



**MINUTES**  
**Planning Advisory Committee**

June 3, 2019

6:00 pm

Boardroom, Municipal Operations Centre

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

Members Absent: William Galloway

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

Others Present: Craig Linton, Applicant  
Colin McClure, Norquay Property Management Ltd.

**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 on agenda item 7.7.1 due to her occupation. Councillor Pridham stated that she will participate in consideration of water management, trail access, Wellington Street extension, services and infrastructure as those are a common interest of and with the Town of St. Marys as a whole.

**3. AMENDMENTS AND APPROVAL OF AGENDA**

**Moved By** Susan McMaster

**Seconded By** Councillor Hainer

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

**Carried**

**4. ACCEPTANCE OF MINUTES**

**Moved By** Councillor Hainer

**Seconded By** Susan McMaster

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

**Carried**

**5. APPOINTMENT OF SECRETARY - TREASURER**

**Moved By** Councillor Hainer

**Seconded By** Councillor Pridham

**THAT** Grant Brouwer be appointed as Secretary - Treasurer for Planning Advisory Committee.

**Carried**

**Moved By** Councillor Hainer

**Seconded By** Councillor Pridham

**THAT** Jenna McCartney be appointed as Deputy Secretary - Treasurer for Planning Advisory Committee.

**Carried**

**6. CORRESPONDENCE**

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

The Committee agreed that in the essence of time, it would further discuss this correspondence following the planning applications staff report.

**Moved By** Susan McMaster

**Seconded By** Councillor Hainer

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

**Carried**

**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**

Chair Van Galen provided an overview of the process to the public.

Mark Stone, Planner, stated the process in which the Town hears planning applications and highlighted that this meeting of the Planning Advisory Committee is not the statutory public meeting as required under the *Planning Act*.

Mr. Stone provided an overview of the planning applications that are before the Committee tonight. Mr. Stone detailed the correspondence that has been provided to the Town's Clerk regarding the applications as of 4:30 pm this afternoon.

Chair Van Galen invited the applicant to speak to the planning application.

Craig Linton, Norquay Property Management, introduced Colin McClure to the Committee and explained that Mr. McClure works within Norquay Property Management.

Mr. Linton provided an overview of the presentation to the Committee.

At the point in which Mr. Linton discussed affordable housing during the presentation, Councillor Pridham vacated her seat at the Committee table having declared pecuniary interest.

The meeting was paused at 6:33 pm due to an unknown alarm within the facility. The Deputy Secretary - Treasurer departed the meeting.

Chair Van Galen called the meeting back to order at 6:39 pm upon the return of the Deputy Secretary - Treasurer.

Mr. Linton continued with the presentation.

Upon completing the discussion about affordable housing, Councillor Pridham returned to her seat at the Committee table.

Chair Van Galen opened the floor to the Committee for questions of the applicant.

None were presented at this time.

Chair Van Galen invited the public to make submissions to the Committee through the Chair.

Emily Kelly, 177 Widder Street East, spoke to a powerpoint presentation that was delivered to the Deputy Secretary - Treasurer in advance of the meeting regarding the impact of development along the Grand Trunk Trail.

Ms. Kelly stated that she is happy to see the amount of planning that has gone into the application. Ms. Kelly spoke to the green area north of Wellington Street North and asked that the Committee not approve development along the green areas. Ms. Kelly proposed two recommendations to the Committee. 1. Adequately protect the green space that has been proposed. 2. Implement appropriate road design.

1. Ms. Kelly stated that the natural heritage immediately north of the existing Wellington Street North is vital to the community. Ms. Kelly suggested there is a ground water recharge area north of this location. Additionally, erosion is occurring to the south of the development and it should be a concern of the Committee.

Having reviewed the stormwater management report, Ms. Kelly does not see how the ravine trail is maintained and questioned how the water to the north would get to the stormwater management pond.

Ms. Kelly provided two suggestions related to adequate green space.

a) Eliminate residential lots 1, 2 and 3 and make them part of Block 176.

b) Place temporary barriers around the green space Blocks.

