



Minutes

Planning Advisory Committee

October 4, 2021

6:00 pm

Video Conference

Click the following link:

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

Members Present	Chair Don Van Galen Councillor Craigmile William Galloway Councillor Hainer Susan McMaster
Staff Present	Mark Stone, Town Planner Grant Brouwer, Director of Building and Development Morgan Dykstra, Committee Secretary
Others Present	John Bolton, Heybolt Ontario Ltd. (Applicant) Caroline Baker, Baker Planning Group (Applicant's Agent)

1. CALL TO ORDER

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

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Chair Don Van Galen advised how members of the public can participate in the meeting and provide comments related to the application being considered by the Planning Advisory Committee.

Moved By William Galloway
Seconded By Susan McMaster

THAT the October 4, 2021 Planning Advisory Committee agenda be accepted as presented.

Carried

4. ACCEPTANCE OF MINUTES

Moved By William Galloway
Seconded By Susan McMaster

THAT the August 23, 2021 Planning Advisory Committee meeting minutes be approved and signed by the Chair and the Committee Secretary.

Carried

5. REPORTS

5.1 DEV 46-2021 Application for Zoning By-law Amendment (Z04-2021) by Heybolt Ontario Ltd. for 17 Peel Street South

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

Grant Brouwer entered the meeting at 6:04 pm.

Mark Stone provided a brief overview of the Application and noted that since the circulation of the agenda, the Town has received comments from three external agencies, Chippewa of the Thames First and the Township of Perth South who both stated they have no concerns with the Zoning By-law Amendment being proposed, and Festival Hydro who have requested that the portion of the fence crossing the right of way include an accessible gate to allow for access to the east of the property.

Mark Stone further advised that one public submission was received following the posting of the Committee agenda from Jan Mustard of 224 Jones Street East, St. Marys. Ms. Mustard's points are:

- Requesting clarification regarding the number of residential units being proposed, and the location designated for snow storage.

- Concerned that the number of parking stalls being proposed is not sufficient, and the impact the insufficient parking will have on on-street parking.
- Where will the patrons of the commercial units park?
- Concerned that the proposed development will augment the existing traffic congestion in the area.
- Concerned about limited visibility when exiting Peel onto Queen, and potential conflicts with the driveways across from the property on Peel Street South.
- Concerned about site and access design for allowing emergency vehicles to access the buildings.
- Concerns regarding traffic and pedestrian safety and grades in the immediate area.

Chair Don Van Galen asked the Applicant's Agent, Caroline Baker of Baker Planning Group to speak to the Application. Caroline Baker provided an overview of the Application as outlined in the Planning Justification Report. Caroline further explained how the parking requirements have been calculated, stating the proposal provides a parking rate of 1.25 spaces per dwelling unit, in keeping with the Town of St. Marys Zoning By-law, Z1-1997, as amended, parking rate for apartment buildings, and a parking rate of 1 space per 30 square metres for a professional office, whereas the By-law requires 1 space per 20 square metres for a professional office. Caroline Baker further noted that the site provides a central parking area, and given the proposal is for a mixed-use development, certain uses will have differing levels of parking demands depending on the time of day.

Chair Don Van Galen asked the Committee if they had any questions regarding the Application.

The Committee discussed the potential for constructing balconies for the proposed dwelling units, and the inclusion of an outdoor amenity space. Mark Stone responded that the inclusion of an outdoor amenity space can be discussed with the Applicant prior to a Public Meeting.

The Committee discussed the parking requirements being proposed and discussed potential on-site locations where additional parking spaces can

be located. John Bolton advised that alternative on-site locations had been considered, but due to the grade of the property and the right of way, no additional parking can be identified. The Committee discussed the possibility of signage requirements for designated spots to help alleviate future parking issues.

Chair Don Van Galen asked Morgan Dykstra if any public comments have been received during the meeting. Morgan Dykstra confirmed no public comments had been received.

The Committee noted that a phased adaptive reuse of the property is being proposed, and sought clarification from the Applicant, John Bolton regarding project timelines. John Bolton responded that the timeline for implementing Phase II is dependent on the Salvation Army's use of Building A.

The Committee further discussed the combination of Phase I and Phase II of the proposed development within one Application and discussed delaying Phase II until it can be determined that there is an adequate amount of parking being supplied, or a reduction in the number of dwelling units being proposed.

The Committee inquired about parking in the Downtown, and Grant Brouwer indicated that the Town's Comprehensive Parking Study is currently under review.

The Committee made the following recommendation:

Moved By William Galloway

Seconded By Councillor Hainer

THAT DEV 46-2021 Application for Zoning By-law Amendment (Z04-2021) by Heybolt Ontario Ltd. for 17 Peel Street South be received;

THAT the Planning Advisory Committee endorse Phase I of the Application in principle; and,

THAT the Planning Advisory Committee recommend to Council:

THAT Council proceed with a public meeting to consider the Application

Carried

5.2 DEV 47-2021 Review of Buffer Requirements in the Town of St. Marys Zoning By-law

Mark Stone spoke to the report and responded to questions from the Committee.

Moved By Councillor Hainer

Seconded By Susan McMaster

THAT DEV 47-2021 Review of Buffer Requirements in the Town of St. Marys Zoning By-law report be received for information purposes.

Carried

6. UPCOMING MEETINGS

Town Staff will contact the Committee when an application has been deemed complete.

7. ADJOURNMENT

Moved By William Galloway

Seconded By Councillor Craigmile

THAT this meeting of the Planning Advisory Committee be adjourned at 7:48 pm.

Carried

Don Van Galen, Chair

Morgan Dykstra, Committee Secretary