



Agenda
Planning Advisory Committee

February 6, 2023

6:00 pm

Municipal Operations Centre
408 James Street South, St. Marys

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

Pages

1. CALL TO ORDER

2. APPOINTMENT OF CHAIR

Presided over by Town Staff.

RECOMMENDATION

THAT be appointed as the Chair of the Planning Advisory Committee effective February 6, 2023 to December 31, 2023.

3. APPOINTMENT OF VICE CHAIR

Presided over by Town Staff.

RECOMMENDATION

THAT be appointed as the Vice-Chair of the Planning Advisory Committee effective February 6, 2023 to December 31, 2023.

4. DECLARATION OF PECUNIARY INTEREST

5. AMENDMENTS AND APPROVAL OF AGENDA

RECOMMENDATION

THAT the February 6, 2023 Planning Advisory Committee agenda be accepted as presented.

6. ACCEPTANCE OF MINUTES

RECOMMENDATION

THAT the November 7, 2022 Planning Advisory Committee meeting minutes be approved and signed by the Chair and the Secretary - Treasurer.

7. COMMITTEE ORIENTATION

11

The Town's Planner, and Town Staff to provide an overview of the Planning Advisory Committee's role, and how the Town of St. Marys processes planning applications.

8. REPORTS

Members of the public are invited to provide comments or ask questions regarding the planning applications being considered by the Planning Advisory Committee. Methods for participation can be found on the Town's website: [01.-275-James-St-S---Notice-of-Complete-App---Jan-19-2023.pdf](#) ([townofstmarys.com](#))

To observe the meeting (no comments or questions), visit the Town's YouTube Channel:

<https://www.youtube.com/channel/UCzuUpFqxcEl8OG-dOYKteFQ>.

8.1 DEV 06-2023 Application for Plan of Condominium (DPC 01-2022) for 275 James Street South by A. Paola

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RECOMMENDATION

THAT DEV 06-2023 Application for Draft Plan of Condominium (DPC 01-2022) by A. Paola for 275 James South be received; and,

THAT the Planning Advisory Committee endorse the Application, in principle.

9. UPCOMING MEETINGS

35

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

The 2023 Planning Advisory Committee schedule has been posted to the Town's website.

10. ADJOURNMENT

RECOMMENDATION

THAT this meeting of the Planning Advisory Committee be adjourned at _____ pm.



Minutes

Planning Advisory Committee

November 7, 2022

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 Morgan Dykstra, Public Works and Planning Coordinator
Others Present	Candra Staffen, St. Marys Golf and Country Club (Applicant) Taylor Brydges, Zelinka Priamo Ltd. (Applicant's Agent)

1. CALL TO ORDER

The Chair Don Van Galen called the meeting to order at 6:10 pm.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By William Galloway

Seconded By Councillor Hainer

THAT the November 7, 2022 Planning Advisory Committee agenda be accepted as presented.

4. ACCEPTANCE OF MINUTES

Moved By William Galloway

Seconded By Susan McMaster

THAT the August 29, 2022 Planning Advisory Committee meeting minutes be approved and signed by the Chair and Committee Secretary.

Carried

5. REPORTS

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

- 5.1 DEV 78-2022 Applications for Official Plan and Zoning By-law Amendments (OP01-2022 and Z06-2022) for 769 Queen Street East by Staffen Family Holdings Inc.

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

Mark Stone advised the Committee that in response to the circulation of the Notice of Complete Application, the Town received one agency comment and one public comment.

The Upper Thames River Conservation Authority has indicated that a part of the eastern part of the development is located with the Conservation Authority's Regulation Limit due to a riverine erosion hazard, the Conservation Authority has no objection to the Applications and will review the proposal during the site plan approval process to ensure appropriate setbacks from the hazard lands are maintained.

Mark Stone noted that a comment was received from Stephen McCotter, owner of the Westover Inn, and summarized Mr. McCotter's comments:

- Supports the Applications and that any smart investment in tourism that brings more tourists to Town will only bolster the local economy by creating jobs, and creating spending at small businesses and applauds the Staffen Family

- Supports the innovative and unique way that the Applications apply zoning for short-term rentals for irregularly shaped lands and hopes that the approval of the Applications will set a precedent for the Westover Inn to bring forward a similar application while applying for similar permissions. Mark Stone commented that each Application is evaluated on their own merits and if an application is submitted it will be duly considered.
- Suggests amending the definition of short-term rental accommodation to make it more general in nature that will allow for the Westover Inn to employ the same definition so that another amendment to the Zoning By-law is not required. Mark Stone commented that staff will consider the comment and advised the Committee that the Applications being considered are site specific so any policies, regulations and definitions if approved will only apply to the subject lands.
- Recommended that the residential zone shall be applied. Mark Stone responded that the Applications are for short-term rental accommodation for tourism purposes and not long-term residential uses.
- Town should tackle the issue of short-term rentals and that current homeowners will need a say in how they can rent out their homes on a short-term basis, and that a short-term rentals market could exacerbate the housing shortage.
- Provided examples on how other municipalities address short-term rentals.

Chair Don Van Galen asked the Applicant to speak to the Applications.

Candra Staffen on behalf of Staffen Family Holdings provided a summary of their application including:

- The development will alleviate the existing need and meet the growing demand for vacation and short-term accommodations to attract tourists to St. Marys, while also supporting the success of the existing business
- The closure of the Stonewillow Inn and losing 53% of available hotel rooms has put additional pressure on the need and the St. Marys Golf and Country Club (SMGCC) has created extensive

demand through the success of its golf, restaurant and wedding businesses. In 2022, the SMGCC hosted 100 weddings with 98% of weddings being out of town clients and guests and draws approximately 12,000 guests per year.

- Without open vacancy, guests are required to seek accommodation elsewhere. With the accommodations being ancillary, SMGCC will manage the bookings and guests internally via an online software. The rates have not yet been determined, but will be determined based on marketplace rates, demand and seasonality.
- The SMGCC will be managing parking allocations, each unit will be assigned one parking space with signage, there will be two spots for drop off, and one spot for maintenance and cleaning staff. Designated Overflow parking will be provided at the clubhouse parking lot which has more parking than is required under the Zoning By-law
- The location of the development will provide a spectacular view, and use underutilized lands
- The development of the units aims to create a well-rounded experience for guests that extends to overnight stays and promotes tourism throughout the year. The units will complete an all-encompassing ecosystem creating a seamless experience for golfers, restaurant goers and wedding guests, one that encourages travellers to stay longer and one that exudes ease and convenience and surprises and delights with elevated design and stunning views.

Taylor Brydges, the Applicant's Agent and Planner at Zelinka Priamo Ltd. spoke to the Applications as detailed in the Planning Justification Report prepared by Zelinka Priamo Ltd.

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

Councillor Hainer addressed the need for accommodation and asked for clarification regarding the location of the proposed development in comparison to the location of the Town of St. Marys entrance sign.

Mark Stone advised that the development shall be solely on private lands, and the Town of St. Marys entrance sign should not be impacted. Town staff had identified the Town signage during the pre-consultation process

and the concept plan demonstrates that the development is set 4.5 metres from the property line.

