather than having phase 2A, stage 1,2,3 and phase 2B, stage 1,2, use a phasing naming convention such as: Phase 2 A,B,C,D,E,F

Drinking Water

- The FSR uses the 2012 Burnside report for review of water system impact. The size of the current phase of development application (Phase 2) is not consistent with the phasing in that 2012 study. This will suffice for the review of the overall impact of Phases 2 & 3 but the proponent needs to identify the anticipated water consumption from the development for the proposed Phase 2.
- The proponent will need to carry out hydrant flow testing and update water system modelling during the detailed design phase and should consult with the Town on any planned water system upgrades in the vicinity of the proposed development that may impact the overall modelling.
- Development along Glass Street is subject to the front-ending agreement between the proponent and the Town where the developer will be responsible for paying back the proportionate share of the original capital cost of the watermain.
- The FSR did not contain a conceptual servicing drawing for the proposed development. The Developer should ensure that the water system is to be constructed in such a way during phased build-up to prevent or limit any dead-ends within the water system and ensure that the system is sufficiently looped to existing service locations.

Sanitary Sewer

- The proposed development requires a large portion of the Town's uncommitted reserve capacity at the Town's sewage treatment facility. Based on the development's proposed size and the Town's historical and desired growth rates, it will take several years to build out and the full committed sewage capacity will sit underutilized. As a result the development could impact other development in Town if the sewage capacity allocations are not properly managed. The proponent shall identify the anticipated wastewater generated from the development. This should be broken down into the different phases/stages of development. The developer shall also identify the order in which the phases will be constructed and how many phases will be constructed concurrently. The subdivision agreement is to include criteria for the developer to move on to the next phase. For example, 70% of units are to be built out in Phase 2A prior to starting phase 2B. Sewage capacity for subsequent phases shall be released as these criteria are met.

Storm Water Management***Initial Comments:***

- In some locations the pond side slopes are less than the preferred 5:1. This should be reviewed as the preferred flatter slopes may impact the area required for the SWM facility.
- Water budget calculations have not been provided. The requirement for this review is referenced in the St. Marys Guidelines and should be a consideration.

MEMO

Thames Crest Farms Phase 2 – Draft Plan Application Comments

We understand that the nature of the underlying soil is “tight” but we suspect that the UTRCA will be interested in seeing the calculation.

- Comment should be provided related to the ability to drain the ponds without pumping.
- Further discussion on phasing/staging should be provided (i.e., will the storm sewer outlet from Pond 2 to Emily Street be installed as part of the pond construction).
- Consideration should also be given as how the undeveloped lands will be conveyed to their outlet location (i.e., how will the future phase continue to be drained and will it be directed to Pond 1). The Town does not want ponding issues created as development proceeds to the north.
- Consideration should be given to how the interim hydrographs will develop during the phasing (i.e., will the net hydrograph impact the existing outlets). The primary concern with this relates to outlet capacity and downstream erosion impacts.

Comments for Future Submissions:

- In preparation of the above a cursory review of the technical modelling was undertaken. It would be appropriate to review the models again as part of the detailed design submission to confirm that the final grading corresponds to the modelling assumptions.
- Full sediment and erosion control plans will be required. Consideration for temporary sediment ponds in the upper portions of the development should be given in preparing the plans.
- A full O&M report for the SWM facilities will need to be submitted prior to acceptance of the final design.

Wellington Street/Grand Trunk Trail Pedestrian Crossing

- Town Council has previously discussed the various Level 2 crossings from Book 15 and they were not supportive of the Class D. Suggest to use a minimum of Class C.

Environmental Impact Study

- The scoped EIS does not include a Tree Inventory and Preservation Report. The reports alludes to this being completed in 2019. An updated EIS with a Tree Inventory and Preservation Report is necessary.

Traffic Impact Study

- The traffic study memo confirms that the original traffic study completed for the development is still valid and that there are no external improvements such as lane additions or improved traffic control devices are required to accommodate the development.

MEMO

Thames Crest Farms Phase 2 – Draft Plan Application Comments

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Wolfe", is positioned above a horizontal line.

Jeff Wolfe, C.Tech.
Asset Management/Engineering Specialist



"Inspiring a Healthy Environment"



May 23, 2019

Town of St. Marys
408 James Street South
P.O. Box 998,
St. Marys, ON, N4Z 1B6

Attention: Mark Stone, RPP, Planner
(via e-mail: mark@mlsplanning.ca)

Dear Mr. Stone:

Re: Thames Crest Farms - Draft Plan of Subdivision - Stormwater Management Review
Property Description: Lot 15, Thames Concession and Lots 15 & 16, Concession 17,
Town of St. Marys, County of Perth

The Upper Thames River Conservation Authority (UTRCA) has reviewed the following submission to support the above noted plan of subdivision:

- The Preliminary Stormwater Management and Servicing Report, dated March 11, 2019, *Thames Crest Phases 2 & 3*, by MTE Consultants Inc.

