



Corporation
of the Town of St. Marys



- ☐ Application for Approval of an Official Plan Amendment
(Under Section 22(4) of the Planning Act)
- ☒ Application for Zoning By-law Amendment
(Under Section 34 or 39 of the Planning Act)
- ☐ Application to Remove a Holding Symbol
(Under Section 34 and 36 of the Planning Act)
- 206-2017

Instructions

Each application must be accompanied by the application fee in the form of either cash or a cheque payable to the Town. **An accurate scaled drawing of the subject land must be submitted.**

If the applicant is not the owner of the subject land, a written statement by the owner which authorizes the applicant to act on behalf of the owner as it relates to the subject application, must accompany the application See Section 13.0).

Please bear in mind that additional information may be required by the Town, local and provincial agencies in order to evaluate the proposed Amendment. The required information may include studies or reports to deal with such matters as impacts on: the environment; transportation network; water supply; sewage disposal; and storm water management.

In addition, the applicant may be required to submit a more detailed site plan in accordance with Section 41, of the Planning Act.

Completeness of the Application

The information in this form that **must** be provided by the applicant is indicated by **black arrows (➤)** on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 198/96 made under the **Planning Act**. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information is not provided, the municipality will return the application or refuse to further consider the application.

The application form also sets out other information (eg. technical information or reports) that will assist the approval authority and others in their planning evaluation of the development proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Approval Process

Upon receipt of an application, the required fee and other information (required) Council will determine whether there is sufficient merit to process the application further (i.e. circulation of notice and the holding of a public meeting as required by the Ontario Planning Act). The applicant is encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Official Plan Amendments and Zoning By-law Amendments are adopted by St. Marys Council. If no notice of appeal is received within twenty days, the Official Plan Amendment and/or Zoning By-law Amendment is in force.

For Help

To help you complete the application form, please consult the Building Department in the Town Hall. You can also call the Building Department at (519) 284-2340.

Please Print and Complete or (✓) Appropriate Box(es)

1.0 Application Information

➤ 1.1 Name of Owner(s) An owner's authorization is required if applicant is not the owner (See Section 12.0)		
Name of Owner(s) Wildwood Homes (Rick Murphy)	Home Telephone No. 519-521-7088	Business Telephone No. 519-284-3402
Address 1436 Kilally Road, Side Unit, London, Ontario	Postal Code N5V 5A3	Fax No. 519-451-0987
➤ 1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)		
Name of Contact Person (and Firm) NA Engineering Associates Inc. (Kathleen Rooyakkers, P.Eng.)	Home Telephone No.	Business Telephone No. 226-300-1240
Address 107 Erie St., Suite 2, Stratford, Ontario	Postal Code N5A 2M5	Fax No. 519-273-7133

➤ 2.0 Location and Size of the Subject Land

Street No. 121	Name of Street/Road Ontario St. S.	Registered Plan No. 235	Lot(s)/Block(s) 14,15,16,17,18,19 & west side of Thomas St., east side of Ontario St.
Reference Plan No.	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage 81.7 m	Average Width 120 m	Average Depth 66.2 m	Lot Area 8,978.7 sq.m.

➤ 2.1 Is there a mortgage or charge in respect of the subject land? ☒ Yes ☐ No If yes, give the names and addresses of any mortgages or charges
Rick Murphy 1436 Kilally Road, Side Unit, London, Ontario, N5V 5A3

➤ 2.2 Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☒ No If yes, describe the easement or covenant and its effect.

➤ 2.3 When were the subject lands acquired by the current owner? 2017

➤ 3.0 Proposed and Current Land Use

- 3.1 What is the proposed use of the subject land? Residential Zone 5 (R5)
- 3.2 What is the current use of the subject land? No current use, past use Institutional (child care facility)
- 3.3 How is the subject land currently designated in the Official Plan? Residential
- 3.4 How is the subject land currently zoned in the applicable Zoning By-law? Institutional Zone (I)

➤ 3.5 Provide the following details for all buildings, both existing or proposed. (Should be shown on the Site Plan submitted with this Application).

	Existing Buildings	Proposed Buildings		Existing Buildings	Proposed Buildings
3.5.1 Front yard	17.0 m	9.3 m	3.5.5 Height	8.5	11.7
3.5.2 Rear yard	39.9 m	11.2 m	3.5.6 Dimensions	See DWGS	3-5.2 m x 15.2 m
3.5.3 Side Yard	6.8 m	6.8 m	3.5.7 Gross Floor Area	493 sq. m.	3 - 696 sq. m.
3.5.4 Side Yard	61.1 m	17.4 m	3.5.8 Date Constructed		N/A

➤ 4.0 Official Plan Amendment (proceed to Section 5.0 if a Official Plan Amendment is not proposed)

4.1 Does the Proposed Official Plan Amendment:	Yes	No
4.1.1 Add a Land Use designation to the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>
4.1.2 Change a land use designation in the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>
4.1.3 Replace a policy in the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>
4.1.4 Delete a policy from the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5 Add a policy to the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>

If applicable, please provide the policy section number to be changed, and suggested policy wording on a separate page.

4.2 What is the purpose of the Official Plan Amendment and land uses that would be permitted by the proposed Official Plan Amendment?

4.3 Explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act (attach a separate page if necessary).

➤ 5.0 Zoning By-law Amendment (proceed to Section 6.0 if a Zoning By-law Amendment is not proposed)

5.1 Does the Proposed Zoning By-law Amendment:	Yes	No
5.1.1 Add a Zone Category to the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.2 Change a Zone Category in the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.1.3 Replace a zoning provision in the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.4 Delete a zoning provision from the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.5 Add a zoning provision to the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If applicable, please provide the provision section number to be changed, and suggested provision wording on a separate page.

5.2 What is the purpose of the proposed Zoning By-law Amendment and what are the land uses proposed?

The purpose of the amendment is to change the current zoning of the property from Institutional to Residential (R5) to allow the development of affordable residential unit on the site.

6.0 Previous Industrial or Commercial Uses

6.1 Has there previously been an industrial or commercial use on the subject land or adjacent land? If Yes, specify the uses and dates. ☐ Yes ☒ No

6.2 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No

6.3 What information did you use to determine the answers to the above questions? Information provided by owner

6.4 If Yes, to (6.1), (6.2) or (6.3), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed.
Is the previous use inventory attached? ☐ Yes ☐ No

➤ 7.0 Status of Other Applications under the Planning Act

Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, Zoning By-law Amendment or Zoning Order Amendment? ☐ Yes ☒ No If Yes, indicate the type of application, the file number and the status of the application.

Not currently however a site plan application package is currently being completed for submission.

➤ 8.0 Servicing

8.1 Indicate the existing/proposed servicing type for the subject land.

Sewage Disposal	Existing	Proposed	Water Supply	Existing	Proposed
a) Public piped sewage system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	a) Public piped water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Public or private communal septic			b) Public or private communal well(s)		
c) Individual septic system(s)			c) Individual well(s)		
d) Other			d) Other		

Storm Drainage	Existing	Proposed	Road Access	Existing	Proposed
a) Sewers	✓	✓	a) Arterial Road		
b) Ditches or swales	✓	✓	b) Collector Road	✓	✓
c) Other			c) Local Road	✓	✓

ATTACHMENT 1

► 9.0 Justification

9.1 Indicate how the proposed use(s)/ zone complies with the relevant portions of the Official Plan - or complete an Official Plan Amendment Application.

The proposed use is residential which is in alignment with the designation for this area in the Official Plan.

9.2 Indicate how the proposed use(s) will be compatible with the surrounding land uses.

The surrounding area is residential and the proposed use is also residential. The density is proposed to be higher than the area directly surrounding it, see the Surrounding Land Compatibility Analysis for more information.

► 10.0 Other Information

► 11.0 Application Drawing

Please submit an accurate, scaled drawing of the proposal showing the following information:

- The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
- The uses of adjacent and abutting land;
- The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
- The location of all natural and man-made features on the land and the location of these features on adjacent and abutting lands; and
- Scale and north arrow.