Taylor Brydges added that the Transportation Study addressed the signage and concluded there would be no visual impacts to the Town signage.

Mark Stone confirmed that he has no concerns with the reduced setback and that the buildings will not impact the view of the Town sign or sightlines. Mark Stone added that the Traffic Impact Study is under review.

Chair Don Van Galen asked if the Traffic Study considered the difficult sightlines at this location.

Mark Stone commented that the Town requested a scoped traffic study that required the evaluation of the difficult topography at this location.

Chair Don Van Galen asked if a road widening has already been accepted at this location.

Mark Stone responded that he believes the Town has already accepted a road widening at this location.

Susan McMaster sought clarification regarding how the units will be designed, and why the proposed development requires a specific designation.

Taylor Brydges responded that the units are designed in the style of a residential stacked townhouse so they will be equipped with a kitchen. Taylor Brydges added that the amendments are necessary because the Town does not currently contemplate a short-term rental accommodation in the Zoning By-law, therefore the Applicant is not proposing a residential unit as they are not meant to be used long-term but meant to be used as a short-term accommodation in association with the golf course and wedding venue operations, the amendments are necessary to establish that use within the Town.

Susan McMaster commented that the units are an apartment for short-term use.

Taylor Brydges responded that the units are designed like an apartment.

Mark Stone contributed that the units will have a likeness to offerings at Blue Mountain in terms of use, and that application of the short-term

accommodation definition is meant to differentiate the units from a residential unit and hotel / motels.

Susan McMaster expressed concern with the amount of parking being provided and noted that additional visitor parking should be considered at the development location to deter parking along Queen Street East.

Candra Staffen explained that there has been some parking along Queen Street this was caused by the construction of the new warehouse.

Candra further added that in an effort to mitigate parking overflow, the SMGCC will be paving its parking lot which will include line painting that should add twenty percent more parking, and are adding another line of parking, along with designating an area for the short-term rentals for overflow parking.

Susan responded that visitors will be more inclined to park along Queen Street since the overflow parking is further away.

Candra Staffen responded that the SMGCC is in control of all the parking and the bookings, and SMGCC will need to communicate and supervise the parking.

Mark Stone added that this issue was raised during the pre-consultation stage and that staff are wanting some additional information and think there may be a need to look at the site design. Mark Stone agreed with Candra Staffen that similar operations typically have off-site parking, but it works if it is operated and executed properly. Mark Stone noted that the Owners can apply one parking space per unit but sometimes there may be a need for more parking. Mark Stone noted he has some concerns regarding the functionality and possible congestion, and staff will work with the Applicant to address these concerns.

William Galloway commented that parking may be an issue but there does not appear to be a clear physical solution to the parking based on the configuration of the development area and acknowledged that the Town may need to consider enforcement for parking along Queen Street.

Chair Don Van Galen commented that since short-term rentals are being proposed enforcement might not be the best solution due to frequent turnover.

Chair Don Van Galen asked Morgan Dykstra if any public comments have been received. Morgan Dykstra indicated that one attendee has indicated they would like to comment on the Application.

Nelson Goad asked where the guests will check in and check out.

Candra Staffen responded that there will be an electronic booking system, and guests are welcome to call the SMGCC to book.

Nelson Goad further asked where the guests will obtain their keys to access the units.

Candra Staffen responded that they are considering a system where a code is provided via cell phone that can be scanned at the unit door.

Nelson Goad asked if the general public can utilize the units or will they only be offered to guests who are using the other facilities at the SMGCC.

Candra Staff responded that the units will be available to the general public but will be booked on a first come first serve basis.

No further comments were received.

The Committee made the following recommendation:

Moved By William Galloway

Seconded By Councillor Craigmile

THAT DEV 78-2022 Applications for Official Plan and Zoning By-law Amendments (OP01-2022 and Z06-2022) by Staffen Family Holdings Inc. for 769 Queen Street East be received;

THAT the Planning Advisory Committee endorse the Applications, in principle, with modifications to the Applications and additional information to be provided by the applicant, as discussed in DEV 78-2022; and,

THAT the Planning Advisory Committee recommend to Council:

THAT Council proceed with a public meeting to consider the Applications.

Carried

6. UPCOMING MEETINGS

Final Planning Advisory Committee meeting for the 2018-2022 Council Term.

Next meeting will be with the new Planning Advisory Committee.

7. ADJOURNMENT

THAT this meeting of the Planning Advisory Committee be adjourned at 7:01 pm.

Don Van Galen, Chair

Grant Brouwer, Committee Secretary

Planning Advisory Committee

- Training Session -

February 6, 2022



Meeting Overview



- Review Information Package
- Planning Act, Bill 109 and Bill 23
- Provincial Policy Statement
- Official Plan
- Zoning By-law
- Applications: Official Plan and Zoning By-law Amendments, Plans of Subdivision and Condominium, and Site Plans
- Planning Process

Information Package



- Committee members, meeting schedule and background information
- Terms of Reference
- Town Procedure By-law
- Town Code of Conduct
- Provincial Policy Statement
- Town Official Plan
- Town Zoning By-law
- Town Strategic Plan
- Official Plan Amendment – overview and application
- Zoning By-law Amendment – overview and application
- Draft Plan of Subdivision – overview and application
- Town Property Standards By-law

Planning Advisory Committee



Mandate

- Provides Council and staff with recommendations and guidance in areas related to land use planning

Functions and duties

- Review the Official Plan, Zoning By-law and related municipal policies, and recommend amendments that would be in the best interest of the Town
- Review and provide recommendations to Council on applications for Official Plan and Zoning By-law Amendments, Draft Plan of Subdivision, and other planning matters

PAC not responsible for:

- undertaking or directing the daily operations of the Town
- administrative matters including directing staff
- reviewing staff structure, staff compensation, or other staffing related matters
- preparing, approving or delivering the annual budget and capital projects
- performing project and program implementation, unless assigned by Council
- reviewing any matter that may be subject to the Town's closed meeting provisions
- acting as a forum to debate decided matters of Council, or a forum to organize political advocacy for Council to reconsider decided matters

The Planning Act, Bill 109 and Bill 23



The Planning Act

- Provincial legislation that sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them.
- Provincial interests, official plans and amendments, regulating and controlling land uses (zoning by-laws and amendments, minor variances), dividing land into separate lots (plans of subdivision, severances), citizen rights to be notified and involved, Ontario Land Tribunal

Bill 109

- Changes related to zoning, plan of subdivision and site plan application processes to expedite approvals and incent timely decisions (application fees)

Bill 23

- As-of-right zoning for 3 dwelling units
- Caps on parkland dedication and cash-in-lieu of parkland
- Public meetings no longer required for plans of subdivision
- Site Plan control no longer applies to residential development of 10 units or less

Provincial Policy Statement (PPS)



- Provides policy direction related to growth and development, the use and management of resources, protection of the environment and public health and safety
- Building strong healthy communities: efficient use of land and infrastructure, mix and range of housing types and forms, affordability, protection and promotion of employment areas
- Wise management of resources: protection of natural heritage, water, agricultural, mineral, cultural heritage and archaeological resources
- Protecting public health and safety: directing development away from areas of natural or human-made hazards
- PPS is implemented by municipalities through official plans, zoning by-laws and other planning matters/decisions

St. Marys Official Plan



What is an Official Plan?