2. Related to appropriate road design, Ms. Kelly inquired about what Wellington Street North will look like after construction. Ms. Kelly stated that she believes the road is not required and rather Glass Street can be used as a second point of access to the subdivision. Alternatively, a route could be created at the Wellington Street North for emergency vehicle access only. Referencing a design option of Wellington Street North that the developer provided in his presentation, Ms. Kelly stated an island in the middle of the road between the crossing of the Grand Trunk Trail is a much better solution for James Street North, not Wellington Street North. If Wellington Street North is to be constructed, a narrowing of the collector road past the Grand Trunk Trail will be beneficial.

Chair Van Galen asked the applicant to comment on Ms. Kelly's suggestions about road design.

Mr. Linton stated that the width of the road must meet the Town's engineering standards and that requires a 26m width.

Chair Van Galen asked the planner to comment on the reason for the extension of Wellington Street North.

Mr. Stone provided an explanation of the Town's engineering requirement for road design. Mr. Stone cited a traffic study that was conducted in 2004 that spoke to the need for the extension of Wellington Street North. The extension of Wellington Street North would be required to accommodate the number of additional dwelling units in the north once development came to fruition.

Chair Van Galen in referencing the existing stream along the Grand Trunk Trail, asked the applicant if it would be integrated with the stormwater management pond.

Mr. Linton explained that the stream flowing east of Wellington Street largely comes from trail and the stormwater management pond on the other side of James Street North. The stream flows under the area that is proposed to be Wellington Street North and flows under the Grand Trunk Trail in a westerly direction. The water ponding to the west of Wellington Street is likely coming from drainage tiles in the fields to the north. Mr. Linton stated that bore holes have been conducted and there is nothing to indicate that the water is coming from an underwater spring.

Chair Van Galen asked the Committee if there were any questions.

Councillor Hainer referencing a suggestion within Ms. Kelly's powerpoint presentation stated she was in favour of eliminating residential lots 1, 2 and adding the parcels to Block 177.

Councillor Hainer asked Mr. Stone if Wellington Street North could be designated a lower road class.

Mr. Stone stated that the whole of Wellington Street North, existing and proposed extension, are considered to be a collector road.

Councillor Pridham asked Mr. Stone to investigate if Wellington Street North could be a one-way street or if signals could be installed to only permit traffic in one direction at a time to reduce speed and volume.

Chair Van Galen asked if there were other questions from the public.

Jane Tinney, 297 Emily Street, stated that she has been living through a period of construction for quite some time along Emily Street. Ms. Tinney stated that she has seen a significant increase to traffic and that the area really needs a second access point. Due to construction many people drive over private property to get around construction vehicles. Further to the point about a second access point being needed for the area, Ms.

Tinney stated the Emily Street underpass is reduced to one lane as is access across the Water Street North bridge (green bridge). This can be very problematic during increased flows of traffic and therefore, an additional access point is required very soon.

Mr. Linton thanked Ms. Tinney for her comments related to construction frustration. He will certainly pass along the concerns to the builders group in an effort to improve the situation.

Mr. Stone also stated that he would forward the traffic concerns to the public works staff.

Theresa Wunder, 196 Widder Street East, stated that Wellington Street North is being constructed in the midst of a historical area. Ms. Wunder cited that the construction of the road will destroy ecosystems and cause a general disruption to area. Ms. Wunder addressed the following questions through the Chair to the applicant.

1. How big is the buffer zone between tree line and future residential dwellings?

Mr. Linton stated that there will be no residential development adjacent to the trail as green space has been used as a buffer zone.

2. Are you planting native species trees in the area? What type of fencing?

Mr. Linton stated that these sorts of requirements are part of the draft plan of subdivision conditions which is not the stage at which the plan is at.

3. How can catch basins maintain the proper pH to ensure health of the ecosystem. Is it possible to place an animal crossing path under the future extension of Wellington Street North?

Mr. Linton stated that this would not be a possibility.

4. What will townhomes look like?

Mr. Linton stated that the design of all dwelling units will be at the discretion of the builders group and therefore it is not known at this time.