► 12.0 Affidavit or Sworn Declaration

I, Kathleen Rooyakkers, P. Eng. of the Municipality of Huron East in the County/Region of Huron

make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the Town of St. Marys

in the County/Region of Perth

this 21st day of December

Susan Louise Lockhart,
a Commissioner, etc.,
Province of Ontario,

for the Corporation of the Town of St. Marys

Commissioner of Oaths

Expires September 5, 2018.

Kathleen Rooyakkers
Applicant

► 13.0 Authorization of Owner for Agent to Make the Application

I (we), Rick Murphy (Wildwood Homes) of the City of London in the County/Region of Middlesex County

am the owner of the land that is the subject of this application for an Official Plan Amendment/Zoning By-law Amendment and I hereby

authorize NA Engineering Associates Inc to act as my agent in the application.
(Kathleen Rooyakkers, P.Eng.)

Dec/19/2017
Date

[Signature]
Signature of Owner

► 14.0 Acknowledgement

ACKNOWLEDGEMENT

With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the St. Marys for legal counsel and other associated costs to represent the Corporation of the St. Marys in defending the decision before the Ontario Municipal Board will be solely the responsibility of, and paid for by the applicant.

Dated at the Town of St. Marys

in the County/Region of Perth

this 21 day of December, 2017

Kathleen Rooyakkers
Applicant

General Location Map

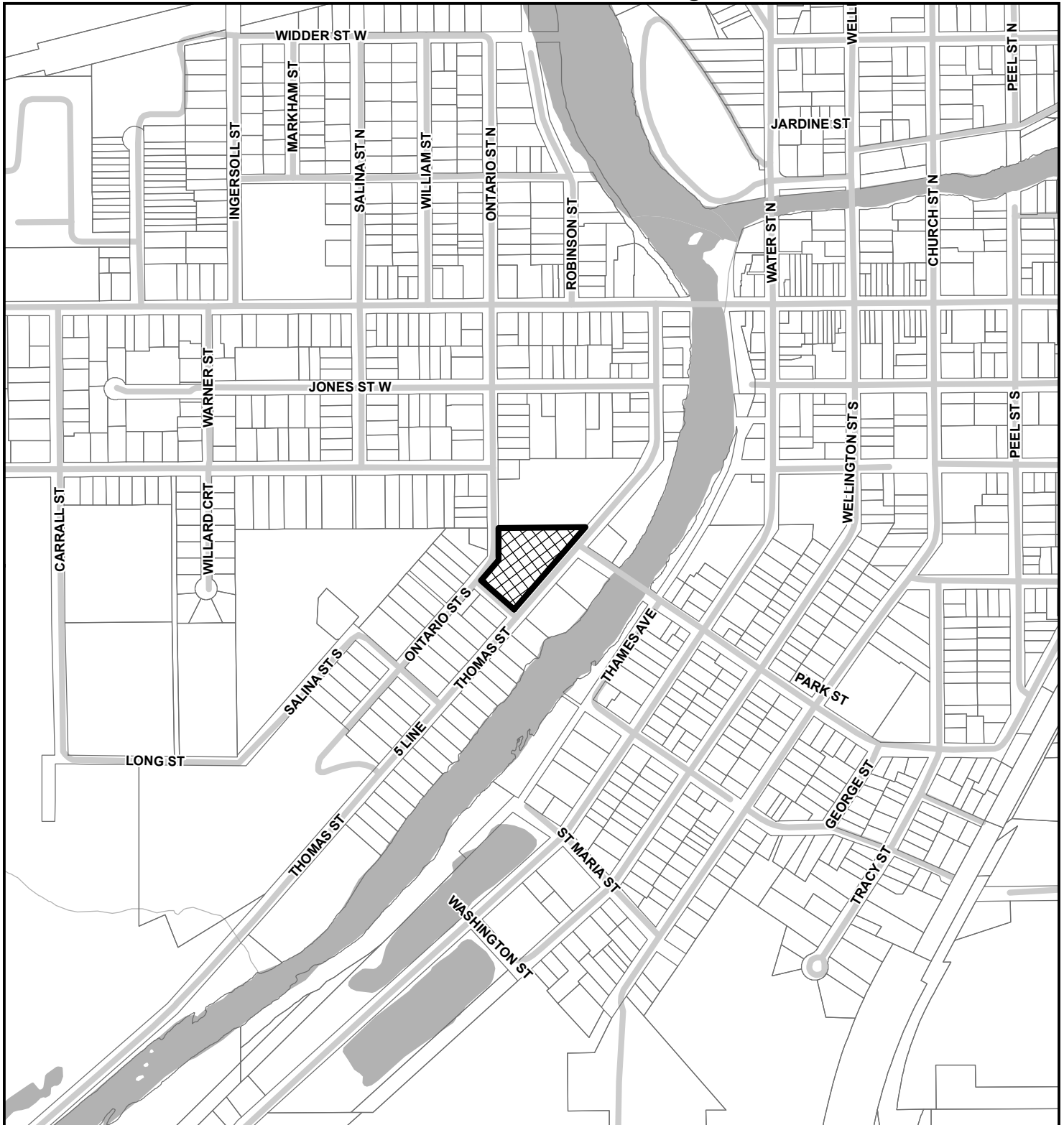
Town of St. Marys

121 Ontario Street South

Lots 14-20, west side of Thomas Street,

Lots 16-20, east side of Ontario Street, Registered Plan 235

ATTACHMENT 2



ONTARIO CANADA
ST. MARYS



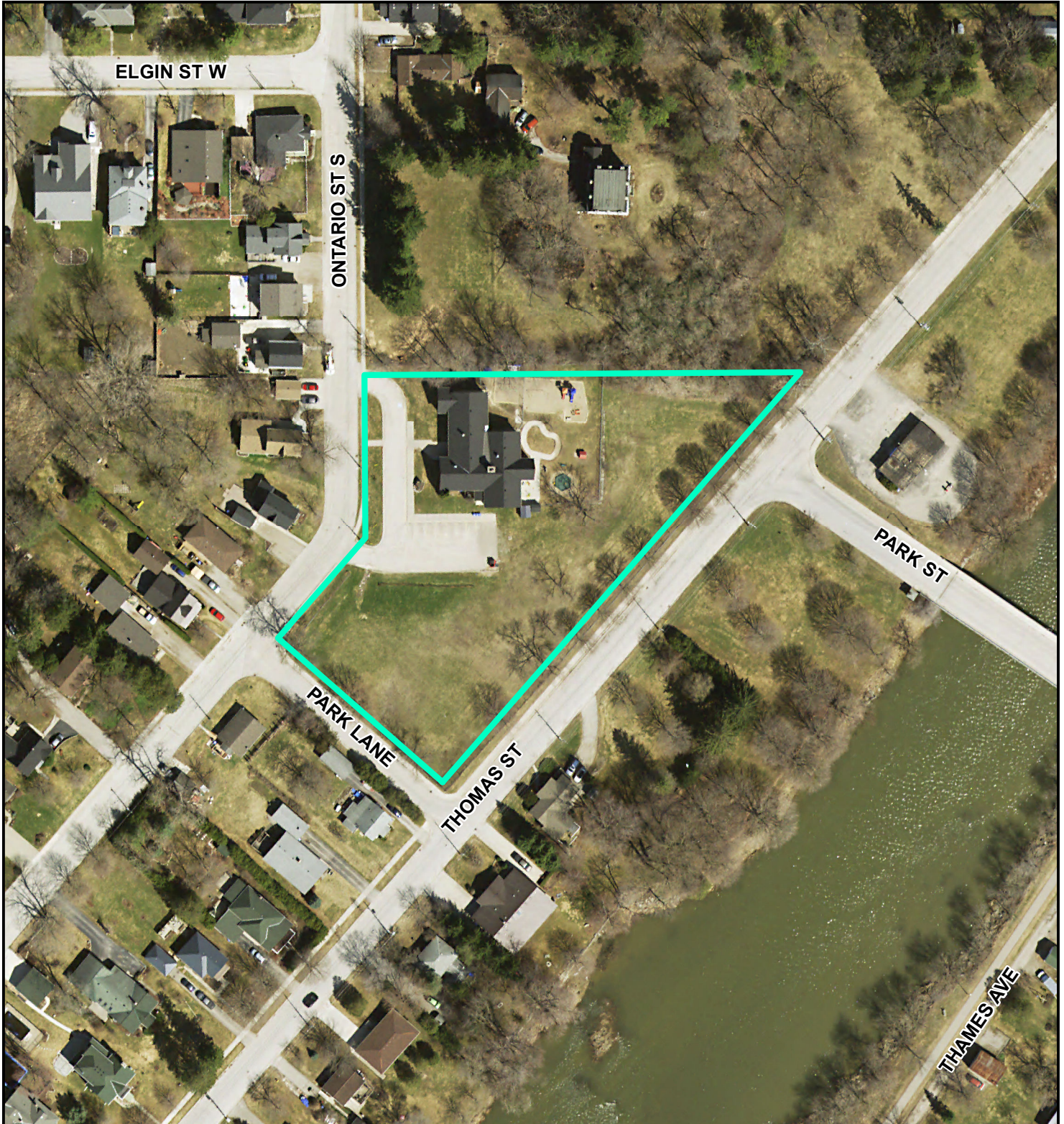
Subject Area



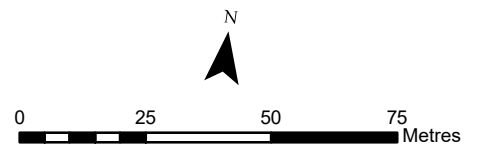
0 100 200 300 400 Metres

January 19, 2018

Specific Location Map
 Town of St. Marys
 121 Ontario Street South
 Lots 14-20, west side of Thomas Street,
 Lots 16-20, east side of Ontario Street, Registered Plan 235



Subject Area



January 19, 2018

Planning Advisory Committee Monday, February 5, 2018

A meeting of the St. Marys Planning Advisory Committee was held on Monday, February 5, 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 January 8, 2018

Motion:

Second:

4.0 Application Z06-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

Lots 14-20, west side of Thomas Street, Lots 16-20, east side of Ontario Street, Registered Plan 235, 121 Ontario Street South

Applicant: Wildwood Homes (Rick Murphy)

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:

Minutes dated January 8, 2018

Motion by: Councillor Jim Craigmile

Seconded by: Member Marti Lindsay

THAT the Minutes dated January 8, 2018 be approved as circulated.

MOTION CARRIED

4.0 Application Z06-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

Lots 14-20, west side of Thomas Street, Lots 16-20, east side of Ontario Street, Registered Plan 235, 121 Ontario Street South

Applicant: Wildwood Homes (Rick Murphy)

Rick and Melanie Murphy of Wildwood Homes and Kathleen Rooyakkers of NA Engineering were present.

Mark Stone introduced the application to amend the Town's Zoning By-law with respect to 121 Ontario Street South. The property is approximately 0.9 hectares (2.2 acres) in size and is bounded by Ontario Street South, Thomas Street and Park Lane. The application for a Zoning By-law Amendment is required to facilitate the development of the property for 23 apartment units in four buildings. There will be 5 units in the existing building; and 6 units in each of 3 proposed buildings. The property was formerly owned by the Town of St. Marys and functioned as an early learning centre. The property was sold by the Town to Wildwood Homes in September of 2017 through a public tender process. In addition to the existing building located on the property, there is an outdoor play area and paved parking areas currently on the property. In the Town's Official Plan the property is designated Residential with a small area identified as Floodplain at the northeast corner. The property is currently zoned Institutional (I) and Flood Plain [FP (RD)], with a Regulated Area overlay in the Town of St. Marys Zoning By-law Z1-1997, as amended. Section 3.1.2.3 of the Official Plan states that residential infilling type development such as this is generally permitted throughout the Residential designation provided it maintains the attributes of the neighbourhood in terms of building type, building form and spatial separations. The zoning amendment will rezone the property to an R5 zone with exceptions to recognize the layout of the proposal on the site.

Correspondence received from the Town's Director of Corporate Services/Deputy Clerk stated that the proposed development would not appear to have any impact on the heritage attributes of the property to the north (89 Ontario Street South) which is designated under Part IV of the Ontario Heritage Act. The Heritage Committee is scheduled to meet on February 10, 2018 and any comments from the Committee will be forwarded to staff.

Correspondence received from Upper Thames River Conservation Authority (UTRCA) stated concern with the proposed Thomas Street access located in the Regulatory floodplain. It was noted by Mark Stone that the applicant has responded to the UTRCA comments and has