- An Official Plan is a statement of goals, objectives and policies intended to guide future land use, physical development and growth

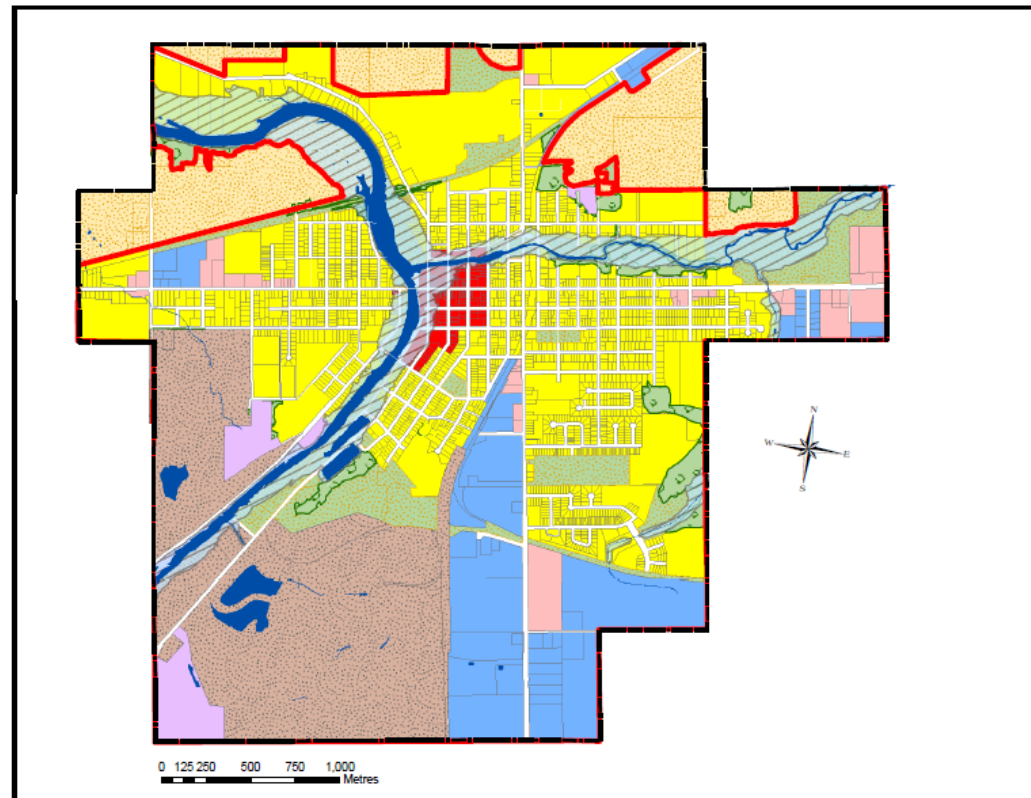
The policies of the Plan are designed to:

- identify and promote a vision and character for the community
- direct the future orderly and efficient growth of the Town
- identify where municipal services and infrastructure are required
- reflect the collective aspirations of residents and business owners
- identify how natural, cultural and other resources should be protected
- support healthy and sustainable community principles
- provide a basis for the Zoning By-law and other land use controls
- Provide specific policy guidance on a range of matters including plans of subdivision and consents, roads and railroads, water and sanitary disposal systems, community improvement, site plan control, and parks

St. Marys Official Plan - Current

Schedules

- A Land Use Plan
- B Road Classifications
- C Flood Plain Areas
- D Community Improvement Areas & Heritage Conservation Sites



Town of St Marys Official Plan Schedule 'A' Land Use Plan

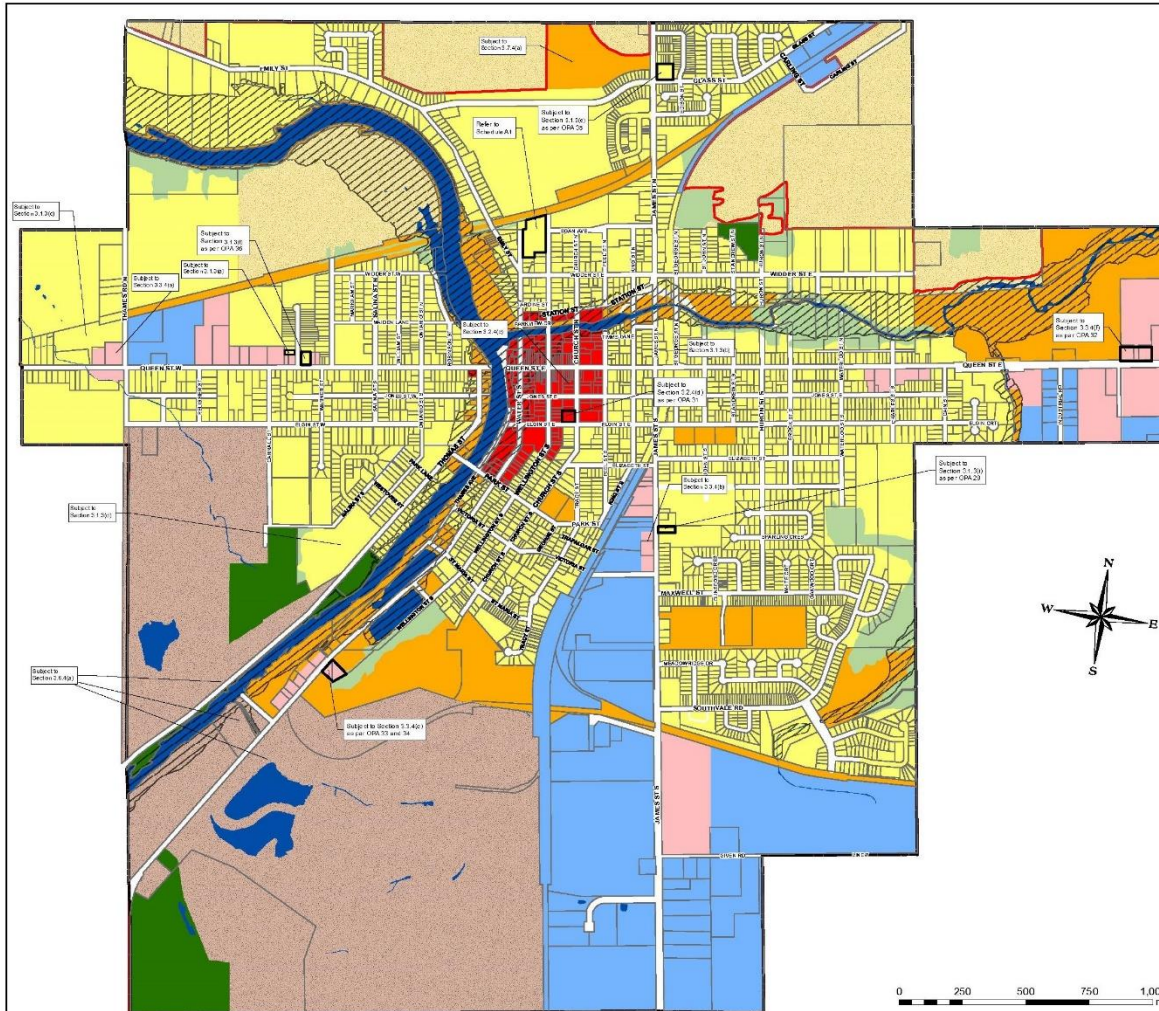
Designation

-  Settlement Area Boundary
-  Town Boundary
-  Water
-  Residential
-  Central Commercial
-  Highway Commercial
-  General Industrial
-  Extractive Industrial
-  Environmental Constraint
-  Recreational
-  Flood Plain
-  Natural Heritage
-  Agriculture