5. How do you mitigate the impact to the ecosystem during the development of this area?

Mr. Linton stated that the developer must ensure the overland flow routes will be maintained during and post construction. Studies that have been conducted in the area show that there are no at risk species.

Ms. Tinney stated that the development is too dense and suggested that the applicant scale it back.

Joe Robertson, 427 Emily Street, asked if the Town has a policy to encourage or require one story townhouses as he is in favour of that type of dwelling unit.

Heather Meakin, 114 Edison Street, asked the purpose of "other lands" as identified in the centre of the plan.

Mr. Linton stated that these will be future phases of the development.

Ms. Meakin stated that she believes the development is too dense and asked if the future phases will include additional dwellings.

Chair Van Galen stated that there will be additional dwellings.

Ms. Meakin asked if there is enough servicing in place to accommodate the future residential needs.

Chair Van Galen stated that the servicing will be implemented with each phasing.

Ms. Meakin asked if there will be commercial opportunities to alleviate bottleneck into downtown corridor.

Mr. Linton stated that the development does not include commercial development. Additionally, not all the proposed dwelling units will be available immediately.

Ms. Meakin stated that everyone has a right to space and therefore the lots should be bigger. Additionally, there is a concern about the incline on the existing Wellington Street North.

David Ward, 29 Millson Street, suggested the Town reviews the intersection at Wellington Street North and Station Street as Mr. Ward feels it is not safe. Bicycles come from the hill, through the intersection at significant speeds causing many safety concerns. Mr. Ward questioned if there could be one or two streets exiting the development onto James Street North rather than extending Wellington Street North.

Mr. Ward inquired about the amount of water that the stormwater management ponds will be collecting.

Mr. Linton stated that the ponds will be collecting stormwater from within the development and any flowing from north of the development.

Mr. Ward asked if the 8% of parkland dedication in this development includes the area within the stormwater management pond.

Mr. Stone explained that residential developments in the Town of St. Marys must provide 5% parkland dedication.

Mr. Ward stated that all parkland should be along Grand Trunk Trail.

Susan McMaster suggested that Block 175 should not be considered parkland area as it is proposed for parking space.

Mr. Stone stated that parking space can be considered parkland dedication as its purpose is for access to the greenspace and Grand Trunk Trail.

Steve Wunder, 196 Widder Street East, asked if the development in the north would necessitate a second fire hall.

Mr. Linton stated he was not immediately aware of the answer but cited that the information could be found in the Town's development charges study.

Mr. Stone will bring up the question with Town staff.

Mr. Wunder inquired how to prevent people from creating their own paths through trees. Additionally, Mr. Wunder asked what the setback is between the line of trees and each dwelling unit.

Mr. Stone stated the Town will require the applicant to prepare a tree preservation plan prior to any works beginning on the lands.

Mr. Linton stated that lot 1 is the closest to any trees otherwise there are no other dwelling units being positioned near the treeline.

Mr. Wunder asked if Glass Street could be the secondary access point to James Street North rather than extending Wellington Street North.

Councillor Hainer stated that Wellington Street North has been in the plans since 1868 according to Town official records.

Mr. Stone stated that the Town has been working on the extension of Wellington Street North for quite some time. It is currently designated a collector road and it scheduled to remain a collector road upon the completion of the extension.



Reg Clinton, 285 Emily Street, suggested that lot 33 should have been removed from phase 1 due to water pooling in winter causing flooding across Emily Street and ice buildup. Mr. Clinton would suggest that lots 1, 2 and 3 be removed as residential lots and replaced as Block 177. Mr. Clinton offered historical knowledge as he grew up in the immediate area and stated that the area has been a natural wet spot for years.

Mr. Clinton suggested that the Grand Trunk Trail be extended north towards Glass Street and east towards James Street North.

Echoing other's comments about the natural bottleneck that occurs under the Emily Street overpass and at the Water Street North bridge (Green Bridge), Mr. Clinton suggested that reducing the speed limit along Emily Street / Water Street North may assist.

Councillor Hainer inquired about the pedestrian connection to the south of Phase I, lot 33.