revised the site plan by eliminating the Thomas Street access and alternatively providing access located outside the Regulation Limit, off Park Lane to this area of the site.

Correspondence received from Herman Veenendaal, 146 Ontario Street South stated concern with the proposed development around issues of increased density; proposed building height; attainable housing; road widening and tree preservation; and traffic.

Kathleen Rooyakkers of NA Engineering, agent for the application provided an overview of the proposed development. She addressed concerns regarding building height and stated that the proposed buildings are two storeys in height with a walk-out and are in keeping with the character of existing buildings in the neighbourhood.

Rick and Melanie Murphy provided further details around the proposed development and responded to questions from PAC members and members of the Public.

Chairman Don Van Galen asked PAC members for questions.

Member Bill Galloway asked if Park Lane would be physically widened at this time.

Mark Stone explained that a road widening is being taken by the Town along Park Lane and Thomas Street. Under the Ontario Planning Act, the municipality is permitted to take road widening lands under site plan agreements to meet minimum width requirements for the road classification under the Official Plan. Although the land is being taken at this time as road widening, there is no immediate need to widen Park Lane or Thomas Street.

Member Marti Lindsay asked about tree preservation. Melanie Murphy stated they do not intend to remove any trees unless necessary and identified one tree that will be removed. The intent is to replace any trees that need to be removed with new trees. In response to a further question from Marti Lindsay, Melanie Murphy provided details about the conversion of the former school building to living space.

Member Dr. Jim Loucks asked about rental rates to confirm whether utilities were included with the rental rates. Melanie Murphy stated that utilities are not included with the rental rates. Each unit will have independent utilities such that each tenant can control their utilities.

Councillor Jim Craigmile asked for comment on the number of units and accessibility. Melanie Murphy stated that the existing building will contain 5 units and those will all be accessible with 2 of those units being barrier free. Rick Murphy stated that the main level units of the new buildings will be accessible, and the units on the lower walkout level will be barrier free.

Chairman Don Van Galen asked if the proposed storm water management pond is a dry pond. The applicants confirmed that it is.

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

Arlene Callender, 55 Ontario Street South asked if every apartment unit will have a balcony. Melanie Murphy stated that the lower level walkout units will not have balconies. The existing school units will not have balconies. All other units will have balconies.

Jacques Cousineau, owner of 133 Thomas Street asked if the development will be fenced. Rick Murphy stated that the existing fence will be removed and it is expected that it will not

be replaced. Rick Murphy stated that the common area for the development is proposed for the top of the hill which will be designed as an amenity area. There is not a playground proposed for the property. Jacques Cousineau stated concern that children may congregate at the carwash at 133 Thomas Street and stated that he would like to see a fence maintained around the development. Rick Murphy stated that they will be maintaining a fence between themselves and their one abutting neighbour to the north.

Ray Doerksen, 165 Thomas Street asked for clarification on the design of the building that is not a walkout. He was advised that the lower level of the building that is not a walkout would have large rear facing windows. Ray Doerksen asked if UTRCA had any concerns with rainwater catchment for heavy rains events. Ray Doerksen had concern with rainwater flows from the site to his driveway. Kathleen Rooyakkers stated that under the application for site plan agreement, they will be required to provide a storm water management plan for the site. There is a small storm water management pond proposed to manage water on the site. Ray Doerksen asked if they will retain the boulevard trees on Thomas Street. Melanie Murphy responded that one of the trees along Thomas Street is required to be removed as the services for the development will disrupt the roots. There will be a landscape plan for the property as part of the site plan agreement.

Pat DonMelanie, 243 Thomas St. asked for clarification as to what is existing and what is proposed for the site. The applicants reviewed the site plan and spoke to the changes. Pat DonMelanie asked about building finishes in keeping with the heritage of the neighbourhood. Melanie Murphy stated that although they have not finalized the finishes; the finishes will blend with the neighbourhood.

Patty DonMelanie, 243 Thomas Street stated concern regarding traffic movements in the neighborhood. It was suggested that the yield signs at the intersections of Park Lane and Thomas Street and Park Lane and Ontario Street be changed to stop signs.