October 2007

St. Marys Official Plan – New (Adopted)



Town of St Marys Official Plan Schedule 'A' Land Use Plan

Designation

- Settlement Area Boundary
- Town Boundary and Community Improvement Area
- Water
- Residential
- Downtown
- Highway Commercial
- General Industrial
- Extractive Industrial
- Environmental Constraint
- Recreational
- Flood Plain
- Natural Heritage
- Agricultural

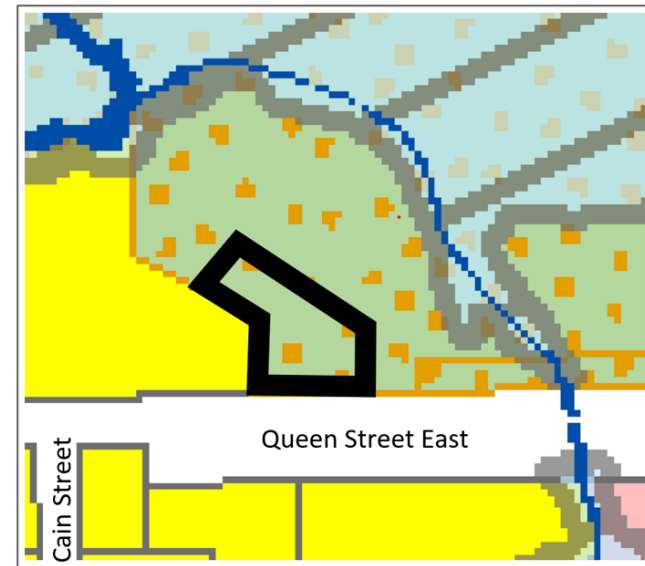
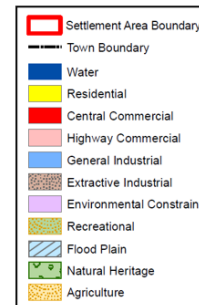
Official Plan Amendments

Application for Official Plan Amendment

- To amend applicable designation and/or policies

Example: OPA 39 for 769 Queen Street E. (St. Marys Golf & Country Club)

- May be developed for two, 2-storey buildings to be used as short-term rental accommodations primarily for the players/guests/patrons of the St. Marys Golf & Country Club golf course, restaurant, and wedding venue operations with a single access point off Queen Street East.
- Included definition of 'short-term rental accommodation'



Add site specific policies with addition of Section 3.7.3 a)

St. Marys Zoning By-law



- The Zoning By-law is a legally enforceable document containing regulations and maps, and consists of a series of zones in a range of categories.
- A Zoning By-law is used by municipalities to implement the policies of the Official Plan and control:
 - the use of land, buildings and structures
 - the type, bulk, height, size, floor area, spacing, character and location of buildings and structures permitted
 - minimum and maximum density
 - lot sizes and dimensions
 - parking and loading requirements

Zoning By-law Amendments

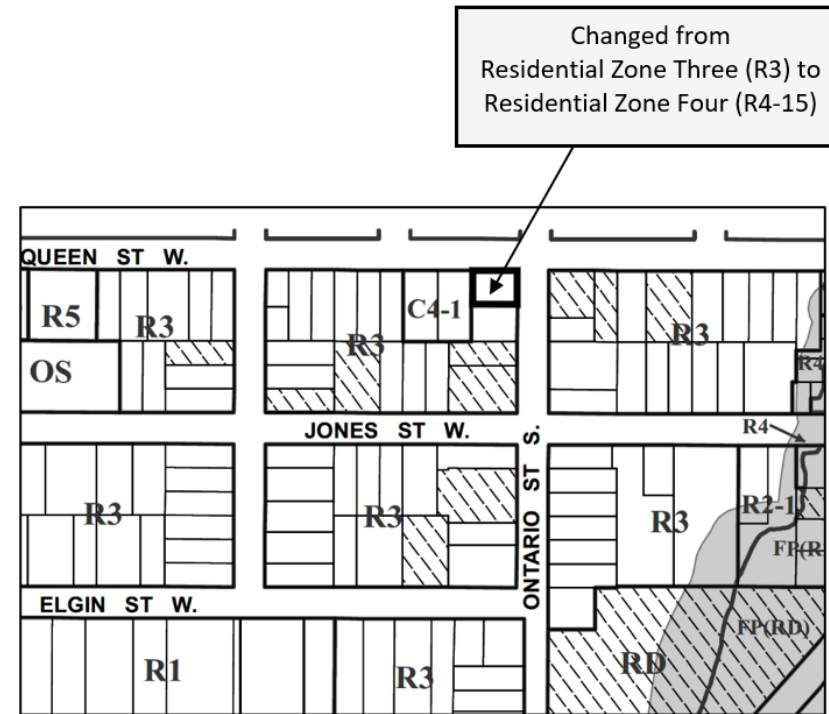
Application for Zoning By-law Amendment

- To amend applicable zones and/or regulation

Example: Z152-2022 for 178 Queen Street West

11.13.15 R4-15

- (a) Location: 178 Queen Street West, Key Map 12
- (b) Notwithstanding the provisions of Sections 11.1 and 11.7, permitted uses are limited to a **converted dwelling** with a maximum of three **dwelling units**, and **accessory uses, buildings and structures** on those lands zoned "R4-15".
- (c) Notwithstanding the provisions of Sections 5 and 11, the following provisions shall apply to those lands zoned "R4-15":
- | | |
|---|--|
| i. Minimum Lot Area | 650 square metres |
| ii. Minimum Lot Depth : | 29 metres |
| iii. Minimum Front Yard : | 5.3 metres (Ontario Street) |
| iv. Minimum Interior Side Yard (South) | 1.1 metres |
| v. Minimum Exterior Side Yard : | 1.0 metres |
| vi. Minimum Off-Street Parking : | 1.25 per converted dwelling unit |
| vii. Maximum Driveway Width : | Existing on the date of the passing of the by-law |
| viii. Parking Space Access : | Accessed directly from a public road |
| ix. Parking Space Size : | A maximum of one (1) parking space shall be a minimum of 5.4 metres in length by 2.7 metres in width |
| x. Tandem Parking : | Permitted for one (1) dwelling unit |
| xi. Daylight Triangle : | Existing on the date of the passing of the by-law |



- The plan of subdivision approval process allows land to be divided in a comprehensive manner, often requiring the creation of public streets, multiple lots, and the need for extensive infrastructure
- Consists of surveyed property boundaries, numbering and dimensions of lots, location and width of streets, and sites of future schools and parks

[illegible]

Application for Plan of Condominium



- Ownership of common elements (e.g., parking areas, roads and sidewalks, corridors, lobbies, elevators, heat and electrical systems) while having individual ownership of units
- Condominium corporation must pay for the upkeep and maintenance of common elements.
- **Standard condominiums** consist of both units and common elements.
- **Phased condominiums** permit individually owned units and common elements to be added to a condominium corporation in phases, over a maximum of 10 years. Only standard condominiums may be phased.
- **Common elements condominiums** consists only of common elements (e.g., a laneway or a golf course), with no units. The owners of common interest are owners of freehold parcels of tied land (POTL) which are not part of the condominium property.
- **Vacant land condominiums** are effectively vacant lots upon which buildings will be located after the condominium is registered. A plan of a vacant land condominium therefore resembles a plan of subdivision – but with land identified as either a unit or a common element.

