



AGENDA

Heritage Advisory Committee

May 11, 2020

6:15 pm

Video Conference

Click the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

Pages

1. **CALL TO ORDER**
2. **DECLARATION OF PECUNIARY INTEREST**
3. **AMENDMENTS AND APPROVAL OF AGENDA**

RECOMMENDATION

THAT the May 11, 2020 meeting agenda of the Heritage Advisory Committee be accepted as presented.

4. **DELEGATIONS**
5. **CORRESPONDENCE**
6. **AMENDMENT AND ACCEPTANCE OF MINUTES**
7. **BUSINESS ARISING FROM MINUTES**

8. REGULAR BUSINESS

8.1 Heritage Conservation District Update

8.1.1 Heritage Permits

8.1.1.1 175 Queen Street East - Town Hall 10

RECOMMENDATION

THAT the Heritage Committee support a heritage permit for the repairs to the Church Street Stairs at 175 Queen Street East.

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

8.2.1 Heritage Permits

8.2.1.1 481 Water Street South - McDonald House 17

RECOMMENDATION

THAT DEV 25-2020 Heritage Permit-481 Water St S report be received; and

THAT ...the Heritage Committee support the Heritage Permit

8.2.1.2 480 Glass Street - Junction Station 23

RECOMMENDATION

THAT DEV 26-2020 Heritage Permit-480 Glass St report be received; and

THAT ...the Heritage Committee support the Heritage Permit

8.3 CHO Report

9. COUNCIL REPORT

10. OTHER BUSINESS

11. UPCOMING MEETINGS

12. ADJOURNMENT



MINUTES

Heritage Advisory Committee

March 9, 2020

6:15 p.m.

St. Marys Museum

177 Church Street South, St. Marys

Members Present: Al Strathee
Stephen Habermehl
Michelle Stemmler
Sherri Winter-Gropp
Councillor Pridham
Michael Bolton
Paul King
Clive Slade
Barb Tuer

Members Absent: Janis Fread

Staff Present: Brent Kittmer
Grant Brouwer
Ray Cousineau
Trisha McKibbin

1. CALL TO ORDER

The Chair called the meeting to order at 6:15 p.m.

2. DECLARATION OF PECUNIARY INTEREST

None.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Clive Slade

Seconded By Michelle Stemmler

THAT the March 9, 2020 meeting agenda of the Heritage Committee be amended to move Item 8.2 before item 8.1 and be accepted as amended.

4. DELEGATIONS

None.

5. CORRESPONDENCE

None.

6. AMENDMENT AND ACCEPTANCE OF MINUTES

Moved By Al Strathdee

Seconded By Mike Bolton

THAT the Minutes of the February 10, 2020 Heritage Committee meeting be approved.

CARRIED

7. BUSINESS ARISING FROM MINUTES

None.

8. REGULAR BUSINESS

8.1 Heritage Conservation District Update

8.1.1 Heritage Permits

None.

8.1.2 Sign Applications

8.1.2.1 DEV 17-2020 Sign Bylaw Enforcement Update

Grant Brouwer spoke to DEV 17-2020 Sign Bylaw Enforcement Update Report and answered questions from the Committee. Mr. Brouwer provided the following information to the Committee:

- Staff attempt to gain compliance when a sign is installed without a permit.
- Complaints - Health and Safety complaints are prioritized. Mr. Brouwer provided an updated that the Buck or Two sign was removed on Friday, March 6 and that the

sign for Lai King has been granted an extension for removal of the sign until April.

- Projecting signs - are regarded as a temporary encroachment and that the current process is not as lengthy as was previously (no legal agreements required).
- Education - better education of the public is required. Both building and business owners are not aware of the new 5-year requirements, as included in the amended Sign Bylaw, for the removal of noncompliant signs. Noncompliant signs will need to be removed or brought into compliance by October 2023. Staff are looking for the Committee's assistance in educating the public. Education should include the benefits of the sign bylaw and the financial support offered by the Town (Façade Program and Heritage Grant Program).

The Committee also discussed the importance of recognizing building and business owners who have complied with the Sign Bylaw and that it is good publicity for both the Bylaw and the business. The Committee discussed the need for a presentation to be made to the BIA regarding the October 2023 compliance deadline. There was also discussion on the need for an information package to be given to new businesses as well as provided when a building is for sale or lease.

Moved By Barb Tuer

Seconded By Sherri Gropp

THAT DEV 17-2020 Sign Bylaw Enforcement Update report be received.

CARRIED

8.1.3 Heritage Grant Applications

None.

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

8.2.1 Heritage Permits

8.2.1.1 5 James Street North - Train Station

Ray Cousineau spoke to the permit application for 5 James Street North and answered questions from the Committee. The permit application was for the replacement of the disintegrating interlocking brick with concrete. Mr. Cousineau explained that the use of concrete provides an improved accessible surface and reduces the cost of annual repair and releveling of bricks. The two wooden flower boxes located on the west facade will be replaced with urns. The final product will look very similar to the walkway recently installed at the Cenotaph.

Moved By Michell Stemmler

Seconded By Councillor Pridham

THAT the heritage permit for the removal of the interlocking brick and replacement with a concrete walkway on the west side of the Train Station be recommended for approval.

CARRIED

Mr. Cousineau exited the meeting at 6:23 p.m.

8.2.2 480 Glass Street - Junction Station

Brent Kittmer provided the Committee with an update on the Junction Station project and land sale. Mr. Kittmer introduced Ryan and Erin Leaman from Broken Rail Brewery. Staff are currently working on the conditions of sale and the environmental assessment of the property has been completed. An update was also provided that the Site Plan for the project is currently at the staff comment phase.

Mr. Leaman reviewed the Design Schematic for the project with the Committee. The following information was provided by Mr. Leaman:

- The washroom loading requirements are higher and therefore the washrooms will be installed in the Northwest room.
- A concrete floor will be poured in the Production Area (Eastern Room)
- The wooden partition located in the Station Master's Office (Southwestern Room) will be removed for the cooler and merchandising.

- Exterior walls - plaster and wainscoting will be removed and replaced with drywall and the original wainscoting. It was suggested by the Committee that when the Heritage permit is submitted that it should include reinstalling the original wainscoting and replace with like material if the original can not be used.

There was consensus by the committee that it is best for the building to be used. There was positive feedback by the Committee on the look and feel of the proposed materials and the Design Schematic. The Committee would like a tour of the building prior to construction commencing.

8.2.3 Municipal Register, Part 1 Staff Report

None.

8.2.4 Designation of 345 Wellington Street South

Staff provided the Committee with an update that a meeting with the property owners is scheduled for Wednesday, March 11 to review the finalized Designation Statement for 345 Wellington Street South and then a staff report will be presented to Council in March.

8.3 Municipal Register, Part 2 - List of Significant properties

Staff provided an update to the Committee that the Municipal Register circulated at the last meeting has been updated to remove staff comments and confirmed that 275 Emily Street has been removed from the document.

8.4 Properties of interest or at risk (not necessarily designated)

None.

8.5 CHO Report

Paul King provided an update that the 2020 Ontario Heritage Conference scheduled for May 28-30 may not take place due to the Coronavirus.

8.6 Homeowner/Property owner letters

There was consensus that a letter from the Committee should be sent to the new owner of 6 Water St. South. Staff will send the owner's information and address to Paul King.

9. COUNCIL REPORT

Councillor Pridham provided an update on the social media discussion surrounding the mural on the East façade of the building located on the corner of Queen Street E. and Peel Street St N. The Committee discussed and encouraged the submission of permit paperwork by the artist.

Councillor Pridham also provided an update on the inflatable installation at the Quarry this summer and the anticipated high attendance numbers for the season.

10. OTHER BUSINESS

10.1 Driftscape App

Staff will be sending out an email to the Committee containing instructions on downloading the App and how to navigate the Driftscape App.

10.2 Presentation to Council

Staff will finalize a PowerPoint presentation and will circulate it to the Committee prior to the April meeting.

11. UPCOMING MEETINGS

April 20, 2020, St. Marys Museum at 6:15 p.m.

12. ADJOURNMENT

Moved By Mike Bolton

Seconded By Sherri Gropp

THAT the meeting of the Heritage Committee adjourn at 8:10 p.m.

CARRIED

Chair

Committee Secretary



INFORMATION REPORT

To:	Chair and Members of the Advisory Committee
Prepared by:	Ray Cousineau, Facilities Supervisor
Date of Meeting:	11 May 2020
Subject:	DEV 24-2020 Church Street Stair Repairs Heritage Permit Application – 175 Queen Street East

INFORMATION

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

RECOMMENDATION

THAT DEV 08-2020 Heritage Permit Application- 175 Queen Street East be received; and

THAT the Heritage Committee support a heritage permit for the repairs to the Church Street Stairs at 175 Queen Street East.

BACKGROUND

175 Queen Street East is the St. Marys Town Hall and is located within the Heritage Conservation District (HCD). The Town Hall is designated a heritage property under Part IV of the Ontario Heritage Act and comes under a Part V heritage designation as part of the HCD. The heritage application is for the repairs to the Church Street Stairs at 175 Queen Street East.

REPORT

The permit application proposes the repairs of the mortar joints and the crumbling stones on the Church Street Stairs. The Staircase has taken on significant damage from water and the freezing and thawing of the past winters. Some stones have cracked, and the pointing mortar has been deteriorating. The work will consist of the dismantling of parts of the staircase, replacement of damaged stones, back pointing and pointing. The mortar to be used will match existing red tinged mortar on the rest of the Town Hall. If this work is not completed the staircase will continue to erode and will become a Health and Safety concern.

SUMMARY & IMPLICATIONS

Town Hall Stone Staircase:

Mobilization	\$ 6,000.00
100% repointing	\$ 9,500.00

Cut out old caulking and install new	\$ 1,560.00
Replace deteriorated stone	\$ 2,400.00
<u>Rinse stone stair of salts</u>	<u>\$ 1,750.00</u>
<u>Total</u>	<u>\$21,210.00</u>

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

STRATEGIC PLAN

- ☐ Not applicable to this report.
- ☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
- Pillar #1 Infrastructure:
 - Outcome: Given the large number of Town-owned heritage assets, a maintenance schedule ought to be agreed to by Council in prioritizing which of these assets will be the recipient of discretionary funding.
 - Tactic(s): Prioritize heritage assets, in terms of importance and develop maintenance schedule and budget accordingly. Assess if any assets can be better utilized

OTHERS CONSULTED

1. Roof Tile Management

ATTACHMENTS

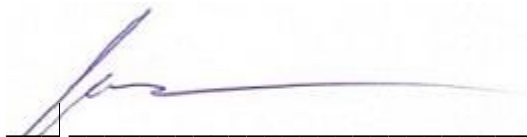
1. Heritage Permit Application

REVIEWED BY

Recommended by the Department



Ray Cousineau
Facility Supervisor



Grant Brouwer
Director of Building and Development



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

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

APPLICANT INFORMATION

Name:	<u>RAY COUSINEAU</u>		
Mailing Address:	<u>408 JAMES ST S.</u>	Box	<u>998</u>
Phone Number:	Day (519) <u>284 2340 x 637</u>	Alternate	(519) <u>521 2236</u>
Fax ()	E-mail: <u>rcousineau@town.stmarys.on.ca</u>		

PRESENT OWNER (IF DIFFERENT FROM APPLICANT)

Name:	<u>TOWN OF ST. MARYS</u>		
Mailing Address:	<u>408 JAMES ST S</u>	Box	<u>998</u>
Phone Number:	Day (519) <u>284 2340</u>	Alternate ()	
Fax ()	E-mail: _____		

PROPERTY SUBJECT TO THIS APPLICATION

Street No:	<u>125</u>	Street Name:	<u>QUEEN STREET EAST</u>
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PURPOSE OF APPLICATION

<input type="checkbox"/> Building Alteration	<input type="checkbox"/> Building Addition	<input type="checkbox"/> New Construction
<input type="checkbox"/> Building Demolition	<input checked="" type="checkbox"/> Other	
Description of Proposed Work <u>REPAIRS OF CHURCH STREET STAIRS,</u> <u>REPOINTING & REPLACEMENT OF BROKEN STONES</u>		



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St. Marys ON N4X 1B6
Tel: 519-284-2340 ext 243
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ATTACHMENTS