Michael Ebert, 165 Thomas Street asked about window placements in the buildings and distancing and whether there is adequate space between the existing former school building and the adjacent new building. The applicants will look into this to ensure requirements under the Building Code are met in this regard.

Wendy Mann, 285 Thomas Street asked about the Park Lane entrance to the site and had concerns that Park Lane can be very slippery in the winter. She also had concerns about removing the fence around the site. Youth may still use the site as a toboggan hill. Without the fence, a potential toboggan hill could lead to the Park Street intersection; as such she suggested landscaping be used to provide a barrier at this location.

Ray Doerksen also suggested that the applicants consider naturalizing the hill versus mowing it.

Concerns were raised that pedestrians may cut through the development as they are doing currently. With respect to foot traffic on site, Melanie Murphy stated that once the buildings are constructed and occupied, it is likely the foot traffic will go away as they have found this to be the case with other properties they own.

Pat DonMelanie suggested that the owners look at using LIDS (Low Impact Development) for storm water management for the site.

This concluded questions and comments from the Public.

Chairman Don Van Galen asked PAC members for any further comments.

There were no additional comments from PAC members.

Mark Stone stated that he has taken some notes for consideration based on tonight's discussion. Further details will be covered off under the site plan agreement for the development.

MOTION:

Application Z06-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended:

Motion by: Member Steve Cousins

Seconded by: Member W. J. (Bill) Galloway

THAT based on the review of the Application and comments received thus far, Planning Advisory Committee endorses the Application, in principle, and Committee recommends to St. Marys Town Council that it proceed with the statutory public meeting to be scheduled for February 27, 2018.

MOTION CARRIED

5.0 Next Meeting

T.B.A.

6.0 Adjournment:

Motion by: Member W. J. (Bill) Galloway

Seconded by: Member Steve Cousins

THAT the meeting adjourn at 6:46 pm.

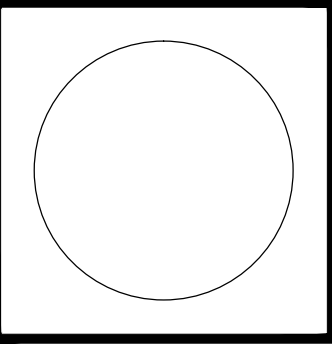
MOTION CARRIED

Councillor Don Van Galen
Chairman

Susan Luckhardt
Secretary-Treasurer

Copies to:

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




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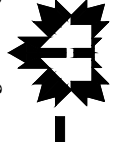
No.	DATE	DESCRIPTION
A	15/12/17	ISSUED FOR CLIENT REVIEW
B	21/12/17	ISSUED FOR ZONING AMENDMENT

CLIENT:
WILDWOOD HOMES
1436 KILALLY ROAD
STRATFORD, ONTARIO,
N5A 5A3
PH. (519) - 451- 0987

PROJECT:
MULTI FAMILY RESIDENTIAL
BUILDING
121 ONTARIO STREET
ST. MARYS, ONTARIO



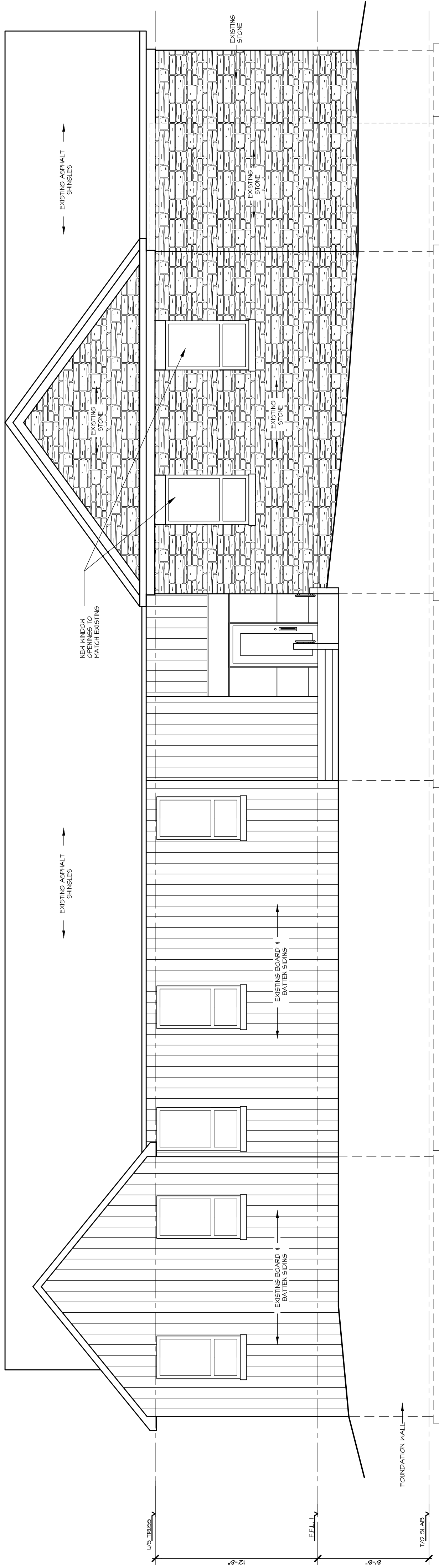
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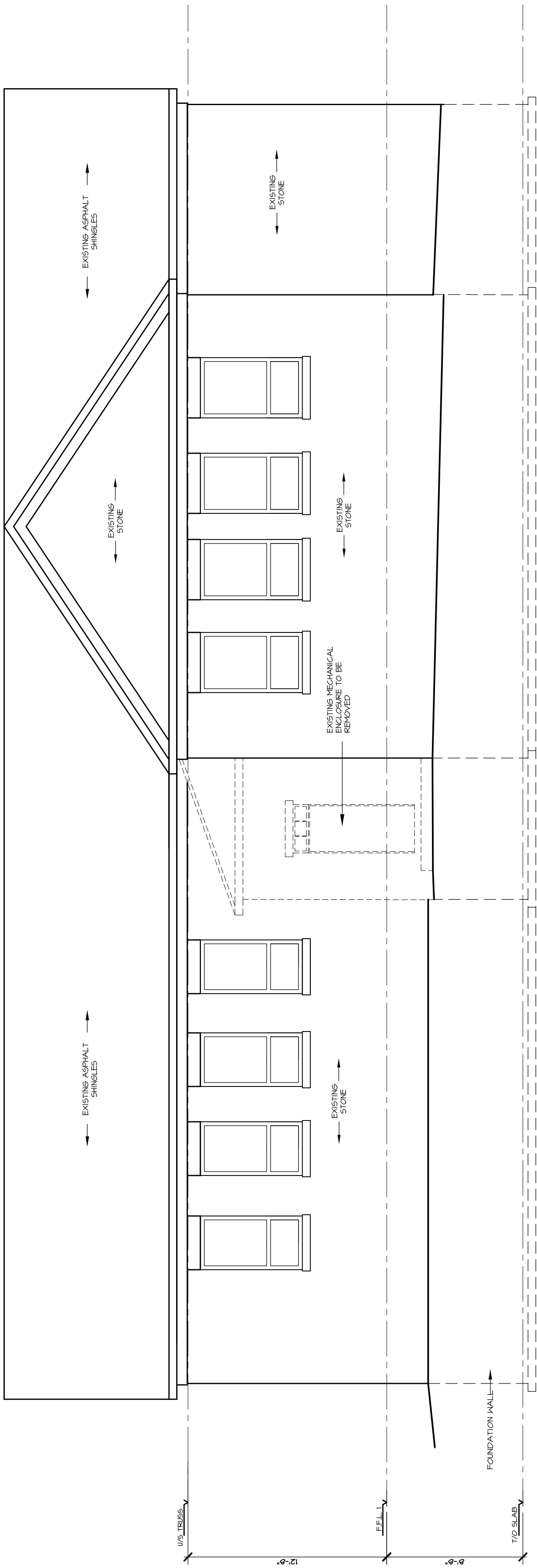
DRAWING TITLE:
BUILDING ELEVATIONS

DATE:	DEC. 21, 2017
DRAWN BY:	JH/MBM
CHECKED BY:	JHT
SCALE:	AS SHOWN

DRAWING No.	17-5033-B	ISSUE No.	B
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FRONT ELEVATION
SCALE: 3/16"=1'-0"