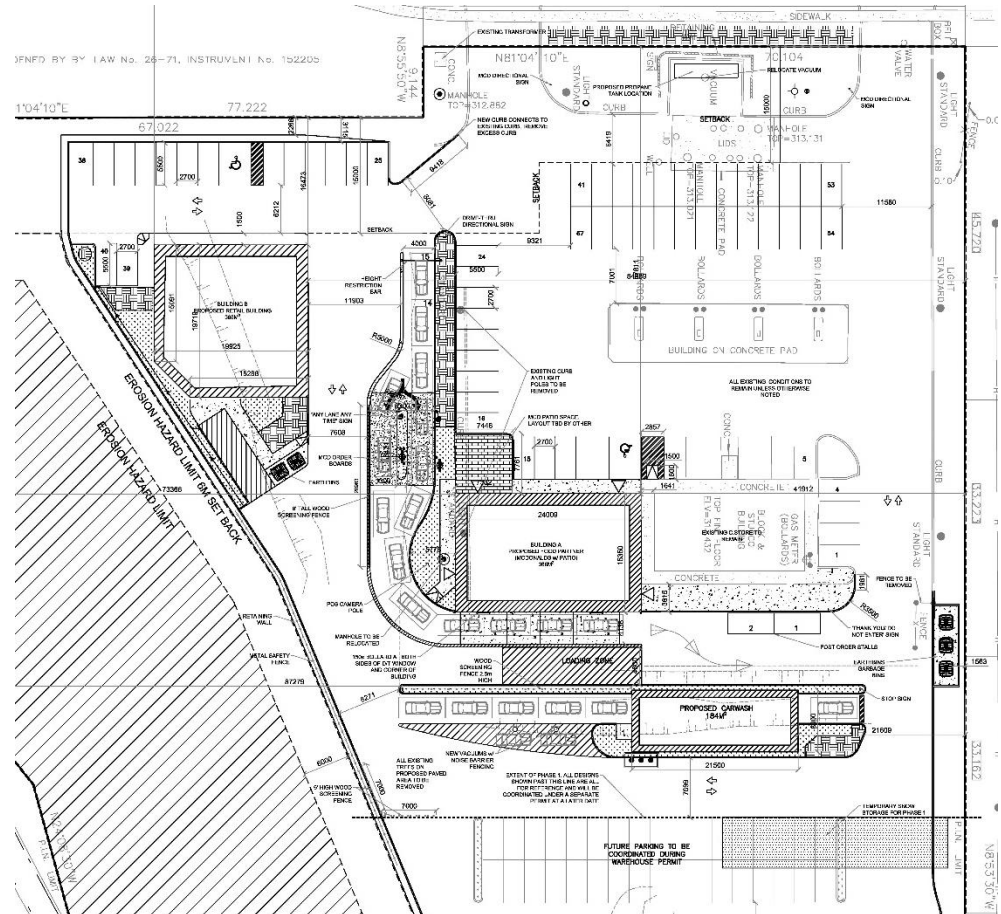
Application for Site Plan Approval

Overview

- The Planning Advisory Committee does not review applications for site plan approval
- Through the site plan process, applicants are required to submit plans and drawings displaying matters, such as:
 - the location of buildings
 - landscaping*
 - waste and recycling containers
 - traffic and pedestrian access, interior walkways
 - exterior design matters*

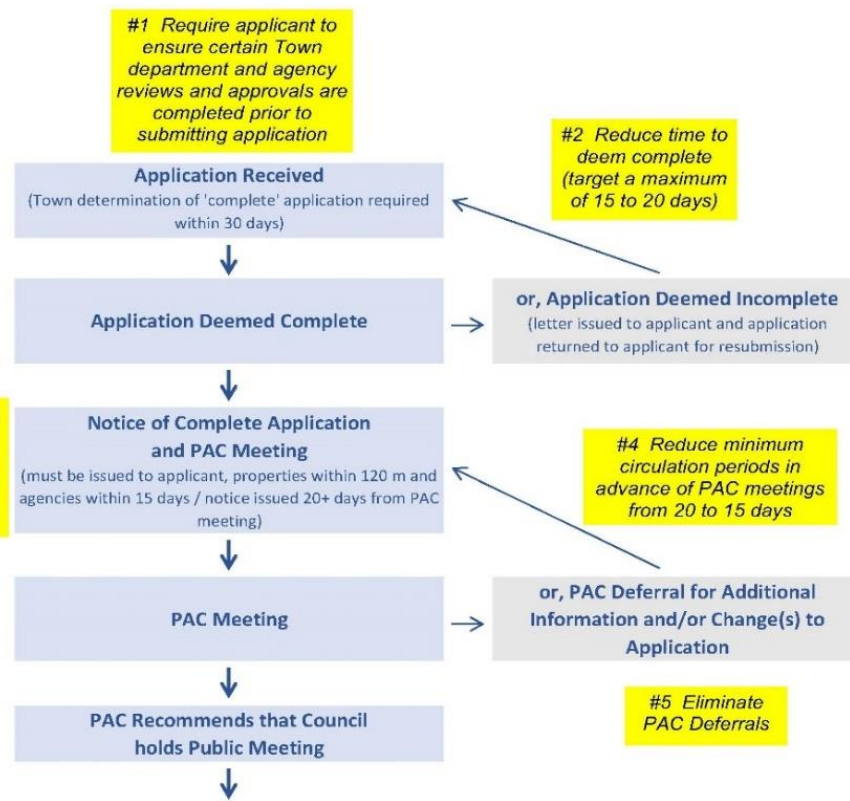
*changes due to Bill 23

Example: 752 Queen Street East



The Planning Process

Pre-consultation to PAC



Council



Planning Process – Motions



The Planning Advisory Committee does not have the power to approve / reject a planning application.

The Planning Advisory Committee may choose to take a position on the file, choosing to:

- Endorse the application, in principle
- Not endorse the application

The Planning Advisory Committee may recommend to Council:

- That Council proceed to the statutory public meeting
- That Council consider.... (in the case where more information is required)

The Committee may not ask that the application be taken back and brought forward to the Committee for a subsequent meeting.