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

DECLARATION

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

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

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

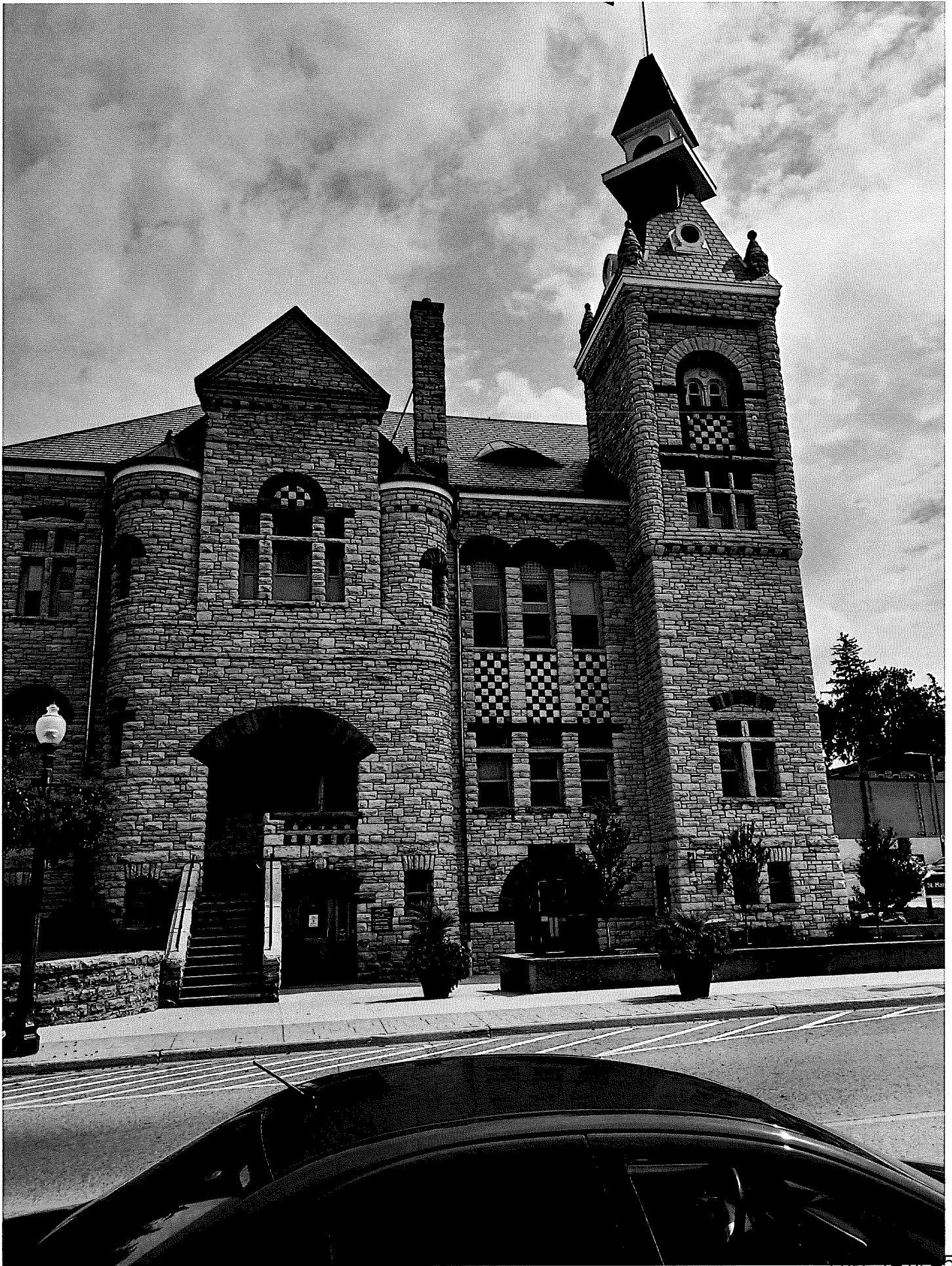
I further acknowledge that in the event the permit is revoked for any cause or irregularity or non-conformity with the requirements of the Town of St. Marys Heritage Conservation District Bylaw, or regulations made thereunder, there shall be no right of claim whatsoever against the municipal corporation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

Ray Cousineau
Signature of Property Owner/Applicant

April 23/20
Date

FOR OFFICE USE ONLY

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







FORMAL REPORT

To:	Chair and Members of the Advisory Committee
Prepared by:	Jason Silcox, Building Inspector
Date of Meeting:	11 May 2020
Subject:	DEV 25-2020 481 Water St S

PURPOSE

To provide information to the Heritage Committee for their consideration in review of an application for a Heritage Permit at 481 Water St S

RECOMMENDATION

THAT DEV 25-2020 Heritage Permit-481 Water St S report be received; and

THAT ...the Heritage Committee support the Heritage Permit

BACKGROUND

The property at 481 Water St S has a Part IV designation under the Ontario Heritage Act. The property is currently vacant and has been for the last 10 plus years. The Town has reviewed the different opportunities for redevelopment in the past as the property owner, but had not been able to secure a successful tenant. The latest move by the Town to save the heritage building was to advertise the building, looking of a buyer that would commit to renovating and saving the heritage structure.

REPORT

The Town has received a Heritage Permit application for a full renovation of the interior including insulation walls and ceiling, new electrical, new plumbing, new mechanical. The applicate in proposing to fully repoint the exterior masonry which is one of the key features listed in its individual heritage description. The existing building has a small upper level and is proposed to be removed, leaving a vaulted ceiling from the main floor. The structural integrity of the existing upper space is inadequate, and the stairs are noncompliant with the Ontario Building Code. All openings in the exterior wall are proposed to be replaced with new windows and doors that replicate the existing window and door size and proportions. The applicatant is proposing a new covered porch which extends along the entire front of the building. From the side elevation there is a change to the front pitch of the roof, but from the front, or street face the height of the roof is unchanged, allowing a very similar front height elevation as it is today. The plans state that pressure treated wood would be used for the front porch. After talking with the applicant, they assure that the exposed portions of the porch will use pine to cover a pressure treated substructure, so that it ties into the existing stone structure. The applicate is proposing a glass guard rail system for the front porch. This certainly isn't period correct, but the reason is to allow the clear sight lines to the stone structure. The proposal for the interior is to create one large room in the main portion of the building. In the addition to the east a new barrier free washroom and kitchenette is proposed.

FINANCIAL IMPLICATIONS

None

SUMMARY

That staff recommend the Heritage Committee support the Heritage Permit application for a full renovation of 481 Water St S as shown in the submitted drawings.

STRATEGIC PLAN

- ☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
 - Pillar # 1 Developing a comprehensive and progressive infrastructure plan:
 - Outcome: Maintenance and investment of infrastructure.
 - Tactic(s): Sell Town owned asset to save the historical significance of the property.