Based on our review of the above noted submission, we offer the following comments:

1. Please ensure no sediment from the "undeveloped" future phases in the north end of the site will be received into the proposed pond (Pond 1). At the detailed design stage of this development, sediment and erosion control drawings, complete with staging, will be required;
2. Please provide details outlining how the major flows (under major storm events) will be conveyed from the North side of Glass street to the south, and into the proposed stormwater facility, without causing any localized flooding;
3. Please submit conveyance capacity calculations of the existing 1400 CSP culvert;
4. Please clarify how the time to peak ratio (assumed to be 0.4) was determined;
5. Please ensure the most recent IDF parameters from the City of Stratford are being used. Those referenced in the report are not representative of the most recent IDF parameters from the City;
6. The groundwater level reported suggests that groundwater was only measured in the month of December. Given that groundwater levels will fluctuate seasonally, this range (0.4m to 3m) may not be entirely representative;
7. Please provide a cross section of the existing ditch under the post-development conditions showing both the 100 and 250 year storm event water surface elevations;
8. The UTRCA requires that the 24 hour, 250 year storm be used for the volumetric assessment of the ponds to ensure the ponds have sufficient volume;
9. The report mentioned that future lands to the north will be controlled by pond 3 (draining area 300) while the supporting drawing shows this same area as being 203. Please confirm which is accurate;

10. Please provide inlet and outlet hydrographs for the proposed facilities 1 and 3 to confirm that routing will not cause any flooding issues when the two facilities are operating simultaneously and that Pond 1 has enough capacity to accommodate all flows eventually being received by Pond 3;
11. The UTRCA recommends assessing the conveyance capacity of the Grand Trunk Ditch system to prevent sediment, erosion and conveyance problems (if any) will result from point source control flows from the pond outlet;
12. Please check the unit area storage volume of $241.7\text{m}^3/\text{ha}$ as per the MECP 2003 SWM manual for a total area of 22.9ha and 60% imperviousness for Pond 1. Further, please check the calculations (unit area storage volume) of $91.6\text{m}^3/\text{ha}$ as per the MECP 2003 SWM manual for total area of 12.5ha and 44% imperviousness for the wet pond.

DETAILED DESIGN COMMENTS

- Detailed Sediment and Erosion Control drawings, complete with details and notes (and a staged, multi-barrier approach) will be required;
- A landscaping plan for SWM Pond 1 and the proposed man-made wetland feature (SWM 2) will be required;
- Design drawings including cross sections for the pond, pond inlets and outlets will be required to they match the modeling and design sheets provided;
- Please submit cleaning frequency calculations for the proposed pond

SUMMARY

Thank you for the opportunity to comment on this technical submission. In an effort to provide greater clarity, comments have been separated into those required to be addressed at this stage, and those which are to be addressed at the detailed design stage. We trust this is beneficial to those addressing the above noted comments.

If you have any questions, please do not hesitate to contact the undersigned at ext. 228. If your comments are specific to Stormwater Management, please contact Imtiaz Shah, at shahi@thamesriver.on.ca or at ext. 287.

UTRCA REVIEW FEES

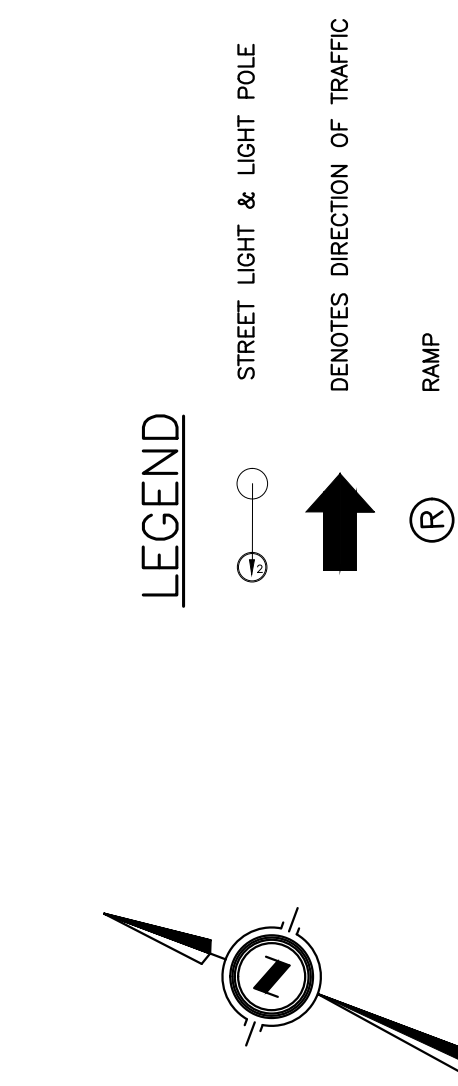
The UTRCA's Board of Directors approved the fee schedule for the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority* which authorizes Authority Staff to collect fees for the review of technical submissions, including Stormwater Management Reports. The fee for review of technical submissions is \$1075.00 per report. An invoice in the amount of **\$1075.00** will be invoiced directly to the applicant under separate cover.