RIGHT ELEVATION
SCALE: 3/16"=1'-0"


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No.	DATE	DESCRIPTION
A	15/12/17	ISSUED FOR CLIENT REVIEW
B	21/12/17	ISSUED FOR ZONING AMENDMENT


CLIENT:
WILDMOOD HOMES
1436 KILALLY ROAD
STRATFORD, ONTARIO,
N5A 5A3
PH. (519) - 451- 0987

PROJECT:
MULTI FAMILY RESIDENTIAL
BUILDING
121 ONTARIO STREET
ST. MARYS, ONTARIO



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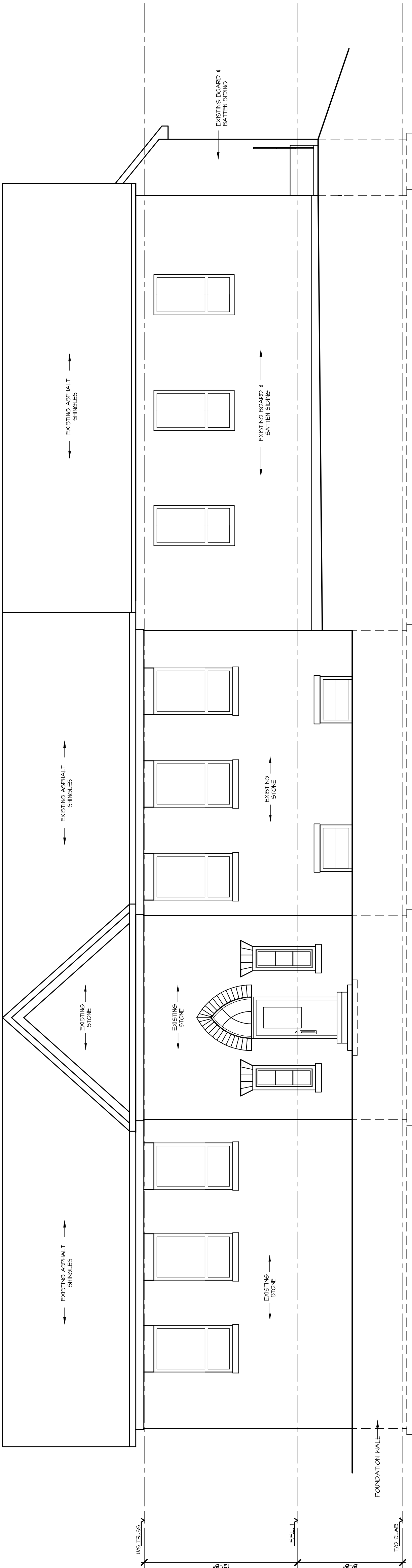
107 FIFE STREET, SUITE 2, STRATFORD, ONTARIO, N5A 2H5
PH. (519) 273-1220 FAX. (519) 273-1133
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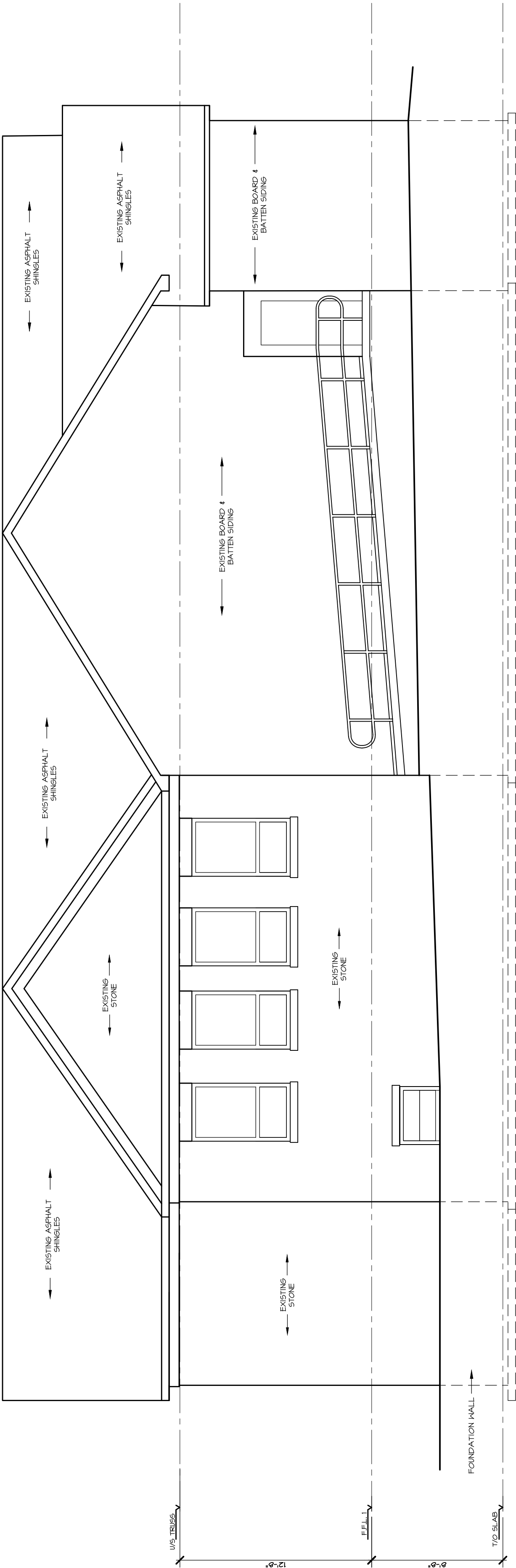
DRAWING TITLE:
BUILDING ELEVATIONS

DATE:	DEC. 21, 2017
DRAWN BY:	JH/MBM
CHECKED BY:	JHT
SCALE:	AS SHOWN

DRAWING No.	17-5033-C	ISSUE No.	B
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REAR ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"