OTHERS CONSULTED

ATTACHMENTS

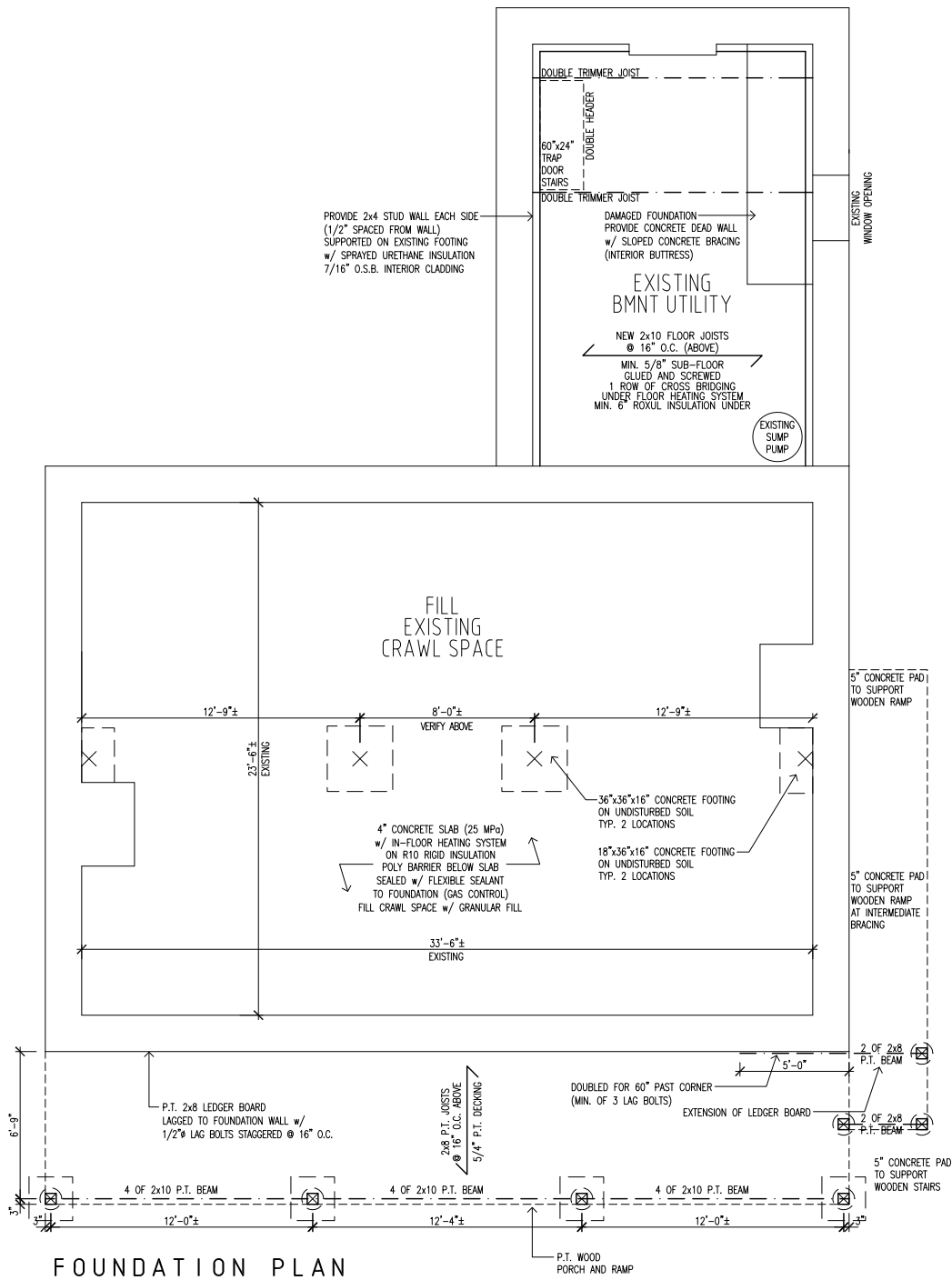
1. Heritage Application
2. Drawings

REVIEWED BY

Recommended by the Department

Grant Brouwer
Director of Building and Development

Jason Silcox
Building Inspector

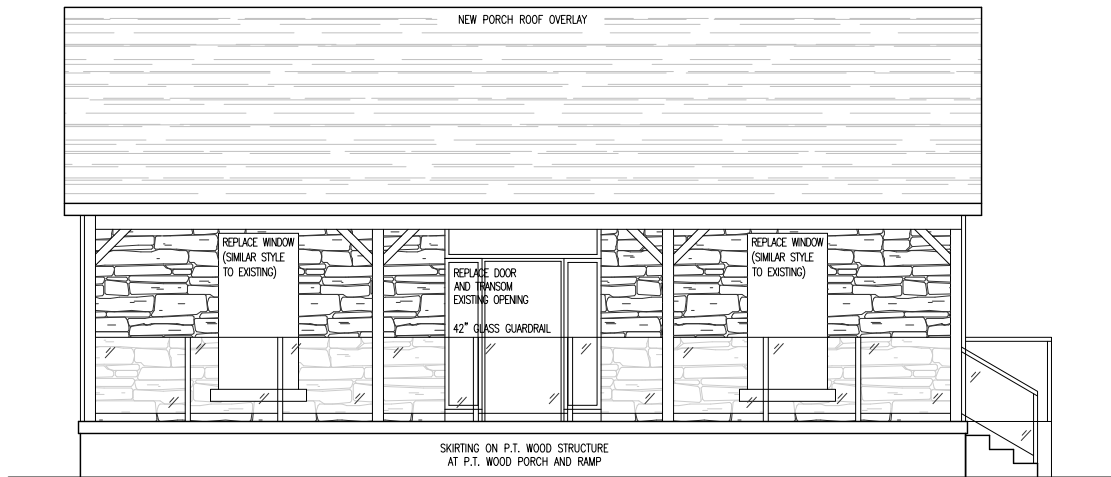
JPH DESIGN
519-276-1324

RENOVATION - APR. 28/20

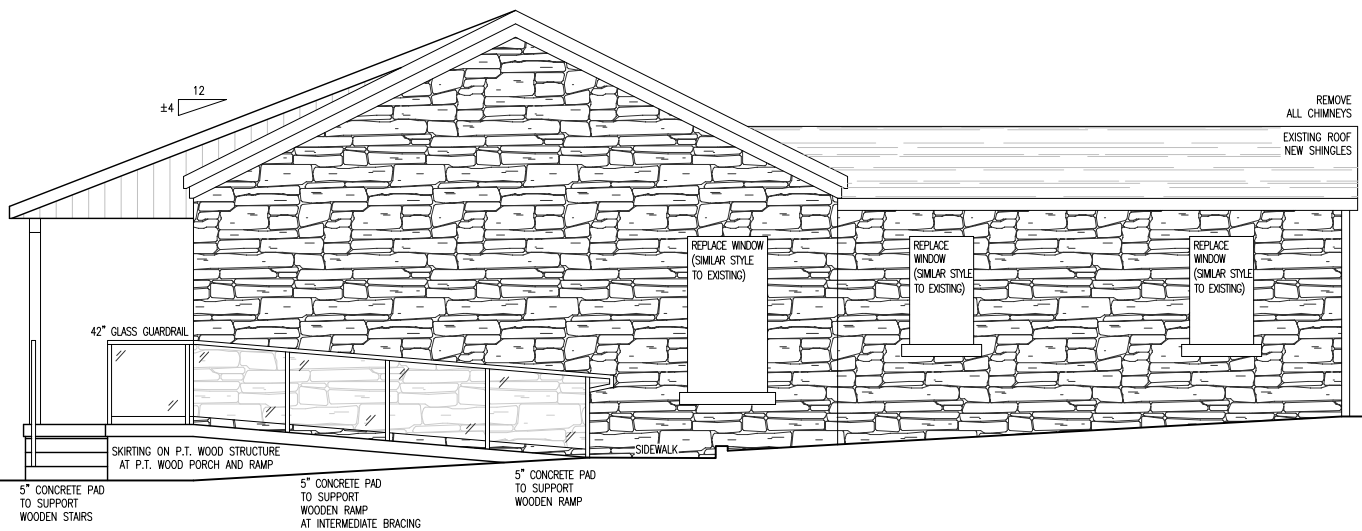
FORMAN ELECTRIC

JH 20-2994

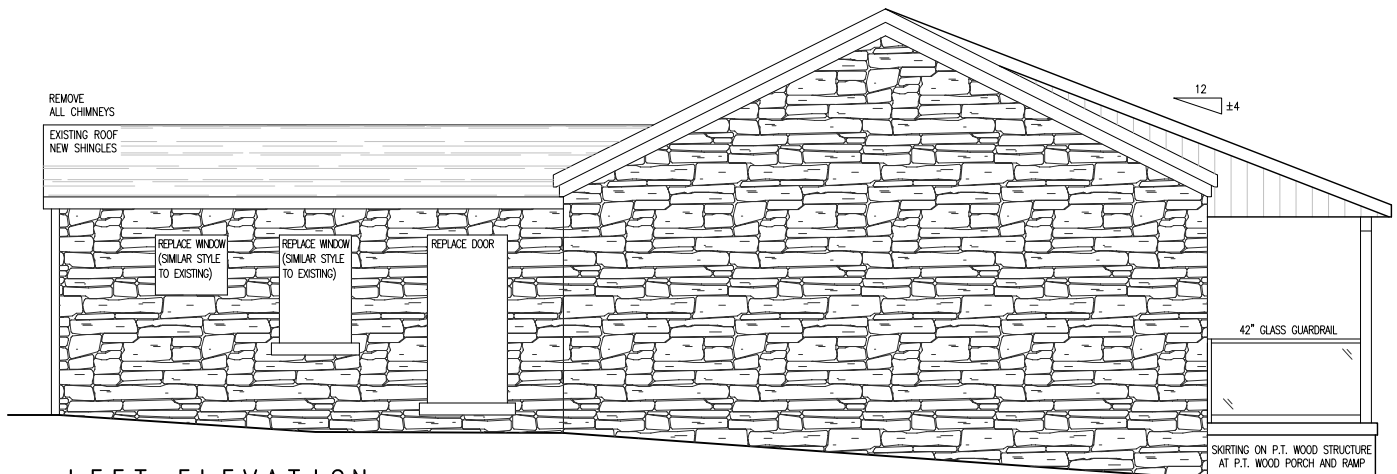
481 WATER ST. S., ST. MARYS



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

JPH DESIGN
519-276-1324

RENOVATION - APR. 28/20

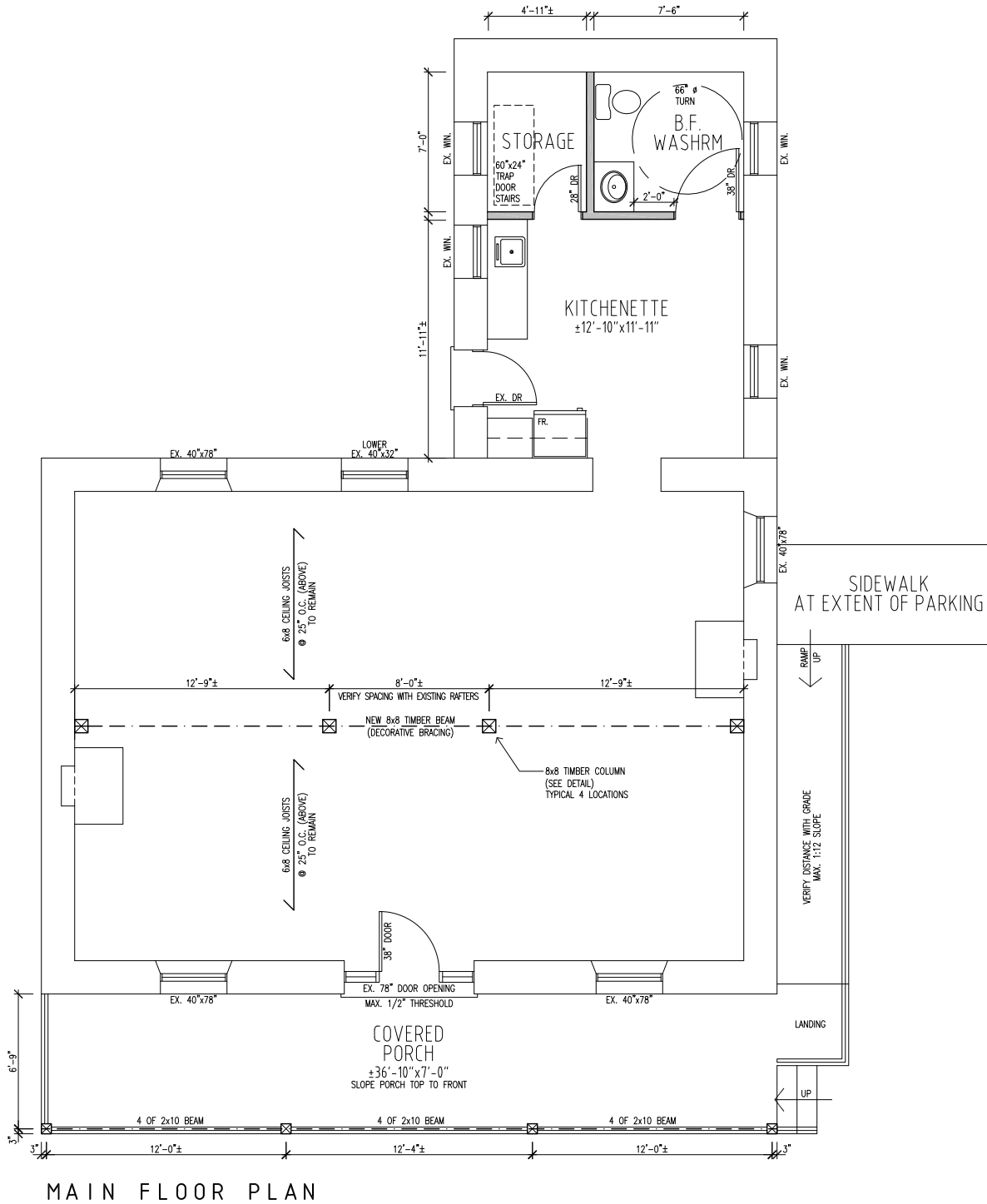
FORMAN ELECTRIC

JH 20-2994

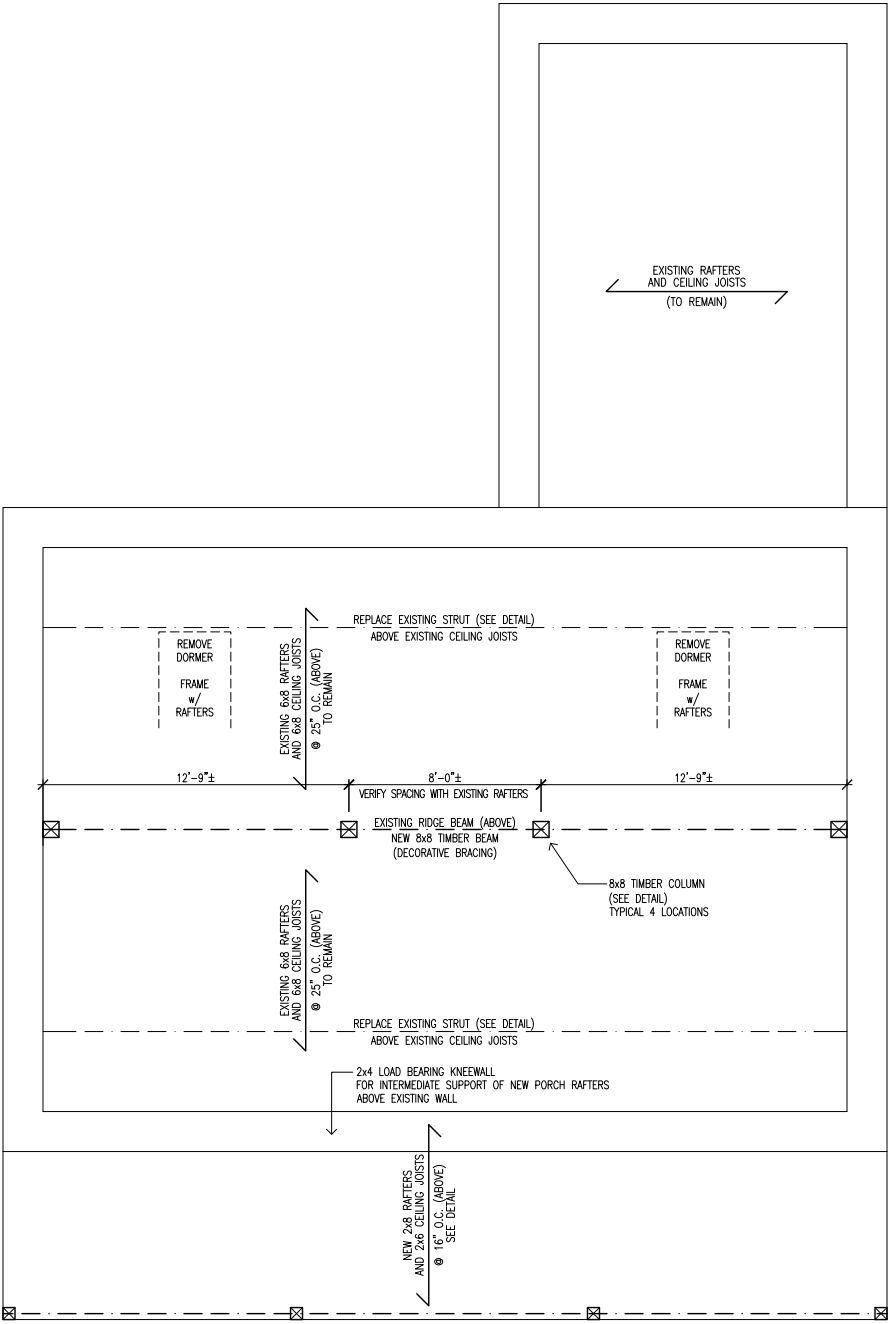
481 WATER ST. S., ST. MARYS

ARTIST RENDERING ONLY

ARTIST RENDERING ONLY



FORMAN ELECTRIC	JPH DESIGN 519-276-1324		RENOVATION - APR. 28/20
	JH	20-2994	481 WATER ST. S., ST. MARYS



MAIN FLOOR PLAN

FORMAN ELECTRIC	JPH DESIGN 519-276-1324		RENOVATION - APR. 28/20
	JH	20-2994	481 WATER ST. S., ST. MARYS



FORMAL REPORT

To:	Chair and Members of the Advisory Committee
Prepared by:	Jason Silcox, Building Inspector
Date of Meeting:	11 May 2020
Subject:	DEV 26-2020 480 Glass St Heritage Permit Application

PURPOSE

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

RECOMMENDATION

THAT DEV 26-2020 Heritage Permit-480 Glass St report be received; and

THAT ...the Heritage Committee support the Heritage Permit

BACKGROUND

The property at 480 Glass St has a Part IV designation under the Ontario Heritage Act. The property is currently vacant and has been for some time now. The Town has tried to seek out a permanent tenant for the property several times over the last number of years. The latest move by the Town to have a permanent tenant, was to advertise the building, looking for a buyer that would commit to renovating the heritage structure. The successful applicant would also have to submit a business for the proposed redevelopment.

REPORT

The Town has received a Heritage Permit Application for the renovation of the interior of 480 Glass St for the purpose of operating a Micro Brewery. This would consist of a processing line, Tasting Room, Cooler and new washrooms. The Heritage Committee has already seen information on this property at the March 9th, 2020 meeting. At this time the committee was asked to provide direction for the proposed client on any direction forward that the committee would advise. The applicant has proposed new exterior walls be installed so that the building can be fully insulated. All original wainscoting will be removed and reused in the tasting room. If new is required, it will be of like profile and material. All doors and windows will remain. Restoration of panels will be completed if needed. Windows/Doors in the production area will remain present from the outside in areas that will may be covered from the inside.

480 Glass St - Junction Station – is specifically referenced in the Town of St.Marys Strategic Plan as a asset that needs to be focused on as it is one of our listed important buildings of the area listed in the Strategic Plan. The proposed renovation will allow for this building to have a permanent tenant and retain the key aspects of the original building.

FINANCIAL IMPLICATIONS

None

SUMMARY

That staff recommends the Heritage Committee support the Heritage Permit application for a full interior renovation of 480 Glass St as shown in the submitted drawings

STRATEGIC PLAN

- ☐ Not applicable to this report.
- ☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
 - Pillar # 1 Developing a comprehensive and progressive infrastructure plan:
 - Outcome: Maintenance and investment of infrastructure.
 - Tactic(s): Sell Town owned asset to save the historical significance of the property.

