



Corporation  
of the Town of St. Marys

- ☐ Application for Approval of a 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)

### 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.

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) <b>ADRZANO PAOLA</b>	Home Telephone No.	Business Telephone No. <b>519 274 5678</b>
Address <b>485 ROMEO ST. STRATFORD</b>	Postal Code	Fax No.

#### 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) <b>GSP GROUP INC. ATTN. BRANDON FLEWELING</b>	Home Telephone No.	Business Telephone No. <b>519.569.8883</b>
Address	Postal Code <b>N2G 4Y9</b>	Fax No.

### ➤ 2.0 Location and Size of the Subject Land

Street No.	Name of Street/Road <b>JAMES ST.</b>	Registered Plan No. <b>492</b>	Lot(s)/Block(s) <b>Pt. BLOCK D + Lot 29</b>
Reference Plan No.	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage <b>33 m - JAMES ST.</b>	Average Width <b>28 m (North/South)</b>	Average Depth <b>171 m (North/South)</b>	Lot Area <b>8762 sq. m</b> (BF)

➤ 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  
**MORTGAGE HELD BY MR. GLEN SPEARIN 5048 PERTH RD. #8 RR#1 ST. MARYS N4X 1C4** (BF)

➤ 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?  
**2016**

### ➤ 3.0 Proposed and Current Land Use

➤ 3.1 What is the proposed use of the subject land?

**TOWNHOUSE CONDOMINIUM**

➤ 3.2 What is the current use of the subject land?

**VACANT**

➤ 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?

**RD, R3 + R2-1**

➤ 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	N/A	6m - JAMES ST.	3.5.5 Height	N/A	2 STOREYS
3.5.2 Rear yard		3m	3.5.6 Dimensions		
3.5.3 Side Yard		5.2m	3.5.7 Gross Floor Area		
3.5.4 Side Yard			3.5.8 Date Constructed		TBD

\* PLEASE SEE PLANNING JUSTIFICATION REPORT FOR FURTHER DETAILS.

➤ 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:

- 4.1.1 Add a Land Use designation to the Official Plan?  
4.1.2 Change a land use designation in the Official Plan?  
4.1.3 Replace a policy in the Official Plan?  
4.1.4 Delete a policy from the Official Plan?  
4.1.5 Add a policy to the Official Plan?

N/A

Yes

☐  
☐  
☐  
☐  
☐

No

☐  
☐  
☐  
☐  
☐

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:

- 5.1.1 Add a Zone Category to the Zoning By-law?  
5.1.2 Change a Zone Category in the Zoning By-law?  
5.1.3 Replace a zoning provision in the Zoning By-law?  
5.1.4 Delete a zoning provision from the Zoning By-law?  
5.1.5 Add a zoning provision to the Zoning By-law?

Yes

☐  
☒  
☐  
☐  
☐

No

☐  
☐  
☐  
☐  
☐

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

SCHEDULE A, MAP 18 TO BE AMENDED TO REFLECT PROPOSED R-5 SPECIAL ZONE

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

REQUESTED AMENDMENT TO REZONE PROPERTY FROM RD + RZ-1 ZONES TO A SITE SPECIFIC RESIDENTIAL FIVE (R-5) ZONE.

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? LAND IS VACANT

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.

CONCURRENT APPLICATION FOR SITE PLAN APPROVAL.

TO BE FILED PENDING ACCEPTANCE OF PROPOSED ZONING AMENDMENT APPLICATION AS COMPLETE. (B.F.)

➤ 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		✓	a) Public piped water system		✓
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	✓	✓

### 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.

PLEASE SEE GSP GROUP PLANNING JUSTIFICATION REPORT.

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

PLEASE SEE GSP GROUP PLANNING JUSTIFICATION REPORT

### 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, Brandon Fienwelling of the City of Kitchener in the County/Region of Waterloo 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 City of Kitchener in the County/Region of Waterloo

this 4 day of July, 2017

K. Barisdale

Commissioner of Oaths

Kristen Alexia Barisdale, a Commissioner, etc.,  
Regional Municipality of Waterloo, for GSP Group Inc.  
Expires February 22, 2019.

[Signature]  
Applicant

### 13.0 Authorization of Owner for Agent to Make the Application

I (we), ADORZANO PAOLA of the City of Stratford in the County/Region of Perth 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 GSP GROUP INC. to act as my agent in the application.