Yours truly,
 UPPER THAMES RIVER CONSERVATION AUTHORITY



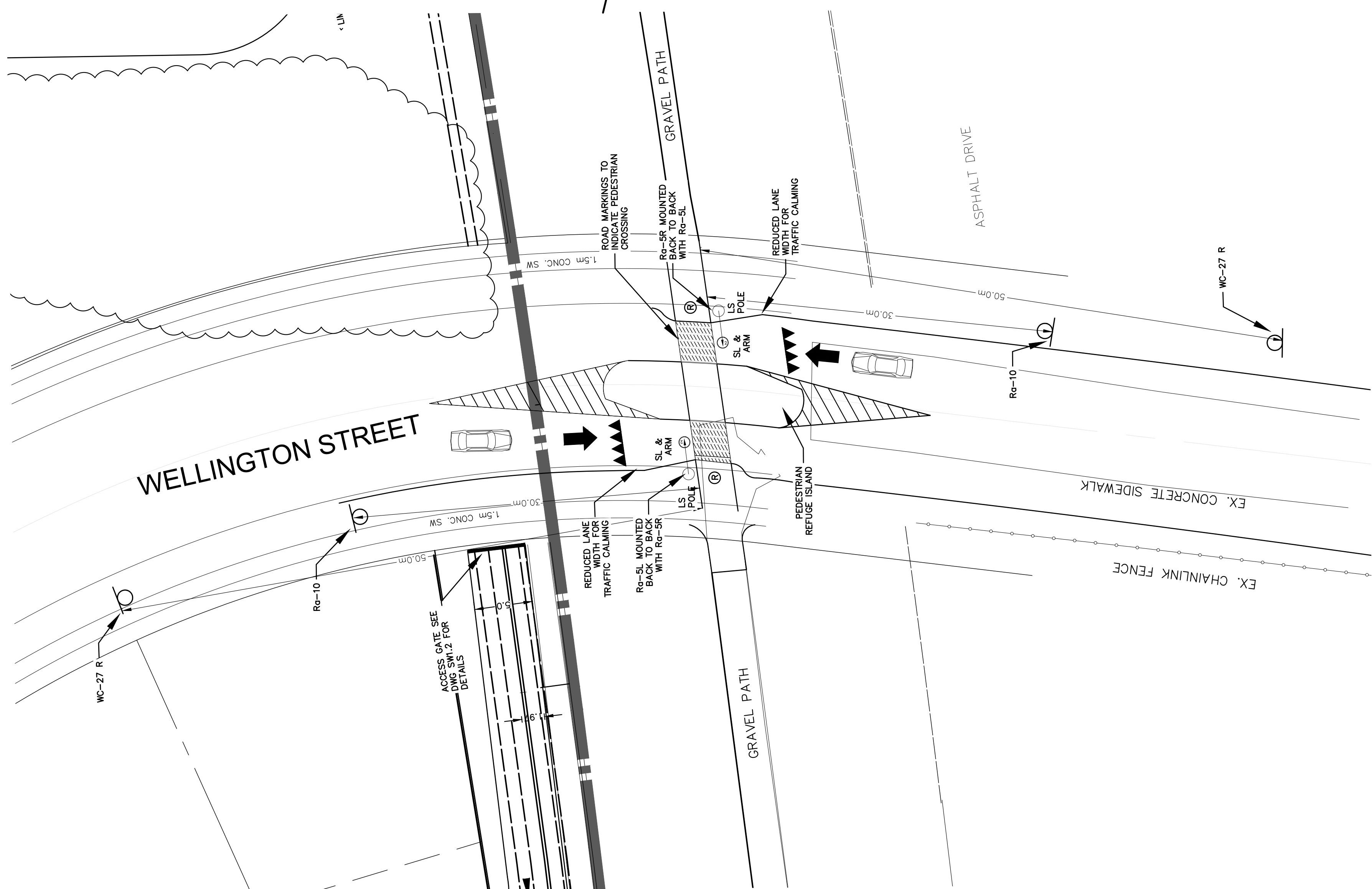
Spencer McDonald, MCIP, RPP
 Land Use Planner
 SM/sm

c.c. UTRCA, Imtiaz Shah (via e-mail: shahi@thamesriver.on.ca)
 MTE, Bill Veitch (via e-mail: bveitch@mte85.com)
 Norquay Developments Ltd, Craig Linton (via e-mail: Clinton@ndev.ca)