OTHERS CONSULTED

ATTACHMENTS

Heritage Permit Application

Drawings

REVIEWED BY

Recommended by the Department

Grant Brouwer
Director of Building and Development

Jason Silcox
Building Inspector



Town of St. Marys
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HERITAGE PERMIT APPLICATION

HERITAGE PERMIT POLICIES

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

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

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



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

APPLICANT INFORMATION

Name: RYAN LEAMAN / BROKEN RAIL BREWING INC.
Mailing Address: 150 MILLSON CRES, ST. MARYS Box _____
Phone Number: Day (519) 803-1830 Alternate (519) 500-4372
Fax () _____ E-mail: RYAN@BROKENRAILBREWING.CA

PRESENT OWNER (IF DIFFERENT FROM APPLICANT)

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

SUBJECT PROPERTY

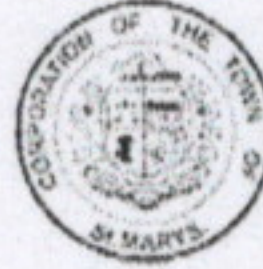
Street No: 480 Street Name: GLASS ST. (JUNCTION STATION)

PURPOSE OF APPLICATION

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

Description of Proposed Work ALL WORK PERFORMED TO PROPERTY AS
SHOW IN SITE PLAN

INTERIOR WORK WILL INCLUDE ADDING INSULATION, DRYWALL, RESTORE
DOORS AND WAINSCOTTING, ADD CONCRETE FLOOR TO EASTERN MOST
ROOM, REMOVAL OF LEAD PAINT, CONSTRUCT WASHROOMS,
ADD ALL NECESSARY ELECTRICAL, PLUMBING, AND GAS.



Town of St. Marys
PO Box 998
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ATTACHMENTS

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

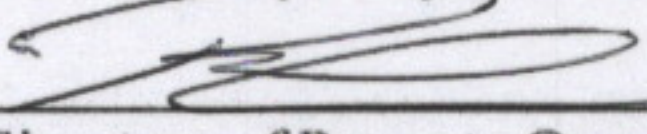
DECLARATION

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

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

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

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


Signature of Property Owner/Applicant

APR 22/20
Date

FOR OFFICE USE ONLY

Date Received (Complete) _____ Received By (Signature): _____

Review and Approval/Denial

Planning Staff: _____

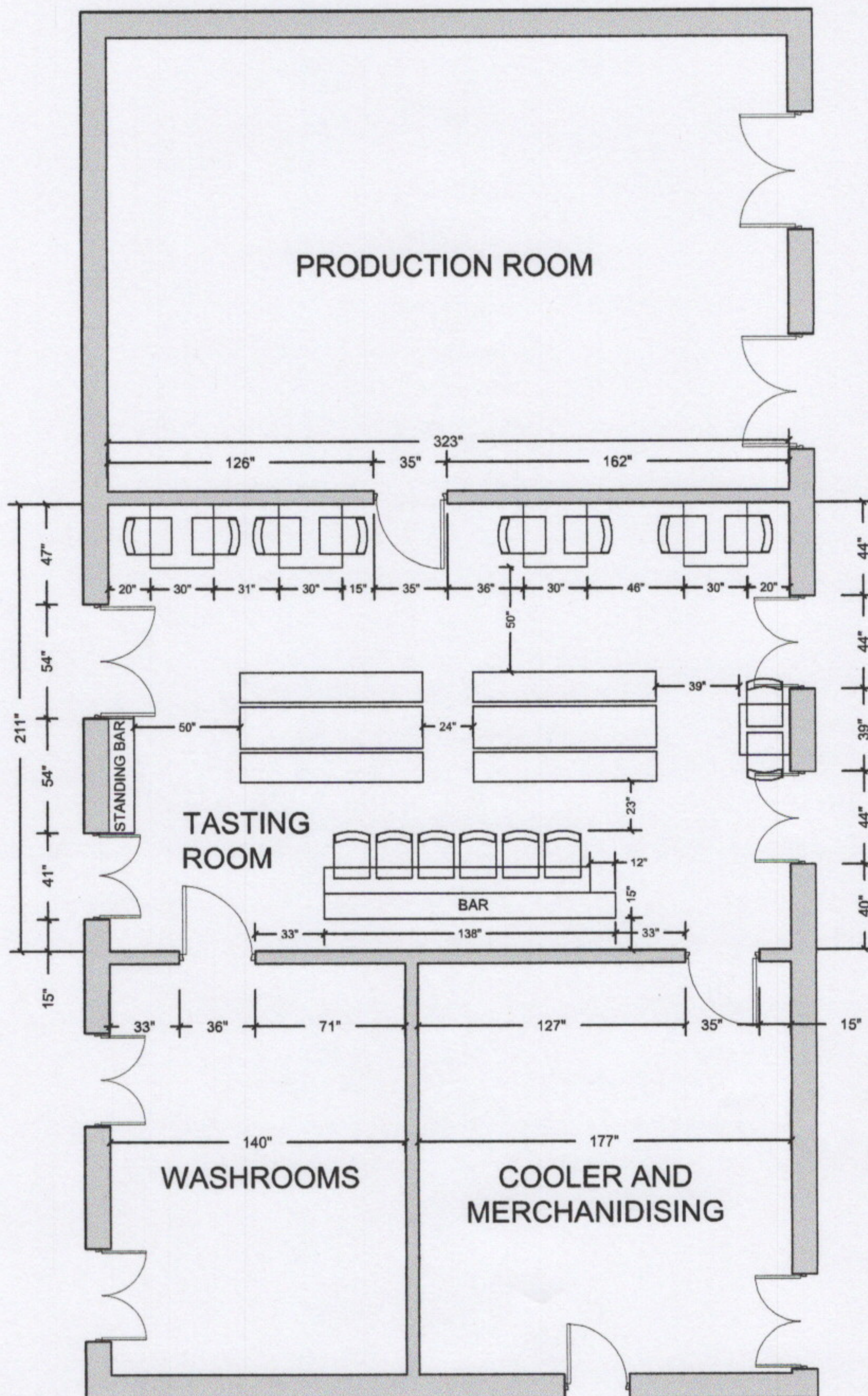
Date: _____

HCDA Committee: _____

Date: _____

Council: _____

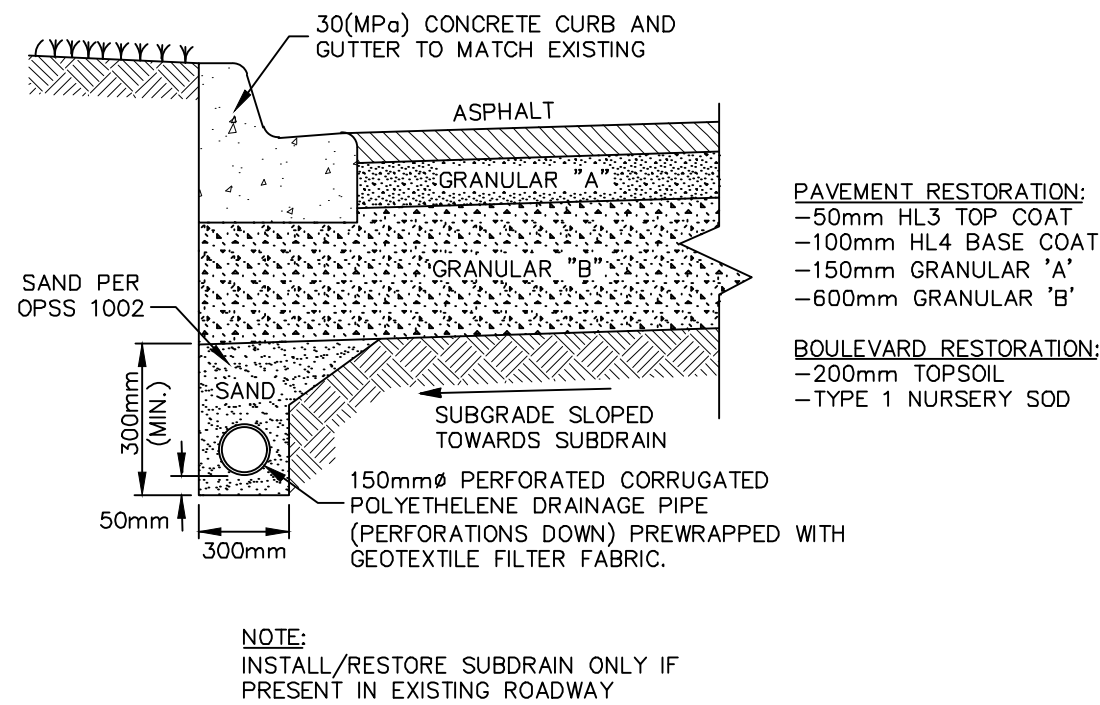
Date: _____



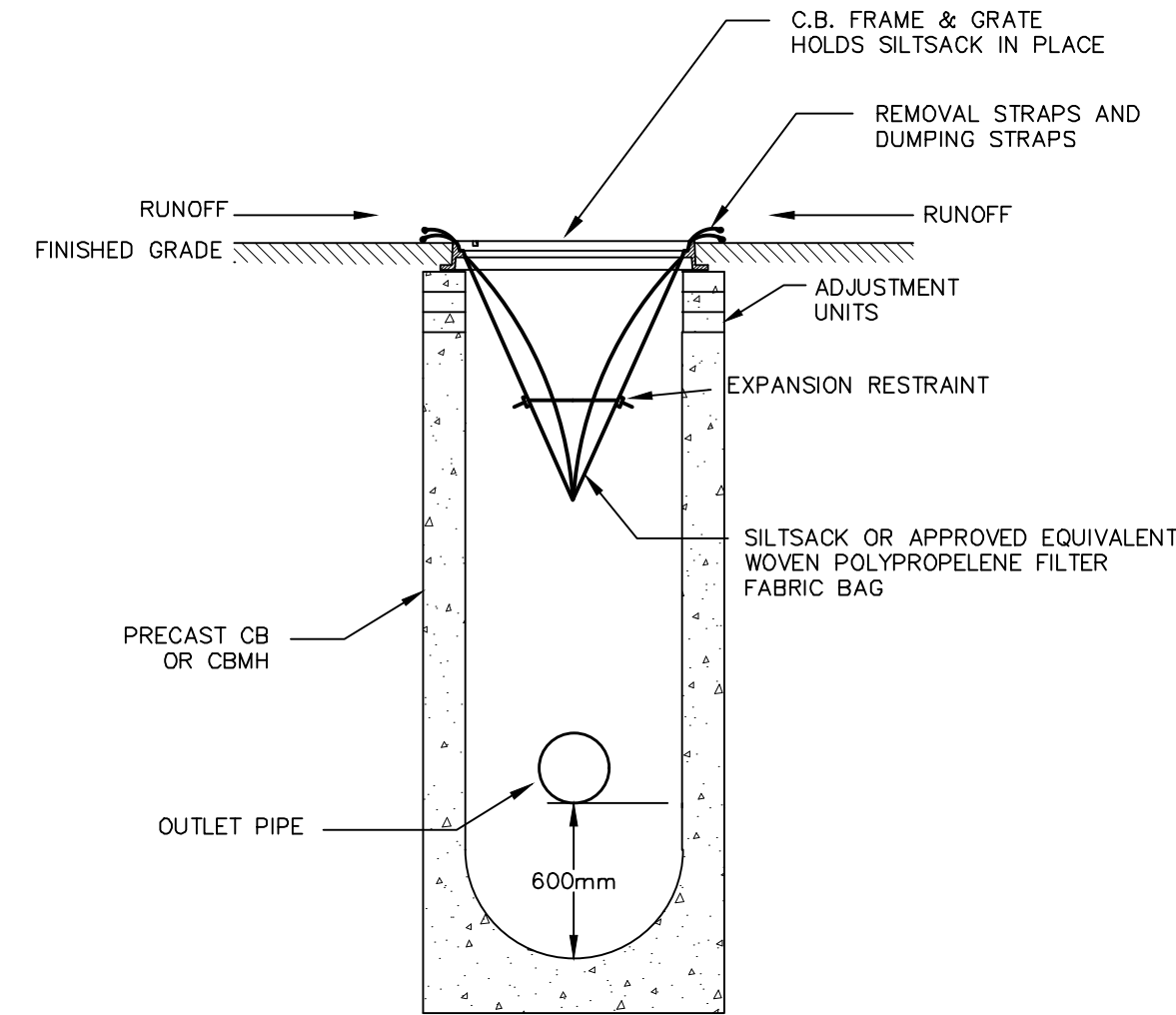
- 2.1. PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. RIGID PIPE SHALL BE 150mm MIN. AND FLEXIBLE PIPE SHALL BE 100mm MIN. TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 2.2. SANITARY SEWERS 150mmØ AND SMALLER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE ASTM-D3034 WITH INTEGRAL BELT AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
- 2.3. SANITARY SEWERS AND SERVICES TO HAVE MINIMUM 1.4m COVER ON TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED PIPE IN ACCORDANCE WITH THE FOLLOWING: MINIMUM INSULATION DETAIL INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD, WITH A MINIMUM INSULATING BOARD SURFACES SHALL BE 150mm X 175mm X 1.75" INSULATING FACTOR (TYPICALLY 50-65mm) INSULATION BOARD WIDTH SHALL BE 1.8m FOR UP TO 200mm NOMINAL PIPE SIZE AND 2.4m FOR 200mm NOMINAL PIPE SIZE. INSULATION BOARD 801mm-1400mm. ALL JOINTS SHALL BE THIGHTLY BUTTED TOGETHER (TAPED) TO PREVENT AIR OR WATER INGRESS OR MOVEMENT DURING BACKFILL PLACEMENT. RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kpa (1000 PSI) AND A MINIMUM MOISTURE UPTAKE OF 0.2% AT 20% VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-50 OR -HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, AND 300) PLASTISUN HD-M28 OR OTHER ENGINEER-APPROVED EQUIVALENT.
- 2.4. CONTRACTOR RESPONSIBLE FOR TESTING OF SANITARY SEWERS IN ACCORDANCE WITH OPSD 410.