FORMAL REPORT

To:	Chair and Members of the Advisory Committee
Prepared by:	Mark Stone, Planner
Date of Meeting:	6 February 2023
Subject:	DEV 06-2023 Application for Plan of Condominium (DPC 01-2022) for 275 James Street South by A. Paola

PURPOSE

The purpose of this report is to: provide an overview of the Application; consider information and comments provided by the Applicant, Town departments, agencies and the public; and consider recommendation(s) with respect to the further processing of the Application.

RECOMMENDATION

THAT DEV 06-2023 Application for Draft Plan of Condominium (DPC 01-2022) by A. Paola for 275 James South be received; and,

THAT the Planning Advisory Committee endorse the Application, in principle.

BACKGROUND

The subject property is located northeast of the intersection of James Street South and Maxwell Street, as shown on the General Location Map (refer to Attachment 1). The irregularly shaped subject property is approximately 0.87 hectares in size, with 33 metres of frontage along James Street South and 13 metres of frontage along Maxwell Street.

In January of 2019, Council enacted Zoning By-law Amendment No. Z131-2019 to rezone the property from “Residential Development Zone (RD)”, “Residential Two Zone (R2-1)” and “Residential Three Zone (R3)” to “Residential Five Zone (R5-12)” to permit the proposed development.

In October of 2019, Council granted Site Plan Approval to facilitate the development of 24 townhouse units in four buildings, with individual driveways and garages for each unit, along with 10 visitor parking spaces. A copy of the approved site plan is provided as Attachment 2.

The owner has now applied for approval of a Draft Plan of Condominium (Standard) to establish 24 freehold condominium townhouse dwelling units. The owner has completed the construction of 16 of the 24 units, and has indicated that construction of the remaining units will be completed in 2023 and prior to registration of the condominium. The proposed Draft Plan of Condominium is provided as Attachment 3 and identifies proposed common elements (i.e. private internal road, visitor parking area, amenity and snow storage areas).

REPORT

PLANNING CONTEXT

Provincial Policy Statement

Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. The Provincial Policy Statement (PPS) was issued under the authority of Section 3 of the Act. The PPS provides policy direction on matters of provincial interest related to land use planning and development, including the protection of resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The project represents an efficient form of development that utilizes existing infrastructure and public service facilities, and contributes to the provision of a range and mix of residential housing in the Town.

Official Plan

The subject lands are designated Residential in the Town Official Plan. The primary use of land in the Residential designation is for a range of dwelling types from single detached dwellings to walk-up type apartments, parks and open spaces, and institutional uses subject to the policies of the Plan. The development is in general conformity with the policies of the Official Plan with respect to supply of housing, appropriate infilling and intensification, density and provision of parking.

Section 4.1.1.10 states that “before approving a plan of subdivision/condominium, Council shall be satisfied that adequate services such as schools, municipal recreation facilities, fire protection, water supply, sewage disposal, storm drainage facilities, solid waste disposal facilities, and road maintenance are or can be supplied and that the provision of these services will not adversely affect the financial position of the Town”.

Zoning By-law

The subject lands are zoned “Residential Five Zone (R5-12)”, with the following site specific regulations:

(i) Lot Area, Minimum	120.5 square metres (per unit measured from edge of condominium road/driveway to 1 metre off of rear wall of the dwelling).
(ii) Lot Frontage, Minimum	13.7 metres (the Maxwell Street frontage is deemed to be the frontage of the lot)
(iii) Lot Depth, Minimum	25.0 metres per unit (measured from edge of condominium road/driveway to property line behind unit)
(iv) Exterior Side Yard, Minimum	6.5 metres to James Street (measured from limit of required 5.0 metre wide road widening)
(v) Rear Yard, Minimum	3.0 metres (setback from north property line of the lot)
(vi) Maximum number of townhouse dwellings	24

COMMUNICATIONS

Notice of this meeting was circulated by first class mail to all landowners within 120 metres of the subject property and any agencies, and signage was posted on the property in accordance with the Planning Act. Information, notices and other documents related to this Application have been provided on the Town’s Current Planning / Development Applications webpage.

The following is a summary of comments received from Town Departments and agencies.

Department/ Agency	Date	Summary of Comments
Enbridge Gas	January 19, 2023	<ul style="list-style-type: none"> It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.
Bell Canada	January 23, 2023	<ul style="list-style-type: none"> We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval: "The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost." Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development. To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.
Hydro One	January 26, 2023	<ul style="list-style-type: none"> We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. <u>Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.</u> For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro

Department/ Agency	Date	Summary of Comments
		<p>subdivision group at Subdivision@HydroOne.com or 1-866-272-3330.</p> <ul style="list-style-type: none"> To confirm if Hydro One is your local distributor please follow the following link: http://www.hydroone.com/StormCenter3/

PRELIMINARY DISCUSSION

The application will be presented to Council with recommended conditions of draft plan of condominium approval. Like a plan of subdivision, these conditions must be satisfied before the condominium plan is registered.

FINANCIAL IMPLICATIONS

None known at this time.

SUMMARY

Based on the preliminary review of the submission thus far, it is recommended that Planning Advisory Committee consider endorsing the Application in principle.

OTHERS CONSULTED

Town of St. Marys Development Team

ATTACHMENTS

- 1) General location map
- 2) Approved Site Plan
- 3) Proposed Plan of Condominium

