



Minutes

Planning Advisory Committee

August 17, 2020

6:00 pm

Video Conference

Click the following link:

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

Member Present	Chair Don Van Galen Councillor Craigmile William Galloway Susan McMaster
Members Absent	Councillor Hainer
Staff Present	Mark Stone, Planner Brent Kittmer, CAO/Clerk Grant Brouwer, Director of Building and Development Morgan Dykstra, Committee Secretary

1. CALL TO ORDER

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

The Chair advised how the meeting will be conducted, and how members of the public can provide comments or ask questions for the planning file being considered by the Committee.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Susan McMaster

Seconded By Bill Galloway

THAT the August 17, 2020 Planning Advisory Committee agenda be accepted as presented.

Carried

4. ACCEPTANCE OF MINUTES

Moved By Bill Galloway

Seconded By Councillor Craigmile

THAT the August 4, 2020 Planning Advisory Committee meeting minutes be approved and signed by the Chair and the Secretary - Treasurer.

Carried

5. CORRESPONDENCE

Moved By Susan McMaster

Seconded By Councillor Craigmile

THAT the correspondence from Councillor Hainer regarding her support for the planning applications being considered for McDonald House be received.

Carried

6. REPORTS

6.1 DEV 52-2020 Applications for Official Plan and Zoning By-law Amendments (OP02-2020 and Z04-2020) by the Corporation of the Town of St. Marys for 465 and 481 Water Street South (Part of Lot 35, Thames Concession)

Chair Van Galen re-iterated how the public may provide input regarding the application being considered.

Chair Van Galen asked the Town's Planner, Mark Stone to speak to the report.

Mr. Stone provided an overview of the Application as outlined in the staff report.

Chair Van Galen asked the Committee if they had any questions for Mr. Stone.

Susan McMaster sought clarification from staff regarding various items within the application including:

- The zoning of Centennial Park;
- The number of storeys of the existing building;
- Who is currently completing works on the property; and,
- The location and zoning of the land being conveyed.

Staff responded to the questions posed by Ms. McMaster and noted that a clerical error was made in the Application and that McDonald House is 1.5 storeys not 2 storeys, and that the application will be amended to reflect 1.5 storeys. Brent Kittmer also explained that the project has been delayed due to the land registry office, and that those issues have now been resolved, and that an updated Reference Plan can be provided to the Committee at a future meeting.

Mr. Galloway sought clarification regarding what types of businesses are considered a “retail store”. Mr. Stone responded that the definition of a retail store is broad. Mr. Kittmer responded that the retail store has been added at the request of the purchaser of the lands.

Chair Van Galen asked the Applicant, Brent Kittmer the CAO for the Town of St. Marys to speak to the application.

Mr. Kittmer provided a few comments:

- In 2019, The Town issued a public Request for Purchase document to sell the property, the Town re-zoned the property for a potential buyer, the buyer did not proceed with the land sale. The Town found new purchasers, Andrew Forman and Gail Kenworthy who are proposing to use the property for uses that were not accounted for in the 2019 amendments.
- The Cement Plant has been involved in the re-zoning process and has reviewed the proposed uses outlined in the Application. The Cement Plant originally gifted the land to the Town of St. Marys for the Canadian Baseball Hall of Fame and Museum. On Title, the Cement Plant has a first right of refusal to purchase the property, further, their consent is required for the Town to re-sell the land. There is a restricted covenant that the land may not be used for any purpose that may conflict with the Cement Plant's industrial uses.
- Mr. Forman is proposing to relocate an office to the building, or rent the buildings for similar types of uses which includes the construction

of a shop. These uses were not permitted in the zoning passed in 2019, nor on the land being conveyed.

Chair Van Galen asked if the Committee had any questions for Mr. Kittmer. The Committee had no questions.

Chair Van Galen opened the floor to the public.

Morgan Dykstra confirmed that there are no attendees in the meeting, no emails have been sent to planning@town.stmarys.on.ca and only staff members are viewing the meeting on YouTube.

Chair Van Galen asked the Committee if they had any further comments or questions. The Committee had no further comments or questions.

The Committee made the following recommendation:

Moved By Bill Galloway

Seconded By Susan McMaster

THAT DEV 52-2020 Applications for Official Plan and Zoning By-law Amendments (OP02-2020 and Z04-2020) by the Corporation of the Town of St. Marys for 465 and 481 Water Street South (Part of Lot 35, Thames Concession) be received; and,

THAT the Planning Advisory Committee endorse the Applications in principle; and

THAT the Planning Advisory Committee recommend to St. Marys Town Council that it proceed with a public meeting to consider the Applications.

Carried

7. UPCOMING MEETINGS

No Planning Advisory Committee meetings are scheduled at this time. Town staff will contact the Committee when an application has been deemed complete.

8. ADJOURNMENT

Moved By Bill Galloway

Seconded By Councillor Craigmile

THAT this meeting of the Planning Advisory Committee be adjourned at 6:26 pm.

Carried

Don Van Galen, Chair

Grant Brouwer, Director of Building and Development