

Planning Advisory Committee

Monday, May 28, 2018

A meeting of the St. Marys Planning Advisory Committee was held on Monday, May 28, 2018, in the Boardroom, Municipal Operations Centre, 408 James Street South, St. Marys, Ontario at 6:00 pm to discuss the following.

1.0 Call to order

2.0 Declaration of Pecuniary Interest

3.0 Approval of Minutes

Regular Meeting of April 23, 2018

Motion:

Second:

4.0 Application Z01-2018 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

Part Lot 17, Concession 15, as Part 8 on Reference Plan 44R-3503

45 Thames Road North, St. Marys

Applicant: The Corporation of the Town of St. Marys

5.0 Next Meeting

6.0 Adjournment

Present:

- Chairman Councillor Don Van Galen
- Councillor Jim Craigmile
- Member W. J. Galloway
- Member Dr. J. H. Loucks
- Mark Stone, Planner
- Susan Luckhardt, Secretary-Treasurer PAC

Regrets:

- Member Steve Cousins
- Member Marti Lindsay
- Grant Brouwer, Director of Building and Development

1.0 Call to Order

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

2.0 Disclosure of Pecuniary Interest:

Member W. J. Galloway declared pecuniary interest with respect to Agenda Item #4 as he is a member of the service club acquiring the subject property from the Town.

3.0 Approval of Minutes:

Minutes dated April 23, 2018

Motion by: Councillor Jim Craigmile

Seconded by: Member W. J. Galloway

THAT the Minutes dated April 23, 2018 be approved as circulated.

MOTION CARRIED

4.0 Application Z01-2018 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

**Part Lot 17, Concession 15, as Part 8 on Reference Plan 44R-3503
45 Thames Road North, St. Marys**

Applicant: The Corporation of the Town of St. Marys

Brent Kittmer, CAO-Clerk, was present as agent for the application submitted by The Corporation of the Town of St. Marys.

Mark Stone introduced the application. The property is currently vacant and was formerly used as a rail corridor. The Town has declared the property to be surplus to its needs and is seeking to sell the property. Having entered into an Agreement of Purchase and Sale to sell the property, there is a condition that the Town rezone the property for institutional purposes. The location and size of the building and parking area will be determined at the site plan approval stage. A conceptual site plan has been submitted with the zoning amendment application.

The property is designated Residential in the Town's Official Plan. Policies under Section 3.1.2.17 of the Official Plan state that "institutional uses of land such as hospitals, churches, schools, parks, senior citizen homes etc. are permitted in the 'Residential' designation". The property is currently zoned Residential Development – RD in the Towns' Zoning By-law Z1-1997. The zoning by-law amendment application will rezone the property to the Institutional Zone – I. The zoning by-law amendment will include site specific provisions to limit permitted uses to a private club, church, government administration office, day nursery, nursery school, museum, meeting room facility, passive recreational uses and park; and will reduce the maximum building height to 7.0 metres. An application for site plan approval has not been submitted to the Town at this time. Prior to development of the property an application for site plan approval will be required.

Comments received from the Upper Thames River Conservation Authority dated May 22, 2018 stated that they have no objection to the application.

Brent Kittmer spoke to the application on behalf of the applicant, The Corporation of the Town of St. Marys. The property sale is scheduled to close on September 12, 2018 and the Town is rezoning the property on behalf of the prospective purchaser.

Chairman Don Van Galen asked for questions from PAC members.

Member Dr. J. H. Loucks asked why the Institutional zone has been requested for the property. Brent Kittmer responded that the potential purchaser is the Masonic Lodge and the application for rezoning is to permit a future Masonic meeting hall on the site which would fall under an Institutional use.

Member Dr. J. H. Loucks asked about the positioning of the property boundaries in relation to adjacent buildings. Brent Kittmer stated that the property will be surveyed. There currently is some encroachment by adjacent properties of moveable buildings which will be relocated to correct the encroachment. Mark Stone added that there will be minimum setbacks applied to the proposed development on the property. It was clarified that the overview provided on the Notice is an aerial view, not a survey of the property.

Chairman Don Van Galen asked for questions from members of the Public.

Murray Richardson, Unit 1, 25 Thames Road North asked if there would be an opportunity under the requested Institutional zoning to use the property for weddings and events that could generate noise. Mark Stone responded, stating that the application does include the use as a private club as the Masonic Lodge has asked for some meeting space. Potentially the space could be rented out for small events. Any usage on the exterior of the property is not included under the zoning by-law. There are other by-laws within the Town to control noise, etc. Mr. Richardson's concerns will be noted. This is a review meeting and comments received through this meeting will be presented to Council at the statutory Public Meeting.

Frank Vermiere of Vermiere Farms, 1930 Perth Road 139 asked if the selling price of the property is public information as they had submitted a bid for the land. Frank Vermiere stated that they currently farm adjacent lands and are still interested in purchasing this land for use as part of a future project. Without this land, their potential development land is essentially land locked. Brent Kittmer responded and provided information regarding the history of the property sale. The sale price for the lands is public knowledge; the lands are being sold for \$50,000. The opportunity to bid on the lands has now passed.

Sue Griffiths, 55 Thames Road North asked about privacy for their property located immediately to the north of the subject lands. Mark Stone stated that the Town zoning by-law provides for privacy through setbacks and buffering. The site plan application process will address issues such as this.

There were no further questions from the public.

MOTION:

Application Z01-2018 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended:

Motion by: Councilor Jim Craigmile

Seconded by: Member Dr. J. H. Loucks

THAT based on the review of the Application and comments received thus far, Planning Advisory Committee endorses in principle Application Z01-2018 from The Corporation of the Town of St. Marys for a Zoning By-law Amendment affecting 45 Thames Road North, St. Marys, and

Committee recommends to St. Marys Town Council that it proceed with the statutory public meeting to be scheduled for June 26, 2018.

MOTION CARRIED

5.0 Next Meeting

T.B.A.

6.0 Adjournment:

Motion by: Councillor Jim Craigmile

Seconded by: Member Dr. J. H. Loucks

THAT the meeting adjourn at 6:17 pm.

MOTION CARRIED

Councillor Don Van Galen
Chairman

Susan Luckhardt
Secretary-Treasurer

Copies to:

- PAC Members
- CAO-Clerk
- Council
- Mark Stone, Planner

draft Unapproved