FRONT ELEVATION

121 ONTARIO STREET

CONCEPT PLAN

LEFT / RIGHT ELEVATION

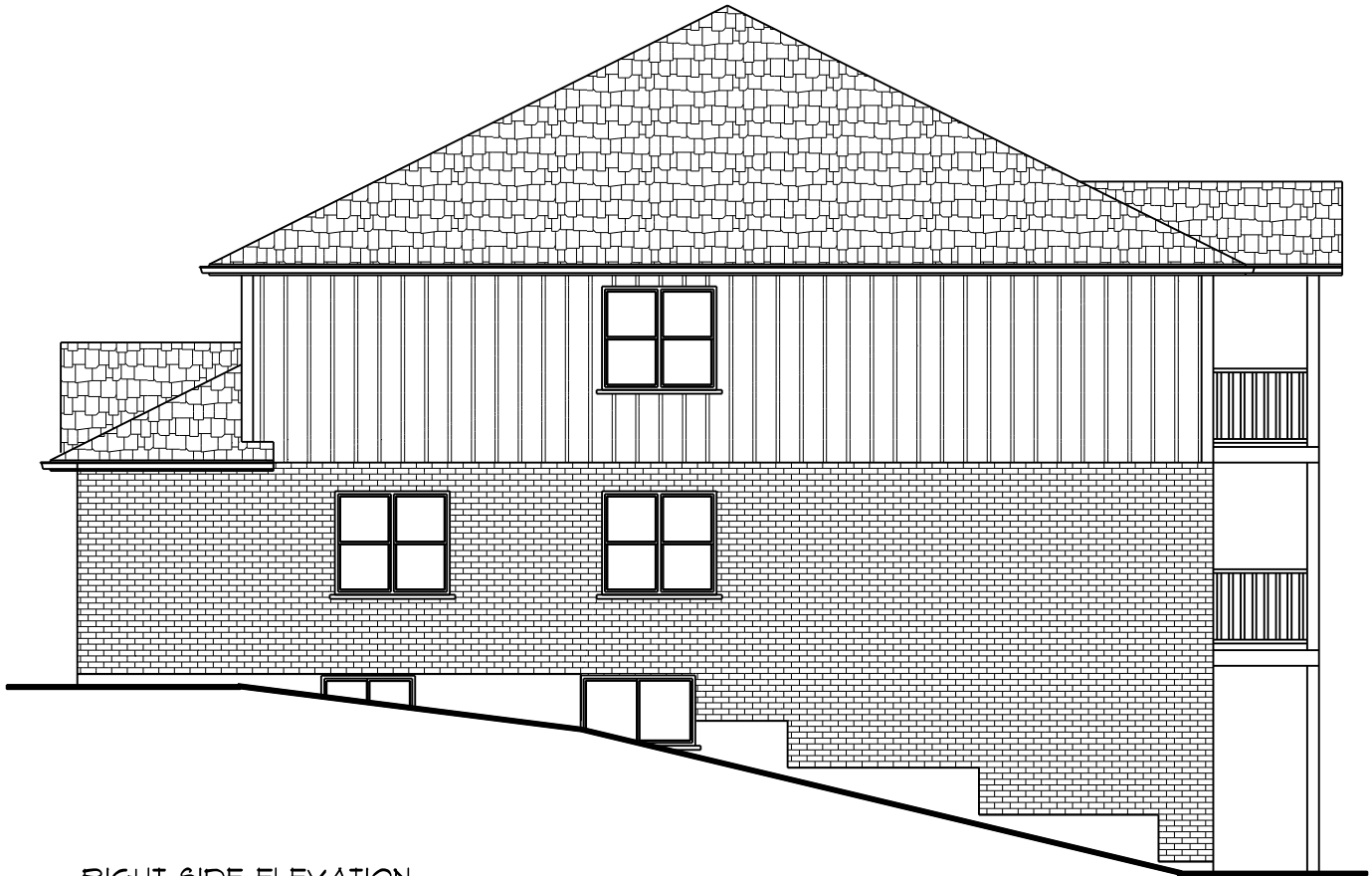
DATE: 12-18-17

NOT TO SCALE

WILDWOOD HOMES LTD.

ST MARYS ONTARIO

519-521-7088



RIGHT SIDE ELEVATION

121 ONTARIO STREET

CONCEPT PLAN

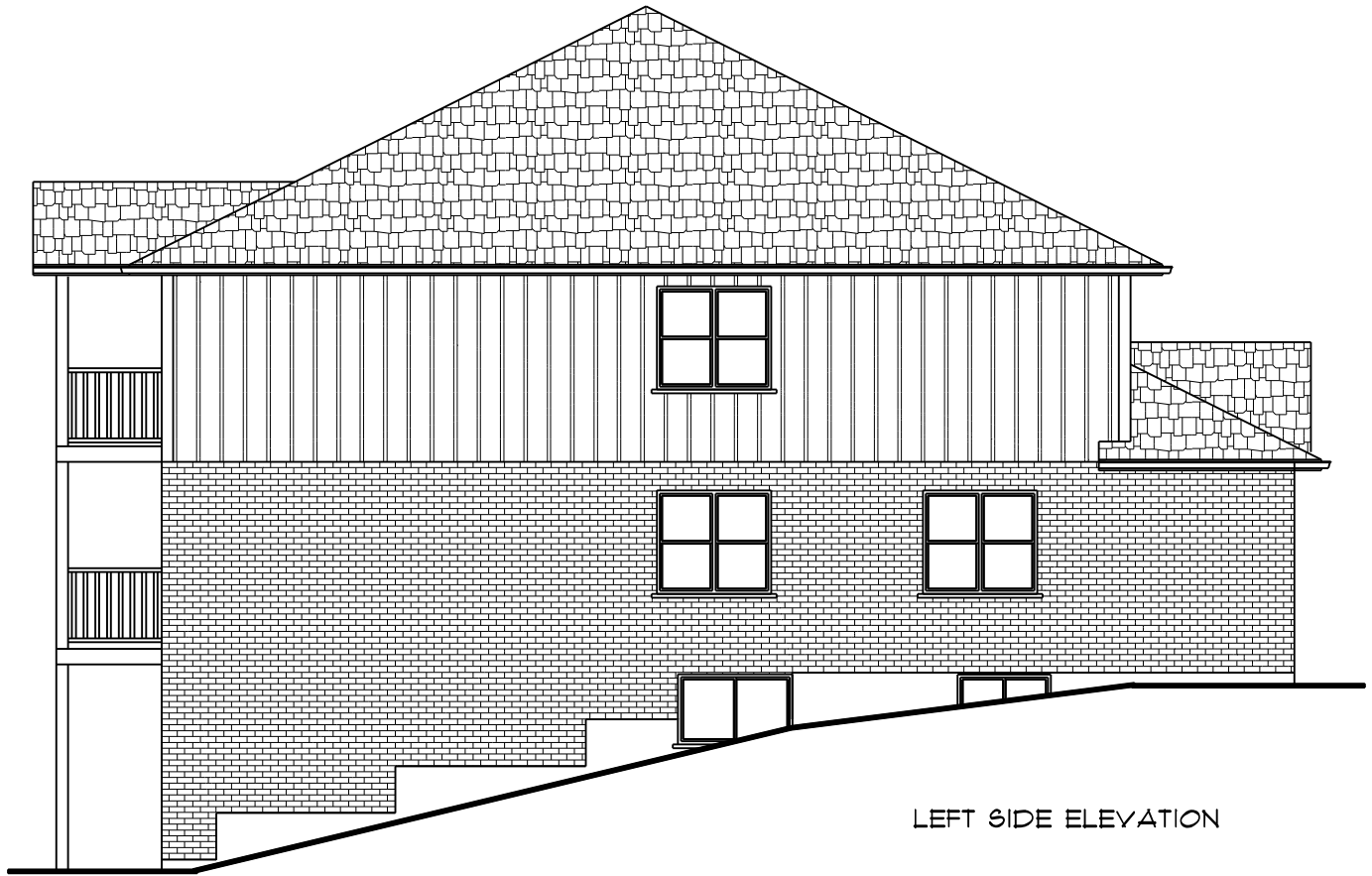
RIGHT ELEVATION

DATE: 01-20-17

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519-521-7088



121 ONTARIO STREET

CONCEPT PLAN

LEFT SIDE ELEVATION

DATE: 01-20-17

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519-521-7088



REAR ELEVATION

121 ONTARIO STREET

CONCEPT PLAN

REAR ELEVATION

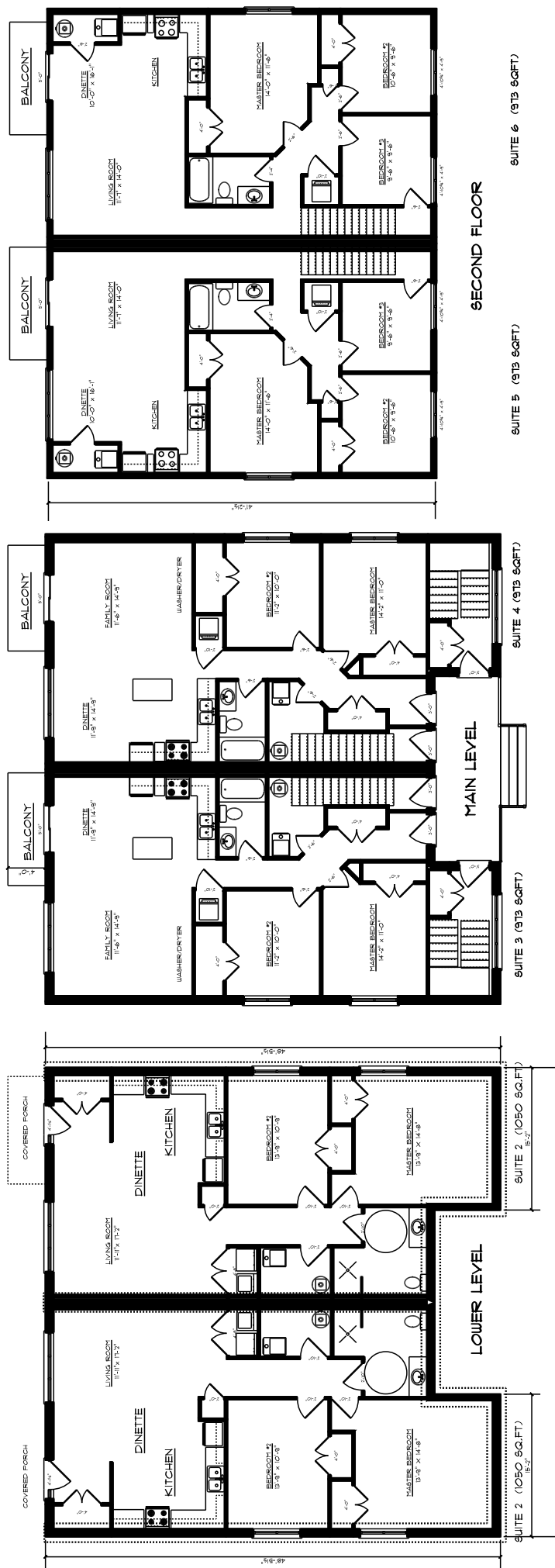
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121 ONTARIO STREET	WILDWOOD HOMES LTD.
CONCEPT PLAN & SUITE APT.	ST MARY'S, ONTARIO
APPROX TOTAL SQFT 4000	519-521-1088
DATE: 12-18-17	NOT TO SCALE