Mr. Linton would like to facilitate a pedestrian linkage to the Grand Trunk Trail.

Mr. Clinton provided that Phase I, lot 33 may not be the best idea for a pedestrian linkage due to the grade. If possible, Mr. Clinton would suggest moving the linkage further north acknowledging that the lots have already been designated residential.

Paul Richardson, 57 Thamesview Cres, asked what will be constructed first.

Mr. Linton stated that it is likely that the lots north of Wellington Street North would be constructed first as there is the need to extend the sanitary sewer system at this point.

Mr. Richardson stated that construction has created issues for traffic for quite some time.

Mr. Richardson asked if proposed development along Egan Avenue would happen before the Thames Crest Farms Phase II development.

Mr. Stone stated that there have been a number of discussions about future development on this Brownfield site and that submission of complete planning applications are expected sometime this year.

Paul King, 109 Wellington Street North, asked if the traffic study is publicly available.

Mr. Stone will follow up with staff.

Mr. King stated that the traffic study may need to be updated if it is outdated.

Mr. Linton clarified that his firm has sought the opinion of a Traffic Engineer to confirm if the 2004 traffic study is still relevant. The Engineer stated that the traffic study remains relevant.

Chair Van Galen asked the public if there were any further questions.

None were presented.

The Committee took a brief recess at 8:38 pm.

Chair Van Galen called the meeting back to order at 8:50 pm.

Mark Stone made some additional observations of the process that unfolded tonight.

1. The placement of the stormwater management pond along the trail is ideal. Placement of lots near the trail may be a good thing to keep eyes on the trail for public safety's sake.

2. Regarding development impacting ecosystems, if Wellington Street North is not extended, more pollution will be created as vehicles travel farther to and from the development area.

3. This is not high density by provincial standards.

4. Developer has offered to hold an open house in the coming weeks. Town staff will be on site to receive feedback from the public and answer questions at that time. The date will be publicly announced in the coming week.

5. After the open house, staff will consider all comments and then move to a statutory public meeting.

Finally, Mr. Stone recommended to the Committee that it endorses in principle the application.

Having declared a pecuniary interest, Councillor Pridham did not take part in the motion.

**Moved By** Councillor Hainer

**Seconded By** Susan McMaster

**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.

Susan McMaster proposed an amendment to the motion and to be considered as a third paragraph to the main motion.

During debate of the proposed amendment to the main motion, Councillor Hainer requested a recorded vote.

**Amendment:**

**Moved By** Susan McMaster

**Seconded By** Councillor Hainer

**THAT** the PAC recommend to Council that a traffic study be commissioned to inform the future of Emily, Wellington and James Street North traffic loads and options for traffic PATTERNS when all proposed development – Thames Crest Farms, Arthur Meighen and Egan Street developments in the north area of the Town of St. Marys are fully built out.

**Support:** Chair Van Galen, Susan McMaster

**Opposed:** Councillor Hainer

**Carried**

**Moved By** Councillor Hainer

**Seconded By** Susan McMaster

**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.; and

**THAT** the PAC recommend to Council that a traffic study be commissioned to inform the future of Emily, Wellington and James Street North traffic loads and options for traffic PATTERNS when all proposed development – Thames Crest Farms, Arthur Meighen and Egan Street developments in the north area of the Town of St. Marys are fully built out.

**Carried**

**Moved By** Councillor Hainer

**Seconded By** Susan McMaster

**THAT** PAC recommend to Council that lots 1, 2 and 3 be removed as residential lots and be added to Block 177.

The Committee debated the motion.

Councillor Hainer withdrew the motion.

#### **8. UPCOMING MEETINGS**

Mr. Stone spoke to the correspondence regarding Bill 107 and Bill 108.

#### **9. ADJOURNMENT**

**Moved By** Councillor Hainer

**Seconded By** Susan McMaster

**THAT** this meeting of the Planning Advisory Committee be adjourned at 9:31 pm.

**Carried**

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Don Van Galen, Chair

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Jenna McCartney, Deputy Secretary - Treasurer