- 3.1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE COVER.
- 3.2. ALL SEDIMENT CONTROL FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.

- 3.3. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT 2.5m MINIMUM FROM PROPERTY LINE.
- 3.4. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANS AND CDS.
- 3.5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- 3.6. EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED.
- 3.7. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE LOCAL MUNICIPALITY'S DEPARTMENT OF PUBLIC WORKS.
- 3.8. CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
- 3.9. CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO REMOVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS ACHIEVED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.
4. **MAINTENANCE RECOMMENDATIONS**
- 4.1. REMOVE SEDIMENT AND CONTAMINANTS ANNUALLY AND REINSTATE STORMWATER MANAGEMENT ACCORDING TO THE DESIGN OUTLINED ON THIS PLAN.
- 4.2. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY, AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
- 4.3.
- 4.4. OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.

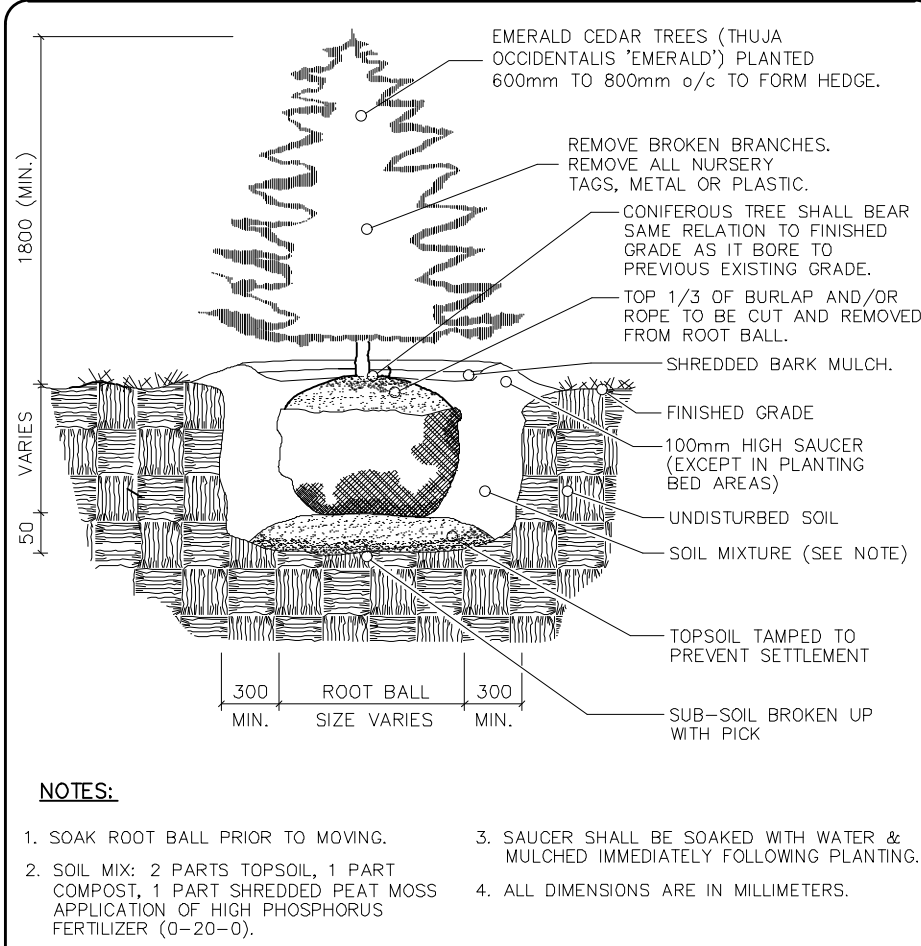


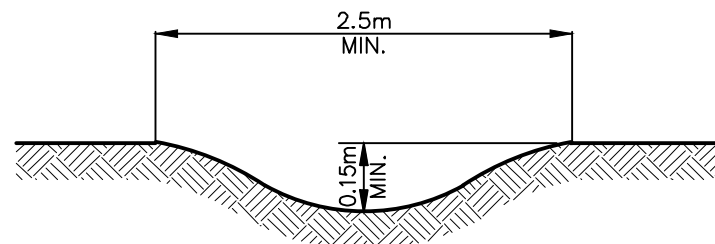
N.T.S.



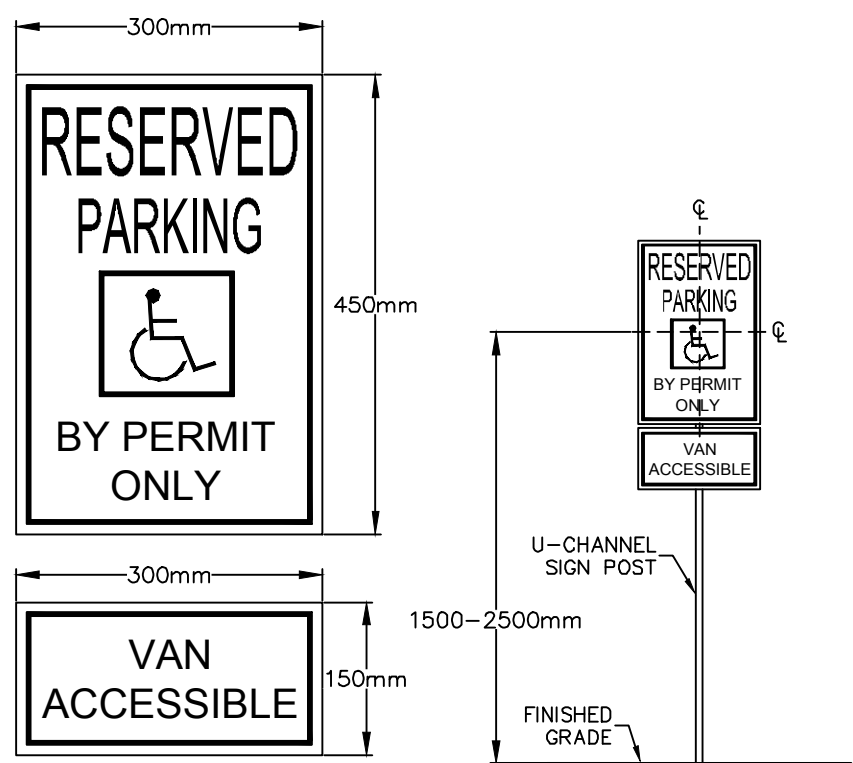
- INSPECT AFTER EVERY MAJOR RAIN EVENT.
- INSPECT EVERY 3 WEEKS MINIMUM.
- SILTSACK SHOULD NEVER BE OVER HALF FULL.
- FULL BAG CAN BE REMOVED, DUMPED, CLEANED AND REUSED
(TO REMOVE INSERT 25mm REBAR INTO REMOVAL FLAP POCKETS)
(TO DUMP INSERT 25mm REBAR INTO BOTH DUMPING STRAPS)

N.T.S.

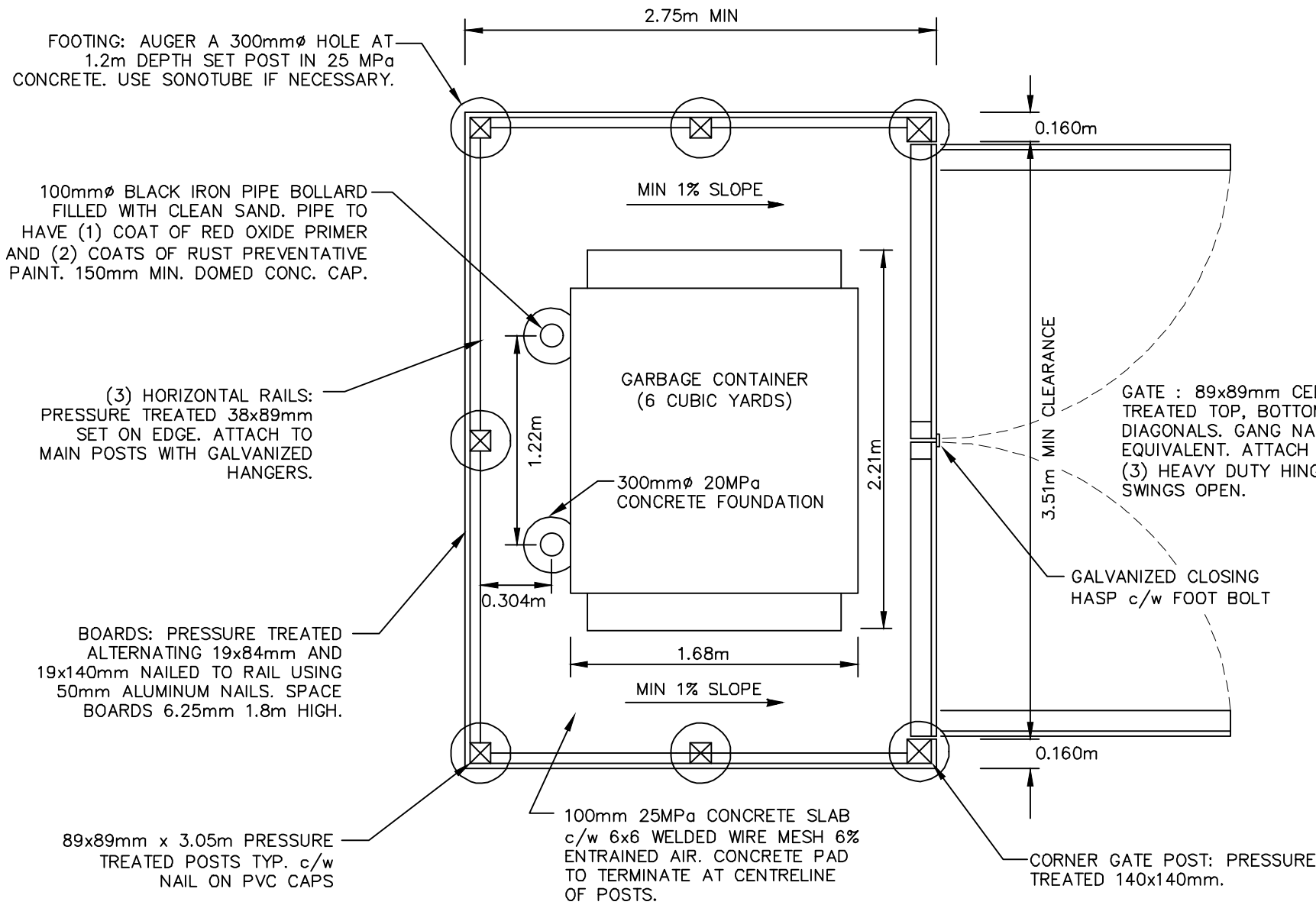




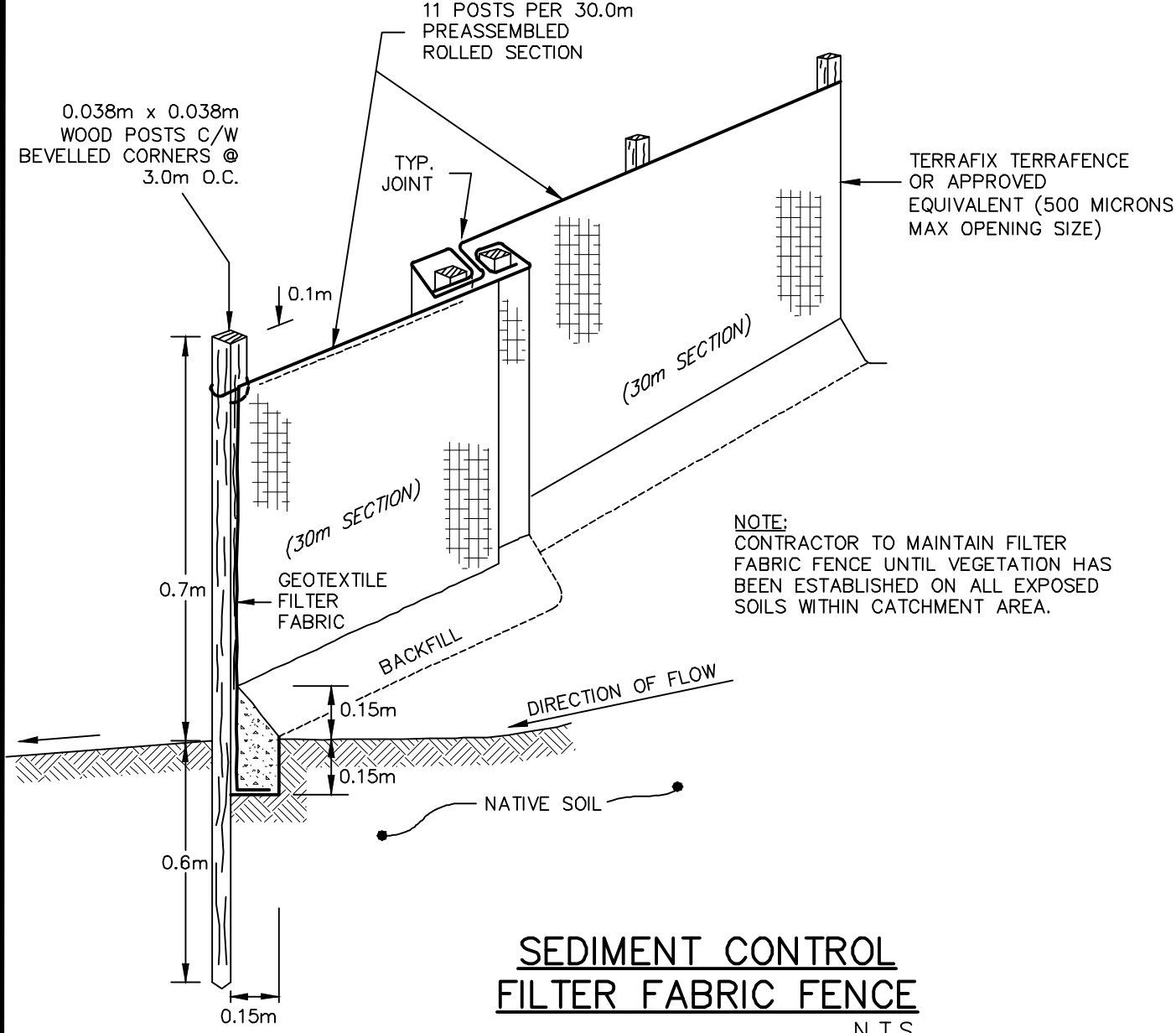
N.T.S.