175 QUEEN STREET EAST, PO BOX 998
ST. MARYS, ONT. N4X 1B6
PHONE (519) 284-2340
FAX (519) 284-3881
www.townofstmarys.com

ATTACHMENT 5

NOTICE OF PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

TAKE NOTICE that, pursuant to Section 34 of the Planning Act, R.S.O. 1990, the Council of the Corporation of the Town of St. Marys will hold a public meeting on **Tuesday, February 27, 2018 at 6:00 p.m.** in the Town Hall Council Chamber (175 Queen Street East) to consider an Application by Wildwood Homes (File: Z06-2017) for approval of an Amendment to the Town of St. Marys Zoning By-law.

The subject property (121 Ontario Street South) is approximately 0.9 hectares (2.2 acres) in size and is bounded by Ontario Street South, Thomas Street and Park Lane, as shown on the General and Specific Location Maps attached to this Notice. The subject property is currently zoned Institutional (I) and Flood Plain [FP(RD)], with a Regulated Area overlay, according to the Town's Zoning By-law Z1-1997.

The purpose and intent of the proposed Zoning By-law Amendment is to rezone areas of the subject property currently zoned Institutional (I) to Residential Zone Five (R5) to facilitate the development of 23 apartment units in four buildings, as follows:

- 5 apartments (1 & 2 bedroom units) in the existing/former early learning centre building; and,
- 6 apartments (2 & 3 bedroom units) in each of 3 new buildings.

The proposed Zoning By-law Amendment will also include special provisions to revise the definition of 'apartment dwelling' as it applies to the subject property to read as follows:

"Apartment dwelling: a dwelling containing 5 or more dwelling units, each of which has an independent entrance either directly or from a common corridor within the building"

Other special provisions in the proposed Zoning By-law Amendment applying to the subject property include:

- deeming the Ontario Street South frontage as the front lot line, the Thomas Street frontage as the rear lot line and the Park Lane frontage as the exterior side lot line
- reducing the rear yard minimum requirement from 12.0 metres to 9.0 metres
- Section 12.2.15 of the Zoning By-law (no ingress or egress driveway shall be located closer than 1.5 metres to any side or rear lot line) shall not apply

The proposed site plan is provided with this Notice. Proposed building elevations and floor plans are available at the Town's Municipal Operations Centre. The applicant indicates that a Site Plan Application will also be submitted to the Town in the near future.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

Please note: Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and will be included in the Council agenda and minutes. Council agenda and minutes are published on the Town of St. Marys website at www.townofstmarys.com.

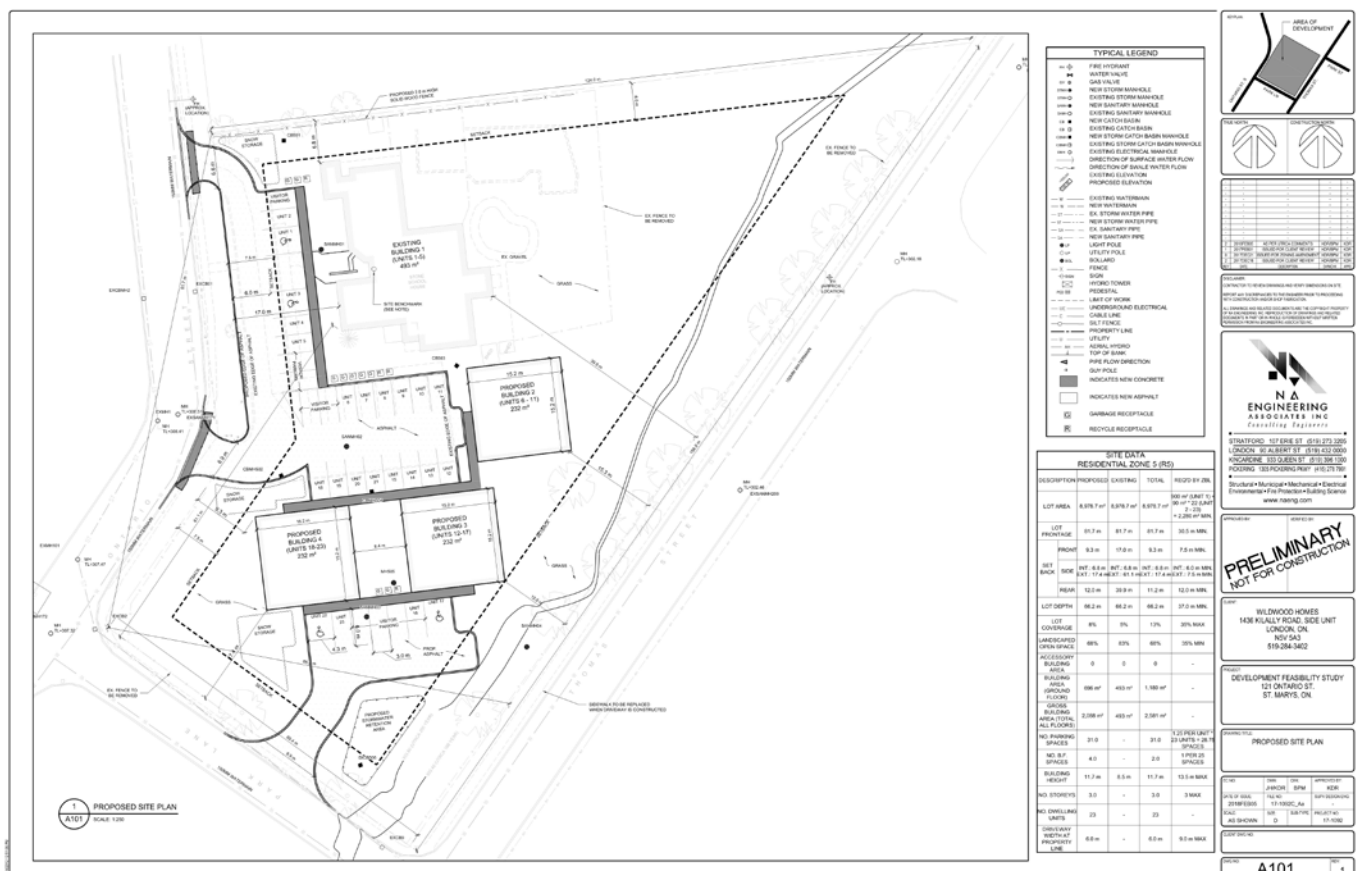
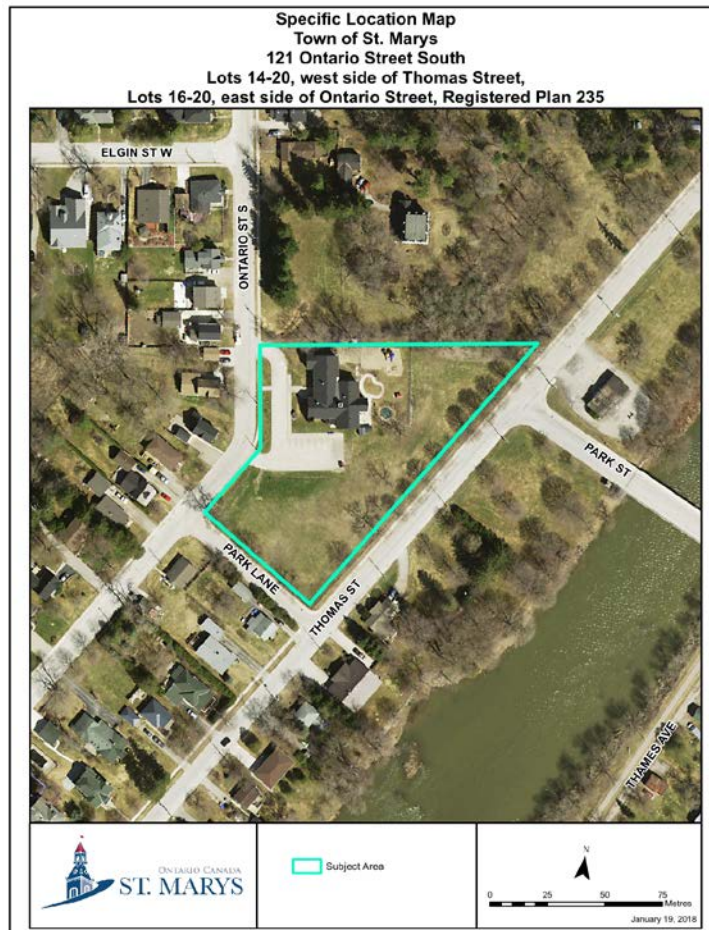
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of St. Marys before the proposed Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision(s) of the Council of the Corporation of the Town of St. Marys to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Town of St. Marys before the Zoning By-law