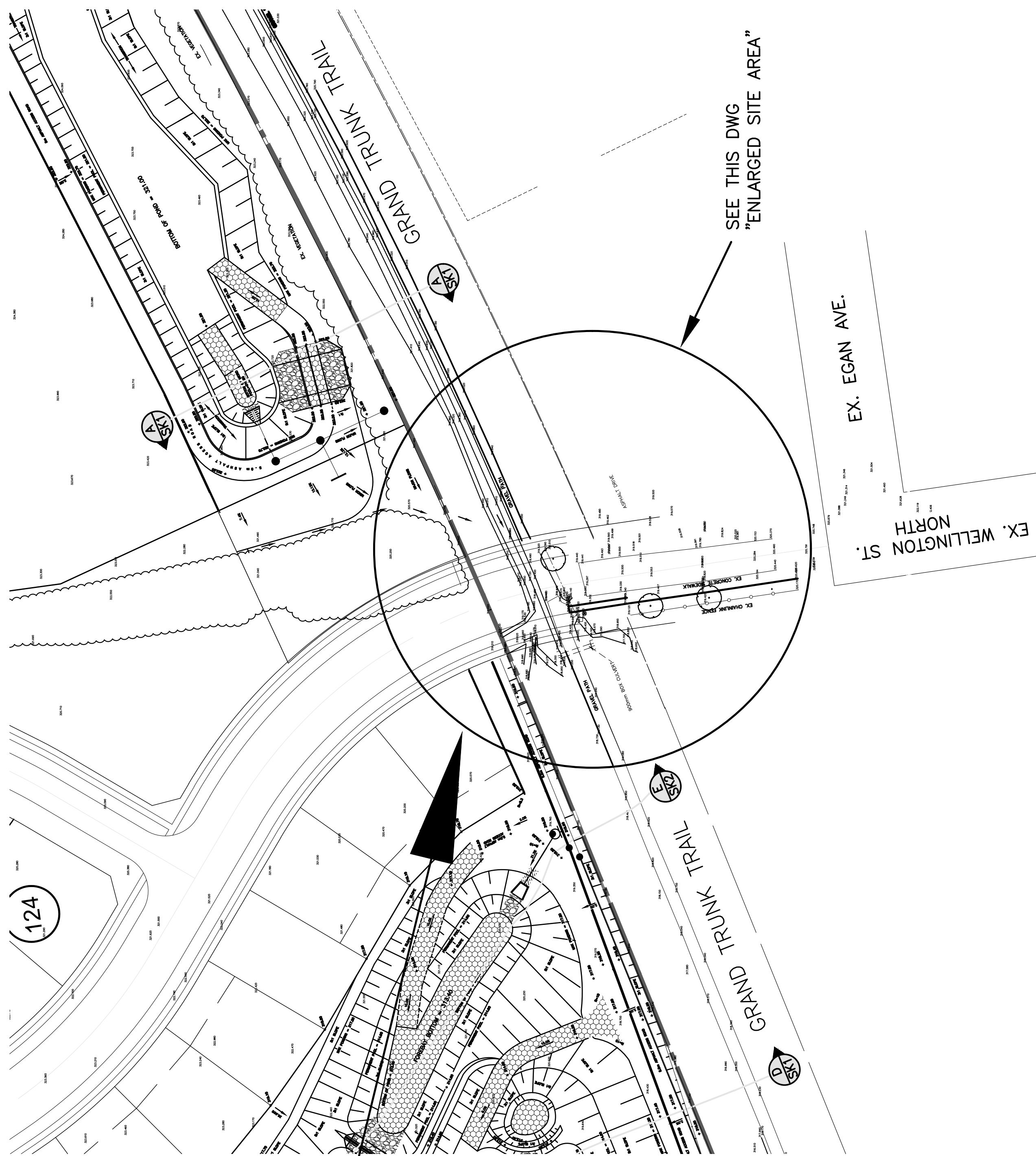


LEGEND

- STREET LIGHT & LIGHT POLE
DENOTES DIRECTION OF TRAFFIC
RAMP



ENLARGED SITE AREA N.T.S



KEY PLAN N.T.S

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