



FORMAL REPORT

To:	Mayor Stratthdee and Members of Council
Prepared by:	Mark Stone, Planner
Date of Meeting:	12 June 2018
Subject:	DEV 25-2018 Application for Removal of Holding Symbols (Z05-2017)247, 243, 239 & 235 Emily Street Lots 30, 31, 32 & 33, Registered Plan 44M-64Town of St. Marys

PURPOSE

The purpose of this report is to provide Council with a summary and recommendation as it pertains to the Application for the removal of holding symbols for 247, 243, 239 and 235 Emily Street.

RECOMMENDATION

THAT DEV 25-2018 Application for Removal of Holding Symbols (Z05-2017) be received; and

THAT Council enact Zoning By-law Z126-2018 to remove the Holding “H” symbols only from the properties known as 247, 243 and 239 Emily Street (Lots 30, 31 & 32 of Plan 44M-64).

BACKGROUND

The subject lots are located on the east side of Emily Street, north of the Grand Trunk Trail overpass. In 2017, Plan 44M-64 was registered to allow for the development of 33 single detached lots along Emily Street and the construction of the first section of the Glass Street extension. A copy of Plan 44M-64 is provided as Attachment 1 of this report, showing the location of Lots 30, 31, 32 and 33. The owner of the subject property has submitted an Application for the removal of holding symbols from these lots to allow for the proposed development of single detached dwellings to proceed on each lot.

In 2012, Council approved Zoning By-law Amendment Z98-2012 to change the zone classification of the subject lands from “Agricultural Zone (A1)” to “Residential Zone Three (R3-11-H₃)” to permit the development of these lands for single detached dwellings, with special provisions to increase the minimum front yard requirement to 7.5 metres. To ensure safe vehicular movements along Emily Street, the (H₃) holding provision cannot be removed until it is demonstrated, to the Town’s satisfaction, that the sightlines associated with the Emily Street underpass are adequate for safe vehicular movements in terms ingress and egress to the subject lands. Until the holding symbol is removed, permitted uses are limited to lawfully existing uses as of the adoption date of By-law No. Z98-2012. A copy of By-law No. Z98-2012 is attached to this report.

The removal of the holding symbols from the lands affected by the By-law would have the effect of permitting development in accordance with the “Residential Zone Three (R3-11)” Zone provisions.

REPORT

The Town’s Engineering and Public Works Department has reviewed the request to remove the holding symbols and has provided comments in a memorandum (see Attachment 4). The Engineering and Public Works Department note that the holdings were originally placed on the lots to ensure that the driveways of the new lots would be safe to enter and exit due to concern about the nearby overpass

impeding sight lines of motorists. The developer's consultant completed a sight line analysis specifically examining the sight line impacts of Lot 33. It was determined that a vehicle travelling 50 km/hr did not have sufficient sight line or time to stop to avoid a collision with a motorist leaving the driveway of Lot 33. BM Ross reviewed the sight line analysis on behalf of the Town (see Attachment 4).

For Lots 30, 31 and 32, the Engineering and Public Works Department recommends that the speed limit on Emily Street be reduced to 40 km/hr from Water Street North to Glass Street.

For lot 33, the Engineering and Public Works Department recommends that:

1. The developer contact Festival Hydro to determine whether the guy wire and anchor could be replaced with a brace pole, allowing the lot 33 driveway to move further to the north.
2. A "hidden driveway" sign be installed on the south side of the overpass warning northbound traffic of the potential hazard.
3. A one-foot reserve be placed on the southerly 10 metres of lot frontage of Lot 33 so that the driveway entrance could not be installed any closer to the over pass than what was assessed in the sight line analysis.
4. The future extension of Wellington Street North to Glass Street should reduce the volume of traffic utilizing Emily Street travelling to and from the downtown core. This reduction in traffic would reduce the likelihood of a collision occurring at the Lot 33 driveway. It is recommended that the holding remain in place for Lot 33 until the developer extends Wellington Street to Glass Street.

Based on the above, it is recommended that, at this time, Council only remove the holding symbol from Lots 30, 31 and 32.

FINANCIAL IMPLICATIONS

None.

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED

Susan Luckhardt, Planning Coordinator
Jeff Wolfe, Asset Management / Engineering Specialist

ATTACHMENTS


- 1) Plan 44M-64
- 2) By-law Z98-2012
- 3) Proposed enacting Zoning By-law to remove holding symbols
- 4) Town Engineering & Public Works Department comments (including letter from BM Ross)

REVIEWED BY

Recommended by the Department



Mark Stone
Planner



Grant Brouwer
Director of Building and Development

Recommended by the CAO



Brent Kittmer
CAO / Clerk