ATTACHMENT 5

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is now available for inspection during office hours at the Town of St. Marys Municipal Operations Centre, 408 James Street South and can be provided in an accessible format upon request.

Brent Kittmer Clerk/CAO, Town of St. Marys, 175 Queen Street East, PO Box 998, St. Marys, Ontario N4X 1B6 Telephone: (519) 284-2340; Fax: (519) 284-3881.





"Inspiring a Healthy Environment"



February 1, 2018

Town of St. Marys
175 Queen Street East
P.O. Box 998
St. Marys. Ontario N4X 1B6

Attention: Susan Luckhardt, Planning Coordinator, (via e-mail sluckhardt@town.stmarys.on.ca)

Dear Ms. Luckhardt,

Re: Application for Zoning By-law Amendment Owner: Wildwood Homes
Property Description: 121 Ontario St. South in the Town of St. Marys, County of Perth, ON

The Upper Thames River Conservation Authority (UTRCA) has reviewed the subject application with regard for policies contained within the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The Upper Thames River Source Protection Area Assessment Report has also been reviewed in order to confirm whether the subject property is located within a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act. We offer the following comments:

PROPOSAL

The application for Zoning By-law Amendment seeks to rezone the subject property to Residential Zone Five (R5) to facilitate the development of 23 apartment units in four buildings (5 units in the existing/former early learning centre building, and 6 units in each of the proposed 3 new buildings). An application for Suite Plan is anticipated to follow in the near future.

CONSERVATION AUTHORITIES ACT

As shown on the enclosed mapping, the subject property is affected by the Authority's Regulation Limit which includes an area of floodplain associated with the North Thames River. The UTRCA regulates development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires the landowner to obtain written approval from the UTRCA prior to undertaking any development or site alteration in the regulated area which includes filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL

The UTRCA's Environmental Planning Policy Manual is available online at <http://thamesriver.on.ca/planning-permits-maps/utrca-environmental-policy-manual/>
The policies which are applicable to the subject lands include:

3.2.2 General Natural Hazard Policies

These policies direct new development, and site alteration, away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated. Furthermore, the Authority does not support the fragmentation of hazard lands through lot creation. This policy is consistent with the Provincial Policy Statement (PPS, 2014) and is intended to limit the number of owners of hazardous land and thereby reduce the risk of unregulated development etc.

3.2.3 Riverine Flooding Hazard Policies

These policies address matters such as the provision of detailed flood plain mapping, uses that may be permitted in the flood plain, one & two zone flood plain policy areas as well as special policy areas.

DRINKING WATER SOURCE PROTECTION

Clean Water Act

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. We wish to advise that the subject property is within identified as being within a vulnerable area. Mapping which shows these areas is available at: http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

Provincial Policy Statement (PPS, 2014):

Section 2.2.1 requires that:

"Planning authorities shall protect, improve or restore the quality and quantity of water by: e) implementing necessary restrictions on development and site alteration to:

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
- 2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions"*

Section 2.2.2 requires that:

"Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored".

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development.

Policies in the *Approved Source Protection Plan* may prohibit or restrict activities identified as posing a *significant threat* to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development applications. Proponents considering land use changes, site alteration or construction in these areas need to be aware of this possibility. The *Approved Source Protection Plan* is available at: <http://www.sourcewaterprotection.on.ca/source-protection-plan/approved-source-protection-plan/>

UTRCA Comments
Z06-2017
121 Ontario St South, St. Marys

RECOMMENDATION

The UTRCA notes that while the subject property is affected by the floodplain associated with the North Thames River, the extent of floodplain at this time is limited to the area along Thomas Street. We would advise that the parking area proposed nearest Thomas Street will require a point of access/egress that is outside of the Regulatory floodplain. Moving forward, the UTRCA will require a site plan showing this additional point of access/egress (along Park Lane or otherwise). We look forward to reviewing any future applications associated with this development in the near future. The foregoing comments are provided for the information of the applicant and the Committee.

UTRCA REVIEW FEES

In June 2006, the UTRCA's Board of Directors approved the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority*. This manual authorizes Authority Staff to collect fees for the review of Planning Act applications including applications for Zoning By-law Amendment. Our fee for the review of this application is \$200.00. An invoice will be sent directly to the property owner under separate cover.

Thank you for the opportunity to comment. If you have any questions, please contact the undersigned at extension 228.

Yours truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY



Spencer McDonald
Land Use Planner
SM/sm

c.c. Mark Stone, Planner (via email: mark@mlsplanning.ca)

Enclosure: UTRCA Reg. Limit mapping (please print on legal-size paper for scales to be accurate)

January 31, 2018

Town of St. Marys,
St. Marys, ON

I am writing to express my concerns about the proposed redevelopment of the West Ward School property.

My concerns are as follows:

1. This development will result in an increased density, i.e. the proposal is for multiple unit dwellings such as apartment blocks. This development is situated in the midst of a stable single family residential neighbourhood and as such the proposal is not in keeping with the character of the neighbourhood, notwithstanding anything in the official plan about infill development.

2. Building height. The proposal states that 3 buildings of 3 storeys are to be erected on the site. Most of the surrounding houses are one or two storey structures including the existing building on the property. Any new development must respect the elevations now in place.

3. Neither the public or the adjoining neighbours were ever consulted in any formal fashion about the proposed redevelopment. Creative solutions proposed by several individuals with ideas about community space or library space were dismissed in favour of council's preconceived agenda.

It seems to have been done by way of a council agenda which arbitrarily decided that St. Marys needs a rent geared to income project. Using the phrase 'attainable housing' does not change the meaning of 'rent geared to income'.

Furthermore, I don't believe there is any legal way to restrict tenancy of the project to the target market which is people working in St. Marys for wages in the \$16 to \$17 per hour range.

4. The proposal states that Park Lane and Thomas street will require widening. This conflicts with the original approval to sell the property to the developer which stipulated that the tree line along Thomas was to be preserved. Given the town's record on saving trees, e.g. Emily st., this is doubtful with the proposed road widening.

5. The traffic analysis deals only with traffic in and out of the proposed development. Not mentioned is the significant number of vehicles traveling to and from the west ward and now using Park lane as a means of getting to Thomas st and onward to Water st by crossing the bridge on Park st. The traffic numbers presented only deal with vehicles entering and leaving the subject property.

6. When I discussed my concerns with a town councillor and stated that such a development would have a negative impact on a nice neighbourhood I was met with the reply "Whoever said it was a nice neighbourhood?". That kind of response is not what I would expect from an elected individual who was elected to represent local citizens. It also suggests to me that council doesn't think much of the neighbourhood and therefore had no reservations about changing the character of the neighbourhood with such a development.

Respectfully submitted,
Herman Veenendaal
146 Ontario st. S,
Box 1717
St. Marys, ON, N4X 1C1