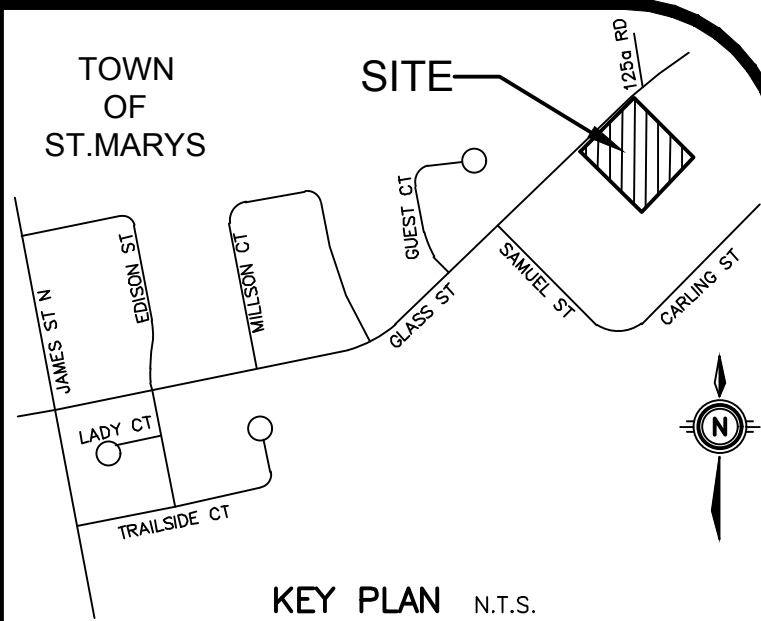
BARRIER FREE PARKING SIGN DETAIL



N.T.S.



N.T.S.



GEODETIC BM ELEV. = m

ELEVATIONS ARE GEODETIC, AND ARE DERIVED FROM THE
CANSEL CAN-NET REAL TIME NETWORK UTM ZONE 17
NAD83 (CSRS-2010).

SITE BENCHMARK	ELEV. =	m
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8.			
7.			
6.			
5.			
4.			
3.			
2.	ISSUED FOR APPROVAL	N/P	MAR.30.2020
1.	ISSUED FOR CLIENT REVIEW	N/P	FEB.28.2020
No.	REVISION	BY	YYYY-MM-DD



Engineers, Scientists, Surveyors

519-271-7952



CLIENT _____

BROKEN RAIL
BREWING INC.

480 GLASS STREET ST. MARYS, ON
PROJECT
BROKEN RAIL BREWING
INC. CIVIL WORKS

480 GLASS STREET	ST.MARYS. ON
DRAWING	

CONSTRUCTION NOTES AND DETAILS

Project Manager	N.PREIKSCHAS	Project No.	47221-100
Design By	CXS	Checked By	JMD
Drawn By	CEK	Checked By	JMD
Surveyed By	OTHERS	Drawing No.	C2.2
Date	Mar.05/20		
Scale	1:150	Sheet 2	of 2



March 02, 2020

Chair Stephen Habermehl and Members of the Heritage Advisory Committee

c/o Trisha McKibbin, Director of Corporate Services

via email to tmckibbin@town.stmarys.on.ca

RE: Update on the Sale of 480 Glass Street, Junction Station

Members of the Heritage Committee,

I'm writing this letter on behalf of Council to provide an update on the sale of Junction Station. At this point in time, I am pleased to share that Broken Rail has plans to invest over \$300,000 in the property and the building to redevelop the location into a craft brewery which will be open to the public. It is their goal to have the redevelopment to a point where brewing can begin on the Victoria Day long weekend, with a public opening to follow afterwards.

During a discussion at Council on February 11, Council acknowledged that it is in the community's best interest to have Junction Station be redeveloped and opened to the public. Council and Administration are viewing the sale and redevelopment of Junction Station as a partnership with Broken Rail. In this vein of thought, Council has committed to over \$55,000 of investments into the property to bring the property to a point where it can be sold. Most of this cost represents due diligence and risk management work related to addressing contaminated soils which have been identified at the site.

For Town Administration, staff are directly assisting Broken Rail as they work through the planning stages of their redevelopment. To date staff have put considerable effort into the pre-consultation process for this project. Staff have met directly with the interior designer, contractor, and engineer who represent Broken Rail. We are attempting to provide as much early feedback as we can regarding the redevelopment of the property. Our goal is for Broken Rail to incorporate this feedback into their project planning and designs prior to submitting their various permit applications. Although this level of effort is not typical in a development process, it is our goal to be as helpful as possible, and to assist Broken Rail in avoiding any development related issues which may delay their timelines or increase their costs unnecessarily.

Specific to the heritage designation of the property, the agreement of purchase and sale currently includes a condition whereby Broken Rail expressly acknowledges the heritage designation of the property. In addition, Broken Rail is expressly agreeing to follow the process outlined in the *Ontario Heritage Act* with respect to alterations. Specifically, the condition is adapted from section 33(1) of the *Ontario Heritage Act* and reads as follows:

"[Broken Rail]...shall not alter the property or Subject Building [Junction Station], or permit the alteration of the property or Subject Building, if the alteration is likely to affect the property or Subject Building's heritage attributes, as set out in the description of the heritage attributes registered under subsection 29 (6) or (14) of the Ontario Heritage Act, as the case may be, unless the Purchaser makes a heritage permit application and receives consent in writing to the alteration, such consent to not be unreasonably withheld by the Town."

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

Based on our meetings to date, staff are not concerned that Broken Rail will deviate from this requirement. Throughout their initial proposal and our subsequent discussions with their principals, contractor and their interior designer, they have continually given us the confidence that they fully intend to respect the heritage of the building.

There are practical matters of the redevelopment where Council and staff are seeking some initial advice from the Heritage Committee. At this point in time, we would appreciate if the Committee could provide pre-consultation comments on the initial proposals from Broken Rail. To assist the Committee with their review, Broken Rail have been kind enough to share the current proposed floor plan, as well as their interior design concepts. Not covered in the design brief is the topic of building insulation. The building needs to be insulated, with the most cost effective method identified by Broken Rail's contractor being the construction of an insulated drywall finished stud wall along all exterior facing walls. At this point in time the interior design brief does point out that the original wainscoting will be reused.

These proposed modifications will require a heritage permit, and may or may not impact the heritage designation of the interior of the building. The Heritage Committee's input will be extremely valuable advice that staff will provide to Broken Rail as part of our pre-consultation guidance before they finalize their renovation and interior design plans. Council would appreciate any feedback the Heritage Committee has on the renovation concepts that have been identified at this point in time. If the Committee could consider this correspondence at their next regular meeting that would be greatly appreciated.

So the Committee is aware, Council has asked staff to research the legislative requirements and process to amend the statement of designation for Junction Station. This step is precautionary in nature so that Council is aware of the legislative process and timelines in the event the property redevelopment requires an amendment to the building's interior designation. This is important information for Council to have so that they are aware of how this process could affect Broken Rail's redevelopment timelines.

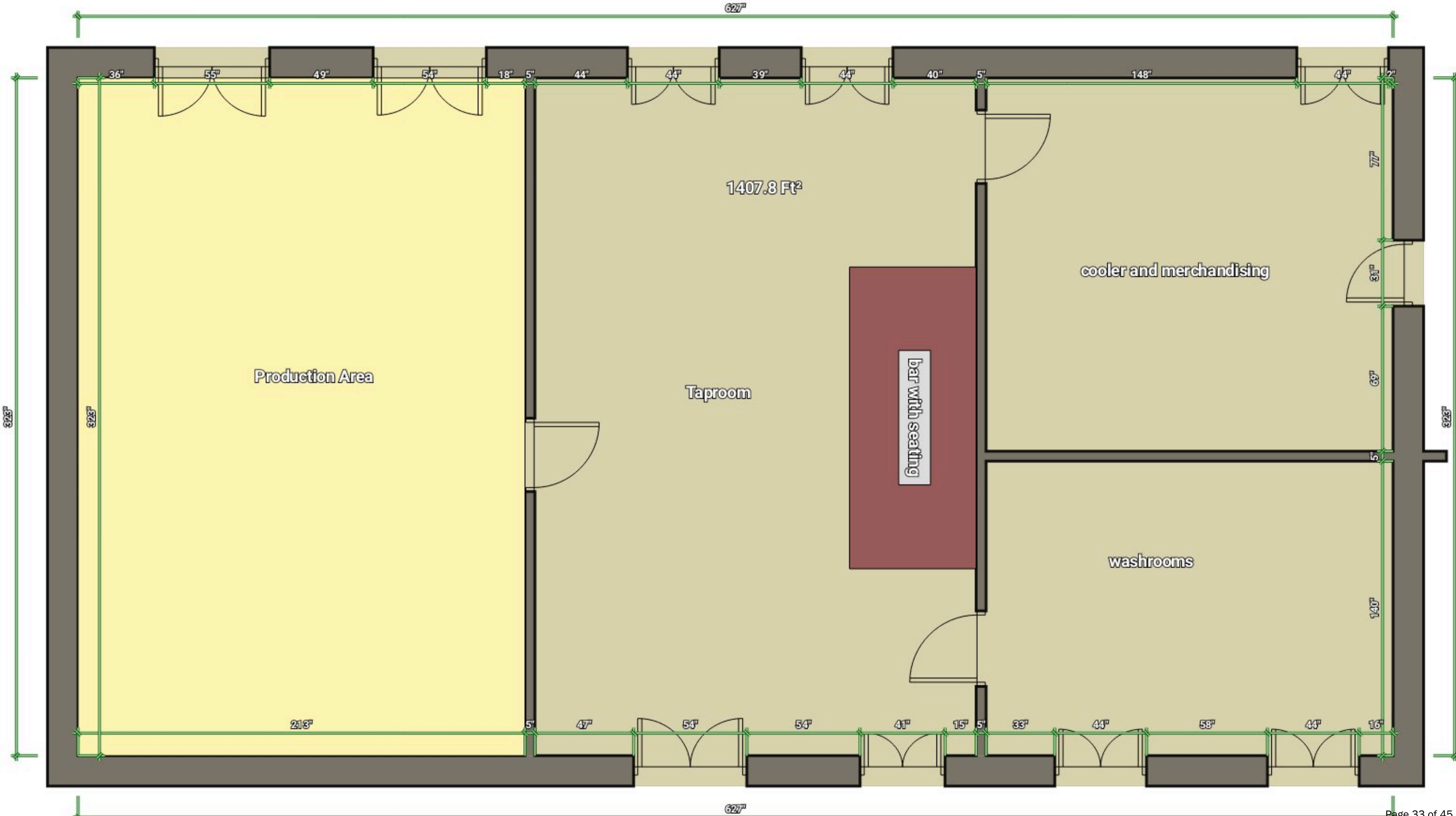
As the redevelopment of this property progresses I intend to provide periodic updates to the Committee. Please feel free to contact me if you have any questions or concerns along the way.

