



Minutes

Planning Advisory Committee

May 30, 2022

6:00 pm

Video Conference

Click the following link:

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

Member Present	Don Van Galen, Chair 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	Caroline Baker, Baker Planning Group (178 Queen Street West) Amy Brooke, Applicant (178 Queen Street West)

1. CALL TO ORDER

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

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Councillor Craigmile

Seconded By Susan McMaster

THAT the May 30, 2022 Planning Advisory Committee agenda be accepted as presented.

4. ACCEPTANCE OF MINUTES

Moved By Bill Galloway

Seconded By Susan McMaster

THAT the May 2, 2022 Planning Advisory Committee meeting minutes be approved and signed by the Chair and the Committee Secretary.

Carried

5. REPORTS

5.1 DEV 37-2022 Application for Zoning By-law Amendment (Z03-2022) for 178 Queen Street West by A. and N.D. Brooke

Chair Don Van Galen advised how members of the public may participate in the meeting as described in the agenda and Notice of Complete Application.

Mark Stone, the Town's Planner spoke to the Application as detailed in the staff report.

Mark Stone advised that in response to the circulation of the Notice of Complete Application, the Town received no agency comment, and one public comment from John and Terri Thomson (20 Ontario Street South), stating:

1. At the corner of Ontario Street South, and Queen Street, when trying to turn onto Queen Street, looking west, if a vehicle is parked in the existing driveway on Queen Street, the site lines for oncoming traffic are obstructed.
2. Have concerns with the side yard setback of the shed and the drainage pond on Ontario Street South, flooding their driveway and encroaching on their property.

Mark Stone indicated that Public Works has been contacted to respond to the drainage concerns.

Chair Don Van Galen asked the Applicant's Agent, Caroline Baker of Baker Planning Group to speak to the Application.

Caroline Baker spoke to the Application, and the details contained within the Planning Justification Report. In response to the comments, Caroline Baker explained that the Queen Street parking is being tucked into the property to prevent sightline concerns, and there are no proposed changes to the existing shed which may impact drainage.

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

Councillor Hainer inquired what the Applicant means by attainable range rental rates for this development.

Caroline Baker responded that the Applicant is proposing rental rates between \$1,400 and \$1,800 per month, and in the historical St. Marys housing report looking at attainable housing, the rate was just under \$1,400 for these size units and explained that Applicant is trying to stay close to the \$1,400 rental rate while also recognizing that the report was prepared two years ago and there has been a significant number of shifts in the market and cost of building materials.

Councillor Hainer commended the exterior work done to the existing structure and indicated support for the Application.

The Committee discussed the location of the parking, expressing concern with the proposed tandem parking on Queen Street and considered alternative options including non-tandem parking along Queen and relocating one parking space to Ontario Street.

The Committee was of the consensus that one of the parking spaces proposed along Queen Street be relocated to Ontario Street.

Mark Stone advised that the proposed relocation of parking will result in an undersized parking space and should be considered in the Zoning By-law Amendment, and that the Committee's comments will be circulated to the Public Works Department for review prior to the public meeting.

Chair Don Van Galen asked Morgan Dykstra if there any public comments related to the Application, Morgan Dykstra responded there are no public comments.

The Committee made the following resolution:

Moved By Bill Galloway

Seconded By Councillor Craigmile

THAT DEV 37-2022 Application for Zoning By-law Amendment (Z03-2022) by A. and N.D. Brooke for 178 Queen Street West be received;

THAT the Planning Advisory Committee endorse 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 38-2022 Town of St. Marys Zoning By-law – Housekeeping Amendment

The Town's Planner, Mark Stone spoke to the report and responded to questions from the Committee.

Councillor Craigmile commented that the tables will be an improvement and asked if the tables will account for legal non-conforming properties.

Mark Stone responded that the amendment does not amend the zoning of properties and is not creating new non-conforming or non-compliant situations and explained that if inadvertently the property no longer complies, the property will be legal non-complying.

Councillor Craigmile acknowledged that changes need to be made to meet the attainable housing price point.

Mark Stone explained, that by allowing a developer to increase lot coverage from 35 percent to 45 percent the floor plate of the structure may be increased to provide additional units, therefore possibly allowing the opportunity for the developer to increase property value which hopefully filters down to more affordable rental rates.

Councillor Hainer asked how the new regulations regarding accessory dwelling units have been accommodated in the amendment.

Mark Stone responded that the Town's Zoning By-law was revised in 2017, and in 2019 to address the accessory dwelling unit regulations, and there is no intention to amend those revisions.

Councillor Hainer commented that the tables will improve readability and asked if the zoning maps will be appended to the Zoning By-law.

Mark Stone responded that the maps will be included and be available and proposed that the Town create a reference document outlining how to use the Zoning By-law.

The Committee was of the consensus that the Development (D/RD) Zone be modified to permit the replacement of existing single-detached dwellings, additions onto existing single detached dwellings, and new accessory buildings and structures, subject to appropriate regulations.

Councillor Hainer commented that not all the amendments are not housekeeping matters, as there are additions to the by-law that exceed what may be considered housekeeping, and that the staff may wish to consider using alternative language when describing the proposed by-law amendment.

Mark Stone responded that the Notice of Public Meeting will be explicit in what changes are being proposed.

The Committee made the following recommendation:

Moved By Councillor Craigmile

Seconded By Bill Galloway

THAT DEV 38-2022 Town of St. Marys Zoning By-law – Housekeeping Amendment report be received; and

THAT the Planning Advisory Committee recommend that Council initiate a Housekeeping Amendment to the Town's Zoning By-law to:

1. employ the use of tables throughout the Zoning By-law to display zoning information in a more condensed and clear manner;
2. consolidate similar zone sections through the use of tables;
3. update the Zoning By-law list of definitions (without a numbering system) to avoid the need for the complex re-numbering of all definitions any time a definition is added or removed in the future;
4. update definitions to reflect contemporary terminology and provide definitions for all land use terms;

5. increase the allowable lot coverage for accessory buildings and structures on residential lots;
6. modify certain setback, coverage and other regulations to allow for more efficient use of land and improved built form; and,
7. modify the Development (D / RD) Zone to permit the replacement of existing single detached dwellings, additions onto existing single detached dwellings, and new accessory buildings and structures, subject to appropriate regulations.

Carried

6. UPCOMING MEETINGS

Town staff to contact the Committee when an application has been deemed complete.

Grant Brouwer advised the Committee that Town staff are presenting a report to Council regarding changes to the planning process as required by Bill 109, More Homes for Everyone Act, and that a follow up report will be presented to the Committee at a later date.

7. ADJOURNMENT

Moved By Bill Galloway

Seconded By Susan McMaster

THAT this meeting of the Planning Advisory Committee be adjourned at 7:06 pm.

Carried

Don Van Galen, Chair

Morgan Dykstra, Committee Secretary