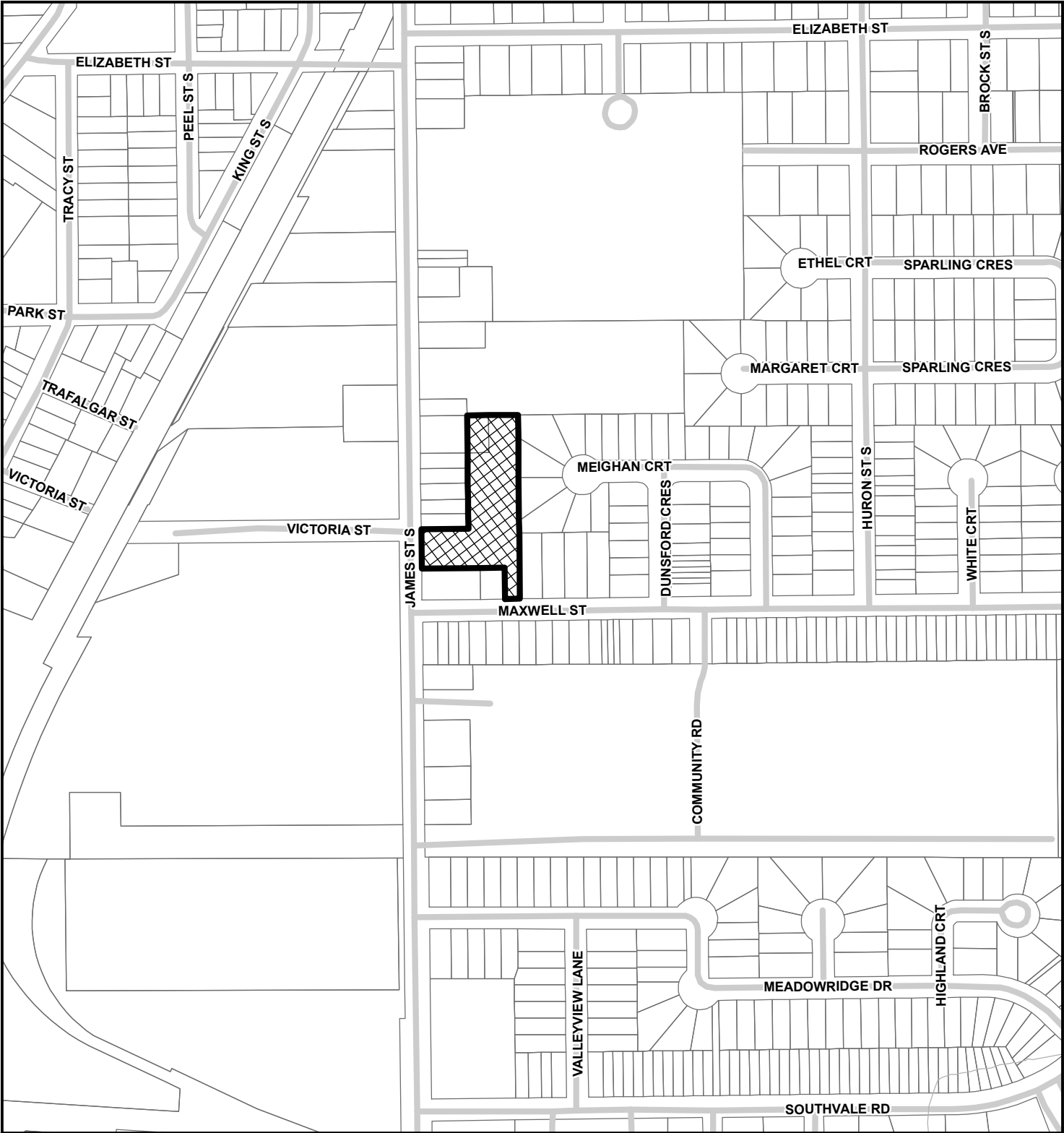
REVIEWED BY

Respectfully submitted,



Mark Stone,
Planner

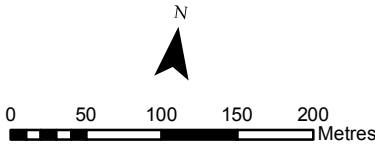
General Location Map
Town of St. Marys
275 James Street South
Part of Block D and Lot 20, Registered Plan 429

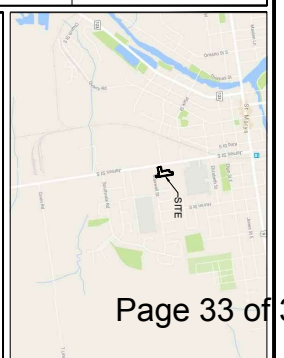


ONTARIO CANADA
ST. MARYS



Subject Area





Part of Block D
Registered Plan No. 492
and Part of Lot 20
Concession 18
Town of St. Mary's
(Geographic Township of Blanshard)
County of Perth

Adriano Paola
James Street

SITE DATA				
Rozone	Required	Proposed	Comments	
24,450/sq ft	24,450/sq ft	8,997/sq ft	N	
No Areas	N/A		N	
Units	500/units	24 units	N	
Dresses (max. interior sq. ft.)	500/units	27 dresses	N	
Number of Attracted Sewing Units (max)	20/units	13	N	
Lot Depth (mm)	37.0m	17.4m	Y	
Interior Side (mm)	4.5m	4.5m	Y	
Interior Side (mm)	4.5m	4.5m	Y	
Exterior Side (mm)	6.0m	3.0m	N	
Row 1 (mm)	7.5m	3.0m	N	
Row 2 (mm)	7.5m	3.0m	N	
Lot Coverage (mm)	35%	28.8%	Y	
Landscaped Open Space (mm)	35%	(2,472 sq. ft.)	Y	
Parking Spaces (1 Space/unit)	36 spaces	(3,861 sq. ft.)	Y	
Visitor Spaces	58 spaces	10 spaces	Y	
Barrier Free Spaces	1 space	1 space	Y	

FRS
Fire Route Sign Location

Fire Route (6.0m wide)

No.:

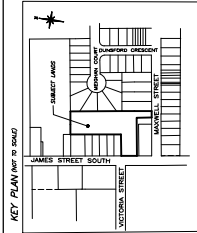
1. Minimum lot area per individual condominium unit = 133.7m²
2. Garbage and recycling to be stored in individual private garages - private condominium collection to be provided
3. Fire Route to be posted and designated under municipal by-law

Source: Unimexort taken from MARTINSIMMONS Architects Site Plan dated June 22, 2017.

Source: Linework taken from MARTINSIMMONS Architects Site Plan dated June 22, 2017.

GSP
group
PLANNING | URBAN DESIGN
LANDSCAPE ARCHITECTURE

REVISIONS
April 27, 2018
September 25, 2018



DRAFT PLAN OF CONDOMINIUM
BLOCK D
REGISTERED PLAN NO. 492
LOT 20
CONDOMINIUM 18
TOWN OF ST. MARYS
COUNTY OF PERTH

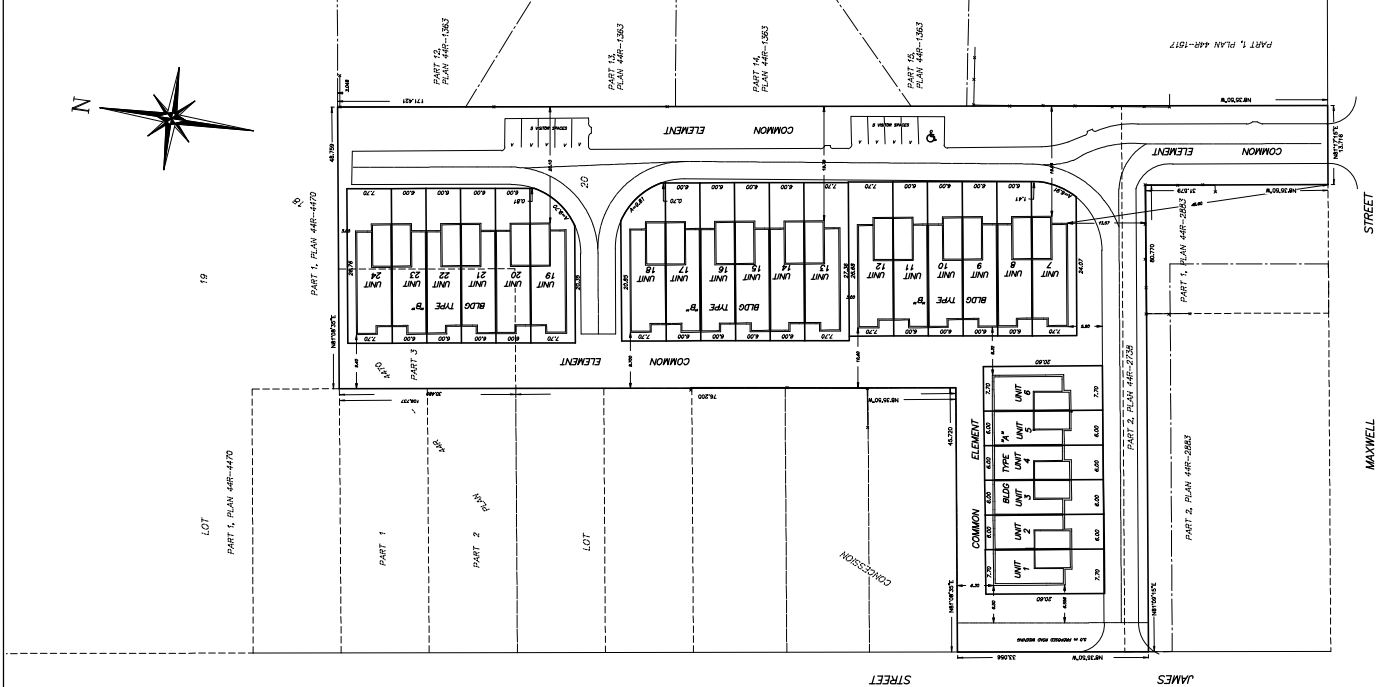
SCALE 1:500
DATE 10/10/2018
MTE OLS LTD.
ONOND AND SURVEYORS
METZGER
PART 12, PLAN 448-1583
PART 13, PLAN 448-1583
PART 14, PLAN 448-1583
PART 15, PLAN 448-1583