Sincerely,



Brent Kittmer, P.Eng., MPA
CAO/Clerk
519-284-2340 x216
bkittmer@town.stmarys.on.ca

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



Schematic Design Presentation

**BROKEN
RAIL**
— brewing —



Project Details

Project Contacts:

Ryan Leaman - Co-Owner 519-803-1830

Erin Leaman - Co-Owner 519-500-4372

Trisha McKibbin - Director of Corporate Services 519-284-2340 x.214

Jim Rogers - Contractor 519-272-7650

Harry Kemp - Electrical 519-521-6256

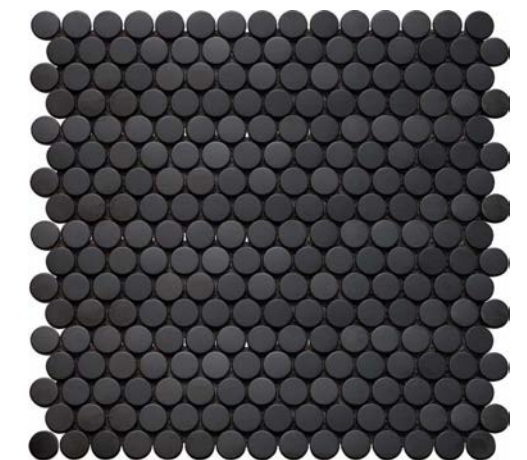
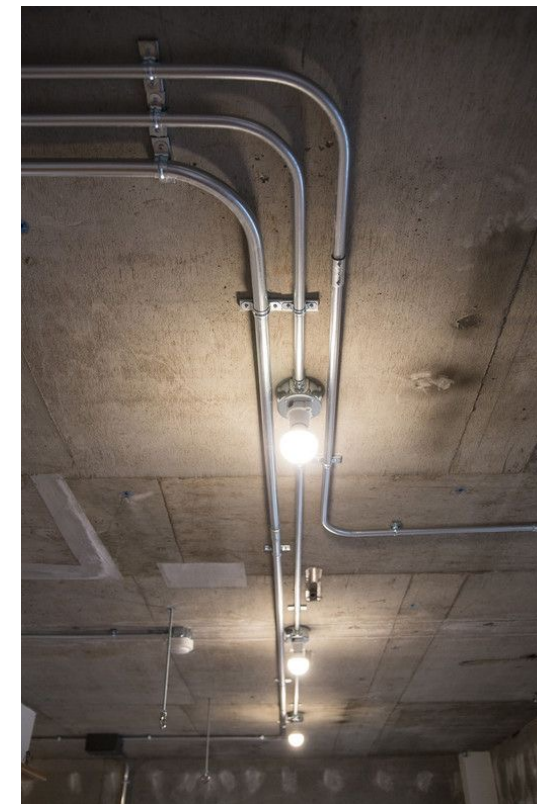
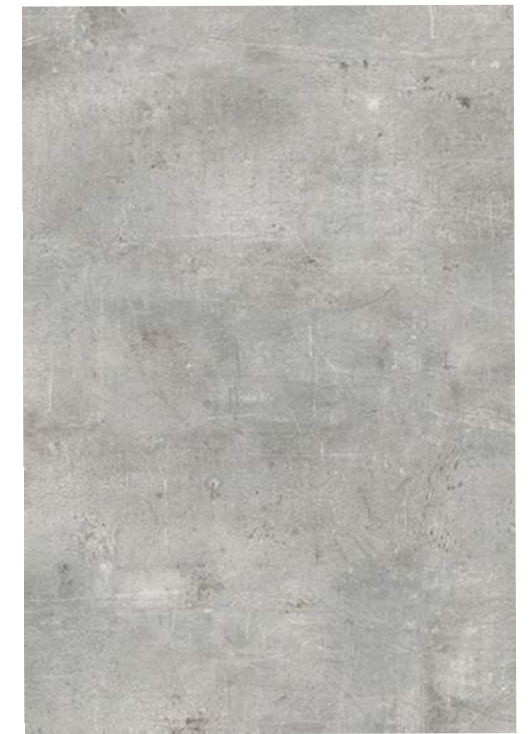
Designer - Joana Francis 416-602-1881

Location: 480 Glass St. St. Marys ON N4X 1E5

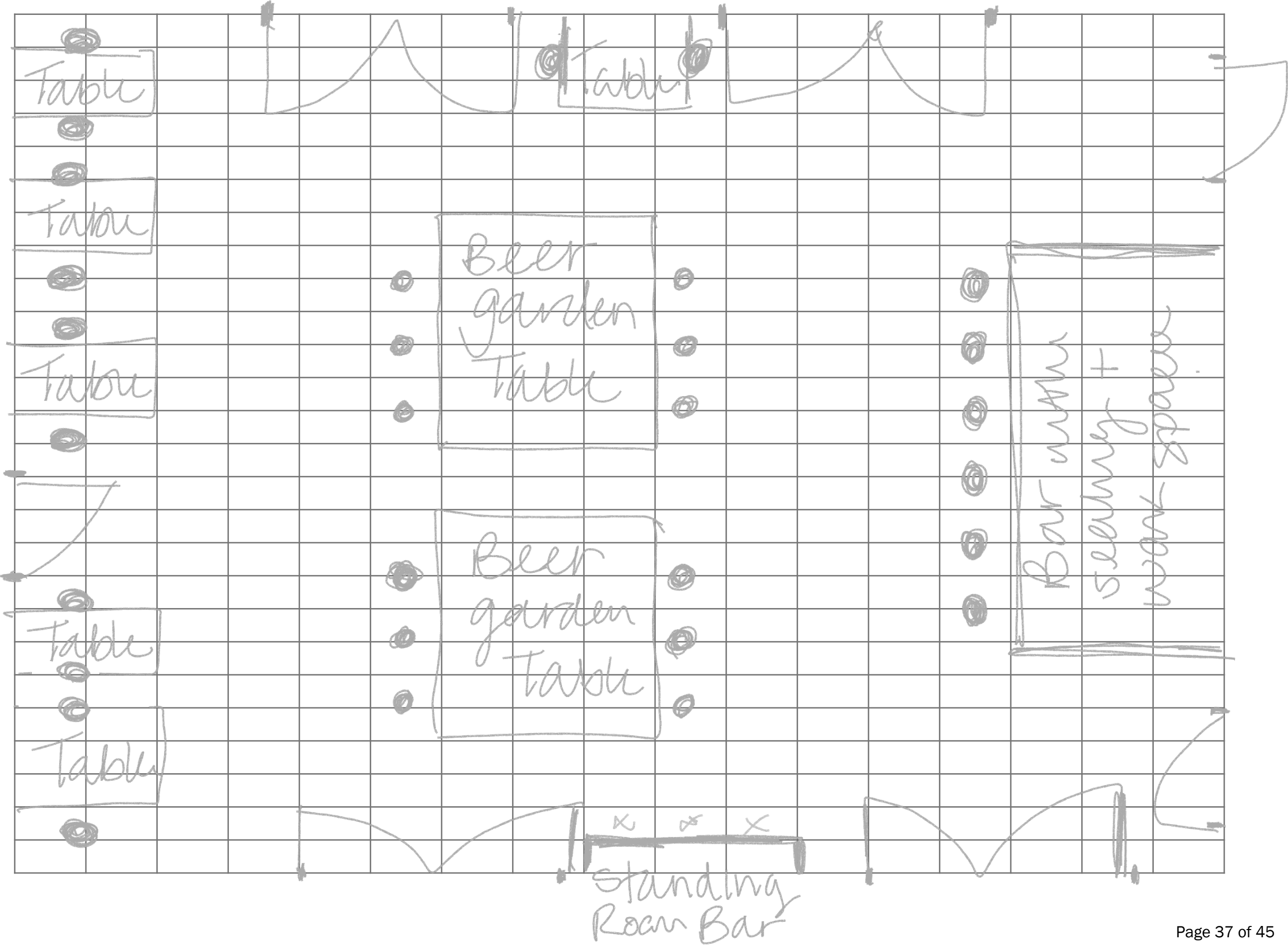
Desired Style: Industrial Warmth

Desired Atmosphere:
Relaxed, welcoming, small
town

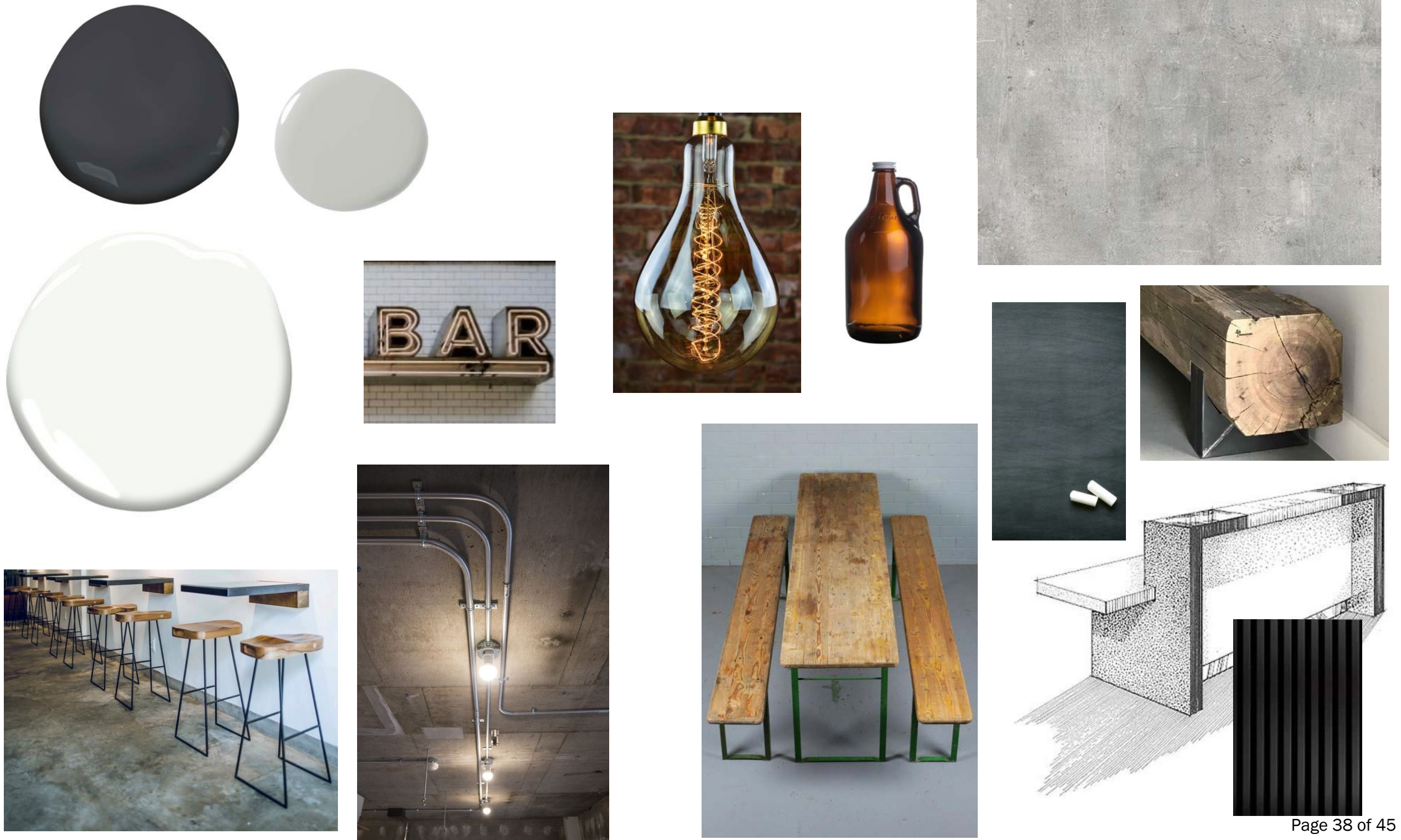
Colours/Textures reflected
in the space: Neutrals,
Woods and Black



