

## **Planning Advisory Committee**

### **Monday, June 5, 2017**

A meeting of the St. Marys Planning Advisory Committee was held on Monday, June 5, 2017, 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 May 15, 2017

Motion:

Second:

#### **4.0 Applications OP01-2017 and Z02-2017 to Amend the Town of St. Marys Official Plan and the Town of St. Marys Zoning By-law Z1-1997, as amended**

Part of Lot 17, Concession 19

825/895 Queen Street East, St. Marys

Applicants: Margaret McMillan Baird  
Bairds of Strathaven Inc.

#### **5.0 Next Meeting**

#### **6.0 Adjournment**

##### **Present:**

- Chairman Councillor Don Van Galen
- Councillor Jim Craigmile
- Member William J. (Bill) Galloway
- Member Steve Cousins
- Member Marti Lindsay
- Member Dr. J. H. (Jim) Loucks
- Mark Stone, Planner
- Susan Luckhardt, Secretary-Treasurer PAC

##### **Regrets:**

- 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:**

None.

## **3.0 Approval of Minutes dated May 15, 2017**

Motion by Member William J. Galloway

Seconded by Member Marti Lindsay

THAT the Minutes dated May 15, 2017 be approved as circulated.

CARRIED.

## **4.0 Applications OP01-2017 and Z02-2017 to Amend the Town of St. Marys Official Plan and the Town of St. Marys Zoning By-law Z1-1997, as amended**

Dave Hanly and Janet Baird-Jackson were in attendance to represent the applications.

Dave Hanly provided a presentation regarding the applications. The Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) are related to the Consent to Sever applications submitted for these lands, under consideration by Committee of Adjustment. Dave Hanly detailed the two parcels of land subject to the applications as being an L-shaped lot (2.07 ha) with 121.9m of frontage long Queen Street East owned by Margaret McMillan Baird and the site of two existing single-detached dwellings (originally constructed in 1890 and 1972) and vacant agricultural; and an irregularly shaped lot (3.29 ha) with 185.3m of frontage along Road 120 owned by Bairds of Strathaven Inc. and the site of a storage barn and vacant agricultural. The municipal addresses for the two parcels are 825 and 895 Queen Street East. Margaret Baird lives in the existing westerly dwelling fronting on Queen Street East; and Donald and Donna Baird live in the easterly existing dwelling fronting on Queen Street East. The purpose of the applications is to permit the creation of separate lots for each of the two existing residential dwellings and the continued use of those dwellings; and to permit the consolidation of the remainder of the Baird lands for future use. The proposed OPA is to permit special policies to the Official Plan Highway Commercial designation; and to allow for the creation of a separate lot for each of the two dwellings. The proposed ZBA is to amend Key Map 10 of the Town's Zoning By-law; to introduce special provisions for Residential use of the lands in the Highway Commercial Zone; to address setbacks; and to amend the Schedule to show that the lands are subject to special provisions.

Dave Hanly referenced the proposed lot fabric drawing to show the proposed lot parcels following severance of the lands as per the Consent to Sever applications submitted to Committee of Adjustment.

Dave Hanly spoke further to the applications. No new development is being proposed. The applications have the benefit of consolidating the lands for future development. The two residential uses have existed compatibly with surrounding uses for many years and it is with the understanding that reconfiguring the lot lines would have no effect on that status. The applications reserve the Highway Commercial - C3 zoning on the lands for future C3 uses.

Janet Baird-Jackson stated that the main purpose of the OPA, ZBA and Consent to Sever applications is to sever the existing dwellings so Margaret McMillan Baird; and Donald and

Donna Baird can each have their own separate property; and to consolidate the remaining lands for future development.

Chairman Don Van Galen asked for questions and comments from PAC members. Member Bill Galloway asked if any future development of the remainder lands would need to come back to this committee. Dave Hanly stated that a “Holding – H” symbol is on the lands. There are a set of determined permitted uses for the lands under the zoning by-law. However, to remove the Holding symbol a site plan approval process will be required at which time the applicant will request removal of the Holding symbol.

Mark Stone confirmed the removal of the Holding symbol upon site plan approval for future development of the property.

Member Dr. Jim Loucks asked if the Upper Thames River Conservation Authority (UTRCA) has been circulated with the applications. Mark Stone stated that the UTRCA comments were received late for this agenda; but have since been received and UTRCA has no objections.

Dave Hanly reviewed the comments received, stating that comments from the Town Engineering and Public Works Department for the consent applications request lands for future road widening along Queen Street East; and abandonment of the two wells on the site to be replaced by municipal water connections for the existing dwellings. Bell Canada stated no objections to the applications; the Town Finance Department stated no objections to the applications. Dave Hanley spoke to a risk management assessment for the property by UTRCA as part of the Source Water Protection Screening process; stating that a Risk Management Plan has been signed off by the property owners with UTRCA regarding storage of home heating oil for one of the residential uses.

Councillor Jim Craigmile asked if the 2m strip fronting Queen Street East is sufficient for future road allowance. Mark Stone confirmed that the 2m strip is sufficient for future road allowance.

Member Steve Cousins asked how much distance is between the existing barn (accessory building) and the new property line. Dave Hanly confirmed the distance from the barn to the new property line is 1.5m.

Chairman Don Van Galen asked for comments from members of the Public. None were forthcoming.

Mark Stone provided planning comments regarding the applications: the applications should proceed; there is no change to the land use designation or the zoning on the property. The long-term intent under the Official Plan Highway Commercial designation on the lands is maintained. The size of the residential lots created is appropriate and may in future be suitable to support Highway Commercial uses. The consolidation of the remaining lands speaks to the Official Plan Highway Commercial designation in the creation of land parcels suited to potential large format retail.

This concluded discussion of application OP01-2017 and Z07-2017.

**MOTION:**

**Applications OP01-2017 and Z07-2017 to Amend the Town of St. Marys Official Plan and the Town of St. Marys Zoning By-law Z1-1997, as amended:**

Moved by: Member William J. Galloway  
Seconded by: Member Steve Cousins

THAT the Planning Advisory Committee for the Separated Town of St. Marys recommends approval of Applications OP01-2017 and Z02-2017 from Margaret McMillan Baird and Bairds of Strathaven Inc. for an Official Plan Amendment and a Zoning By-law Amendment affecting Part of Lot 17, Concession 19, 825 and 895 Queen Street East, St. Marys and further that Council proceed immediately to a Public Meeting to be scheduled for June 27, 2017.

CARRIED

**5.0 Next Meeting:**

T.B.A.

**6.0 Adjournment:**

Motion by Member William J. Galloway  
Seconded by Member Steve Cousins  
THAT the meeting adjourn at 6:28 pm.  
CARRIED

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Councillor Don Van Galen  
Chairman

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Susan Luckhardt  
Secretary-Treasurer

Copies to:

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