SCHEDULE OF LAND USES
RESIDENTIAL - 100%
COMMERCIAL - 100%
INDUSTRIAL - 100%
RECREATION - 100%
AGRICULTURE - 100%

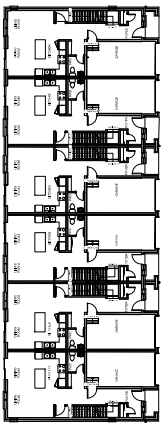
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 5(17) OF THE PLANNING ACT:
1. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING BY-LAW.
2. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION ACT.
3. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CONDOMINIUM ACT.

OWNER'S CERTIFICATE:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: 10/10/2018
NAME: [Signature]
ADDRESS: [Address]

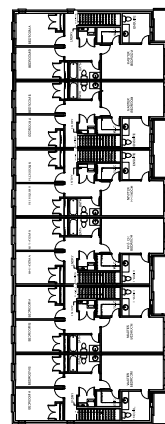
SURVEYOR'S CERTIFICATE:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: 10/10/2018
NAME: [Signature]
ADDRESS: [Address]



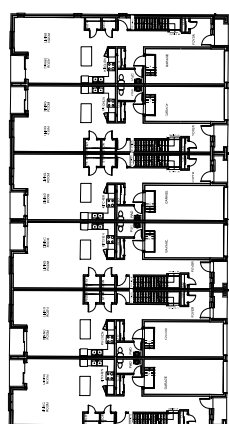
BLDG TYPE "A"
MAIN FLOOR



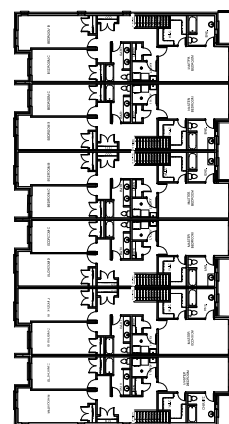
BLDG TYPE "A"
SECOND FLOOR



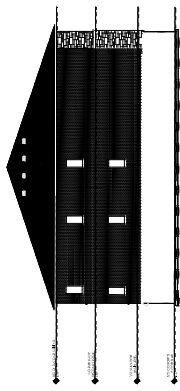
BLDG TYPE "B"
GROUND FLOOR



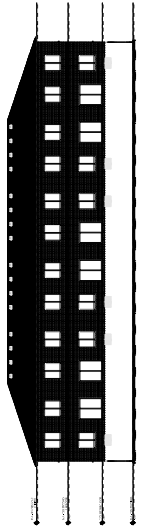
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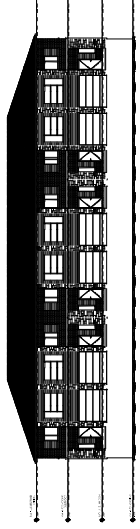
BLDG TYPE "B"
EXTERIOR SOUTH ELEVATION



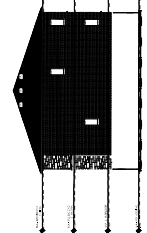
BLDG TYPE "A"
EXTERIOR NORTH ELEVATION



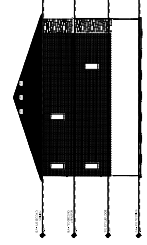
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EXTERIOR SOUTH ELEVATION



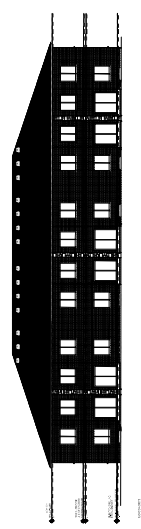
BLDG TYPE "A"
EXTERIOR EAST ELEVATION



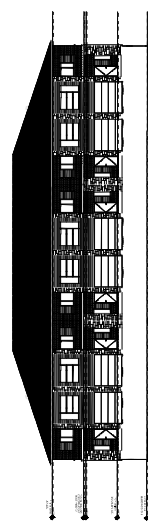
BLDG TYPE "A"
EXTERIOR WEST ELEVATION



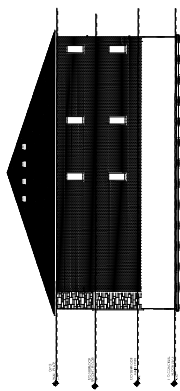
BLDG TYPE "B"
EXTERIOR WEST ELEVATION



BLDG TYPE "B"
EXTERIOR EAST ELEVATION



BLDG TYPE "B"
EXTERIOR NORTH ELEVATION



TOWN OF ST. MARYS

Planning Advisory Committee Meeting Schedule (2023)

The Planning Advisory Committee (PAC) meets at 6:00 pm on the first Monday of each month, as required. Meetings of PAC are held in the Board Room, Municipal Operations Centre, 408 James Street South.

All Planning Advisory Committee meetings are livestreamed on the Town's YouTube platform:

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

Deadline for a Complete Application**	Planning Advisory Committee Date
Monday, December 5, 2022	Monday, January 2, 2023
Wednesday, January 11, 2023	Monday, February 6, 2023
Wednesday, February 8, 2023	Monday, March 6, 2023
Wednesday March 8, 2023	Monday, April 3, 2023
Wednesday, April 5, 2023	Monday, May 1, 2023
Wednesday, May 10, 2023	Monday, June 5, 2023
Wednesday, June 7, 2023	Monday, July 3, 2023
Wednesday, July 12, 2023	Monday, August 7, 2023
Wednesday, August 9, 2023	Tuesday, September 5, 2023 *
Wednesday, September 6, 2023	Monday, October 2, 2023
Wednesday, October 11, 2023	Monday, November 6, 2023
Wednesday, November 8, 2023	Monday, December 4, 2023

*Date adjusted due to Holiday Monday

** The application must have been received by the Town prior to and deemed complete by Town staff as of the given deadline date. All deadlines end at 4:30pm on the given date. If an application is not adequate to be deemed complete by Town staff as of the given deadline date it may be sent back to the applicant and may be rescheduled in the PAC meeting queue.

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