Simplistic Floor Plan - Potential Capacity for 33 People



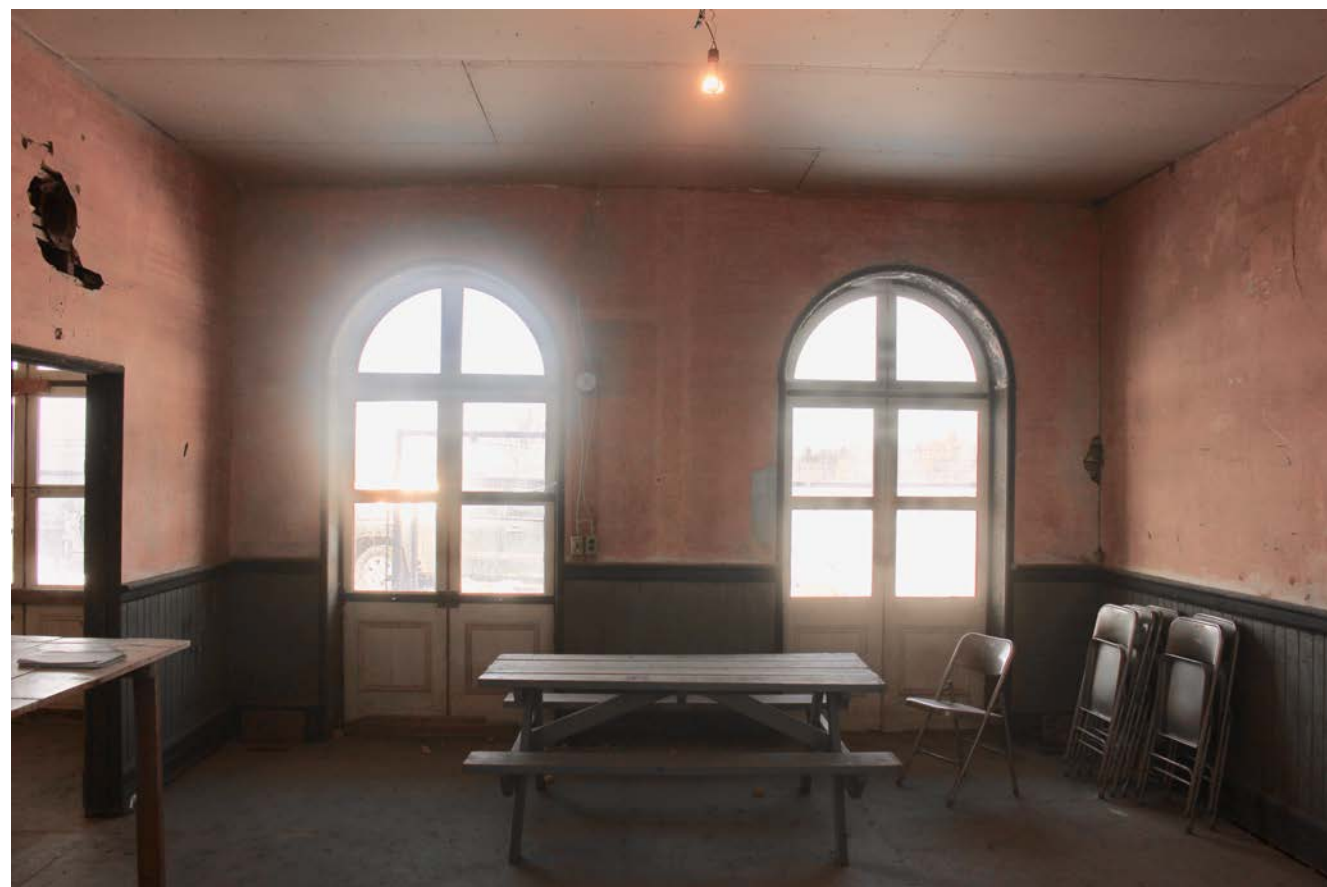
Digital Story Board - Tasting Room



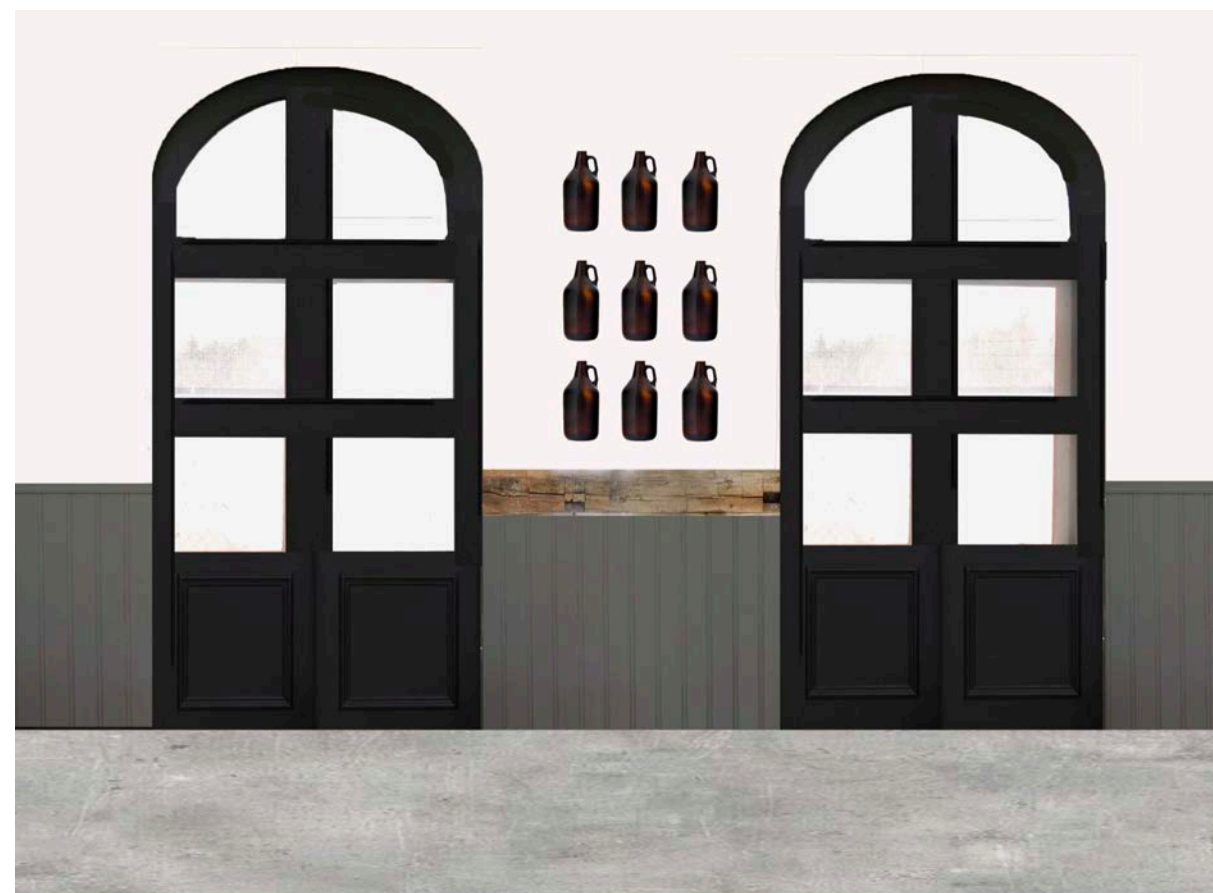
Tasting Room

The original wainscoting will remain throughout the room, to be painted a medium grey colour. The walls will be given a fresh coat of a warm white. The doors/arches and framing will remain intact but will be painted black. Commercial vinyl flooring will be installed throughout. A growler gallery wall will center the doors flanked by a natural wood bar top for patrons to stand at.

Before



After



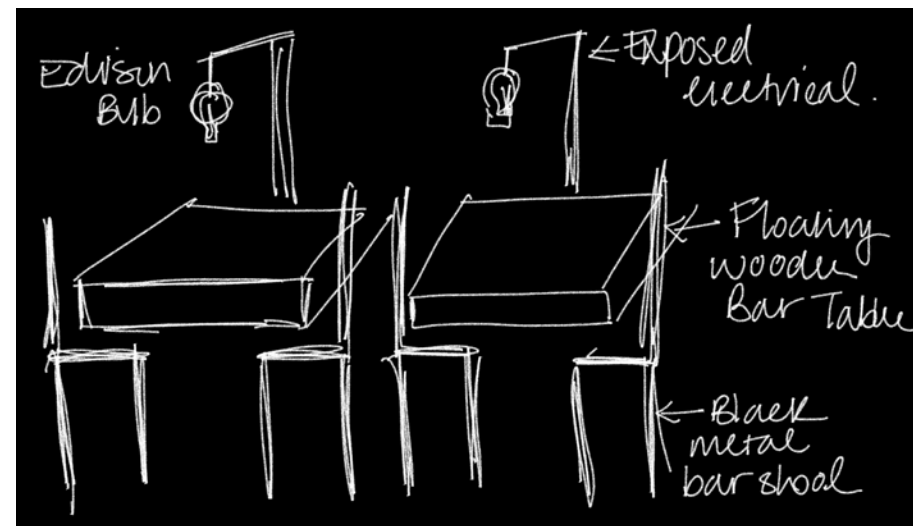


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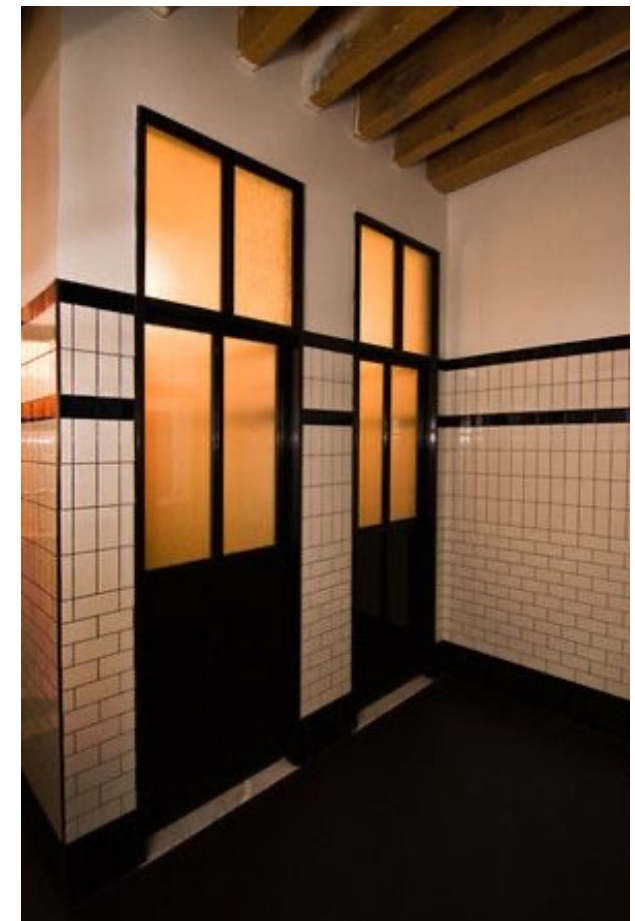
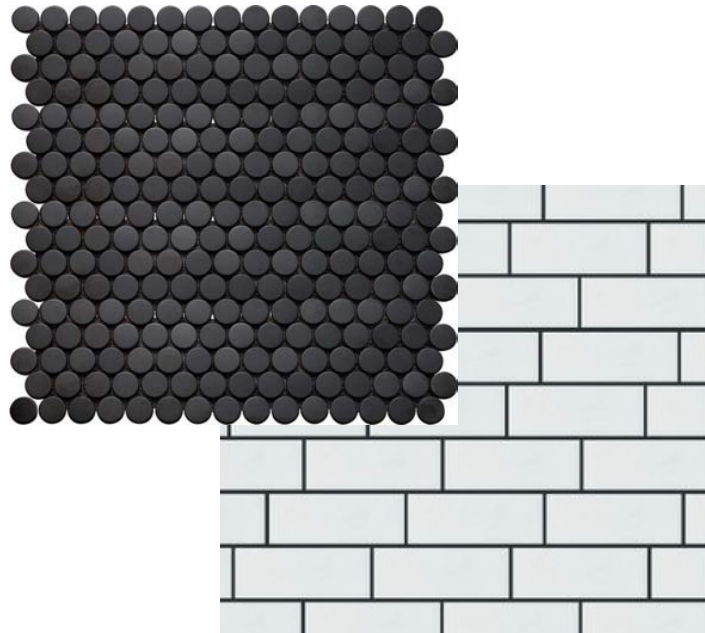
Tasting Room - Wall to production area

This wall will hold 4 - 5 floating bar tops with 2 stools per table. An Edison bulb will hang suspended from exposed electrical pipes. The wainscoting will remain in tact and the St. Marys wooden sign will Centre the wall. A black metal door will separate the spaces.

After



Digital Story Board - Bathrooms



Digital Story Board - Cooler and Merchandise Room

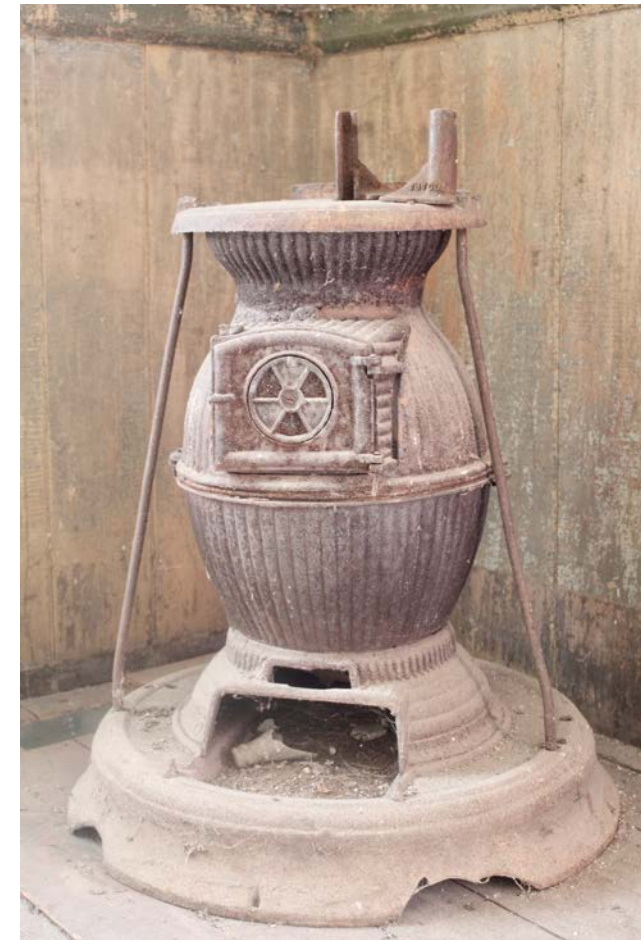


Heritage Items to be added to the project

Wooden St. Marys JCT - in tasting room

Furnace - Bathroom Entry Way

Tile - Ceiling in the Merch Room





Tasting Room Feature Wall

Growler gallery wall with
Natural wood ledge to
match the bar top +
provide additional
Standing room

The Design Schematic should give you a sense of the direction of the project. Take your time and review the images, note what you like and what you would like changed. Now is the time to make those changes before we begin sources and finalizing!

Cheers

Thank you for trusting me

Joana Francis