June 30, 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 City of Kitchener

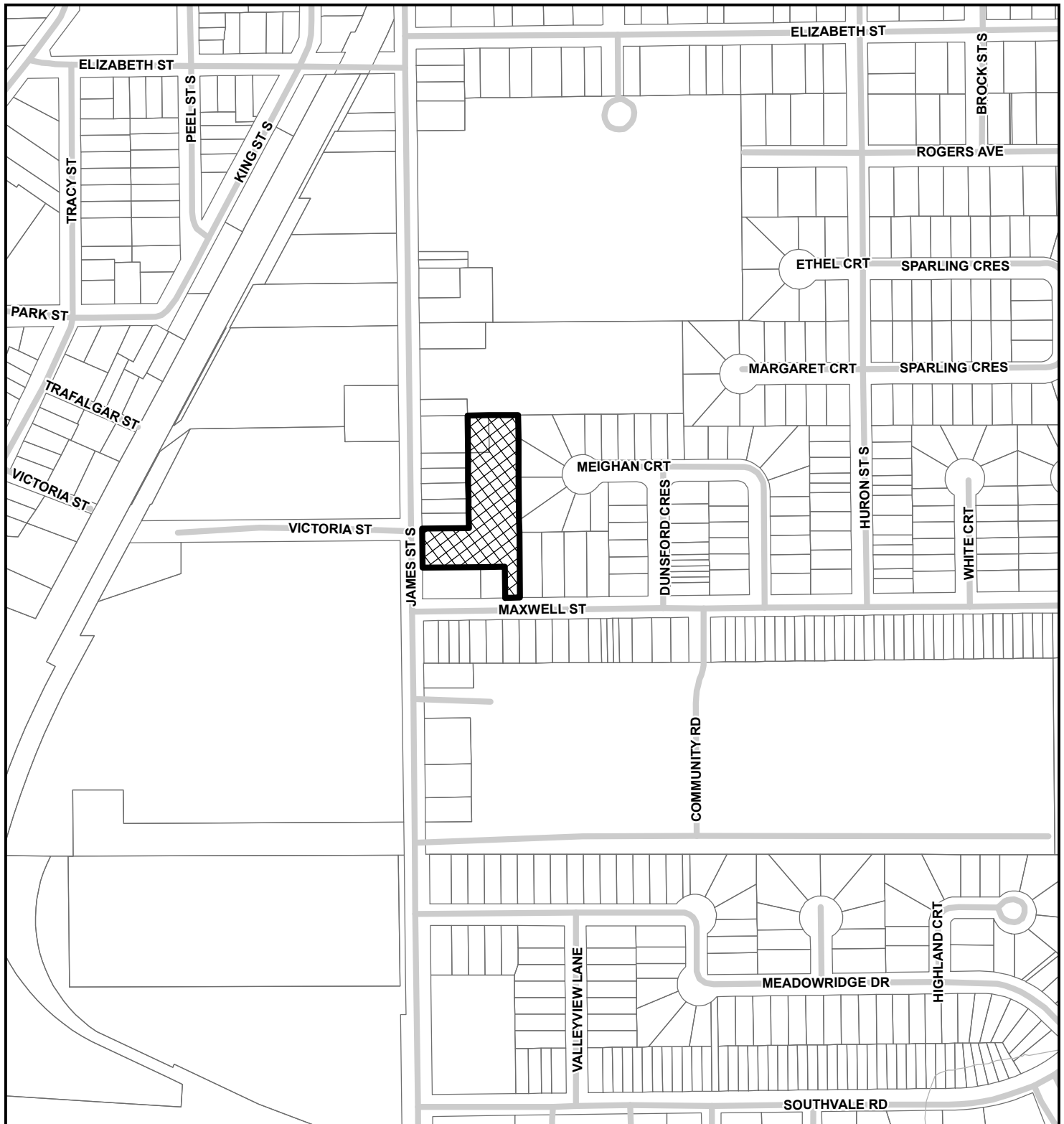
in the County/Region of Waterloo


this 30 day of June, 2017

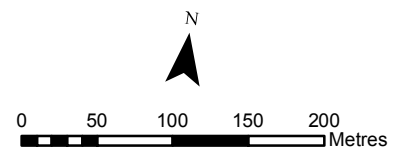
[Signature]  
Applicant

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

**ATTACHMENT 2**



 Subject Area

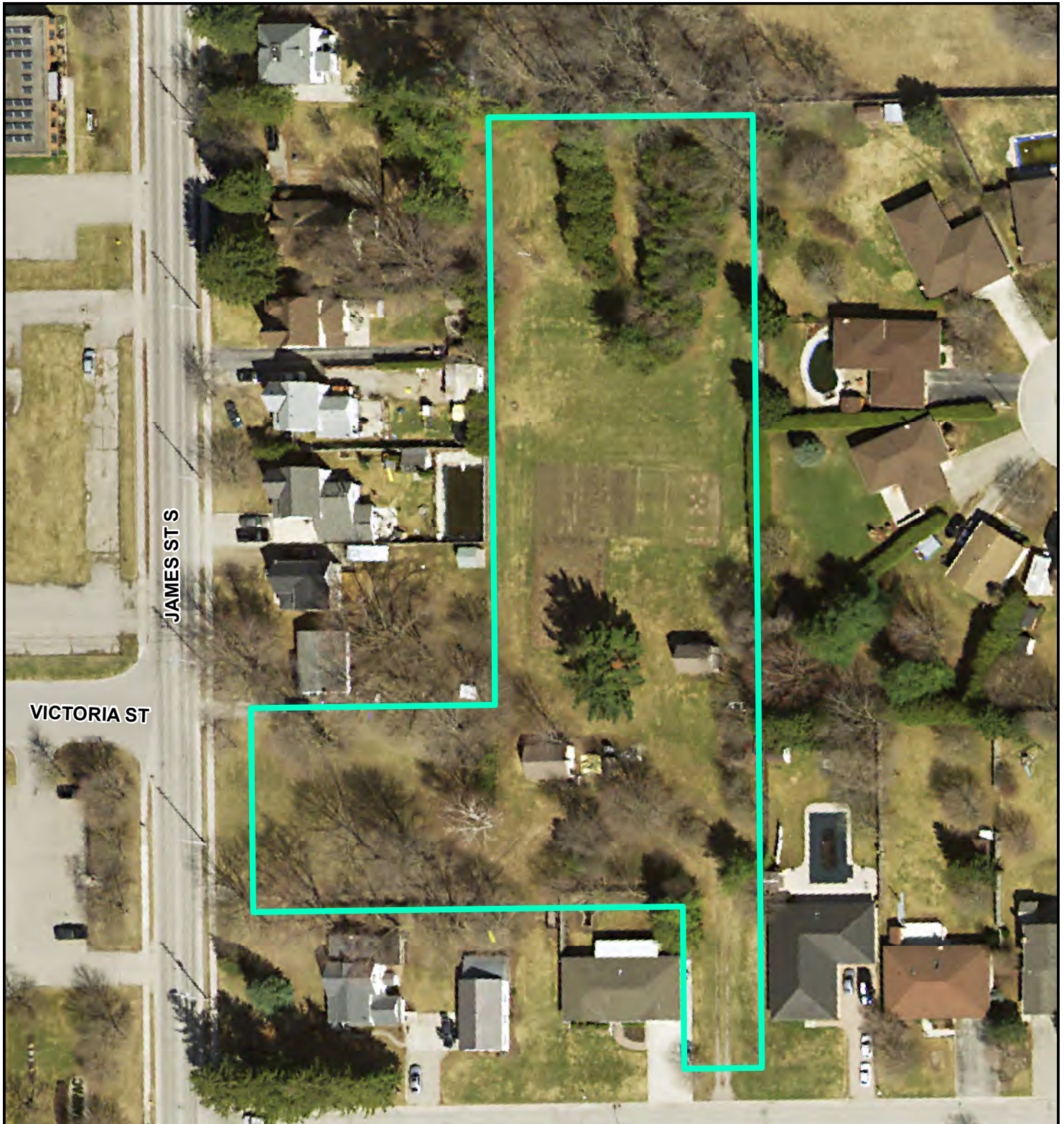



July 19, 2017

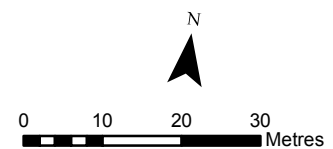


Specific Location Map  
Town of St. Marys  
275 James Street South  
Part of Block D and Lot 20, Registered Plan 429

**ATTACHMENT 3**



 Subject Area



July 19, 2017





# SITE PLAN

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

Adriano Paola  
James Street

SITE DATA			Proposed	Conforms
R5 Zone	Required	8,762.3m <sup>2</sup>	8,597.1m <sup>2</sup>	N
Lot Area (min)	24,420m <sup>2</sup>	N/A	24 units	Y
Net Area	50upha	45.5m	27.9upha	Y
Density (max)	8	37.0m	171.4m	N
Lot Frontage	Interior Lot (min)	6.0m	42.8m	Y
Number of Attached Dwelling Units (max)	8	6.0m	5.8m	Y
Lot Depth (min)	37.0m	6.0m	3.0m	N
Front Yard (min)	6.0m	7.5m	6.0m	Y
Interior Side Yard (min)	4.5m	10.5m	28.8%	Y
Exterior Side Yard (min)	6.0m	35%	(2,472.1m <sup>2</sup> )	Y
Rear Yard (min)	7.5m	35%	(3,801.6m <sup>2</sup> )	
Building Height (max)	10.5m			
Lot Coverage (max)	35%			
Landscaped Open Space (min)	35%			

Note: Minimum lot area per individual condominium unit = 133.7m<sup>2</sup>

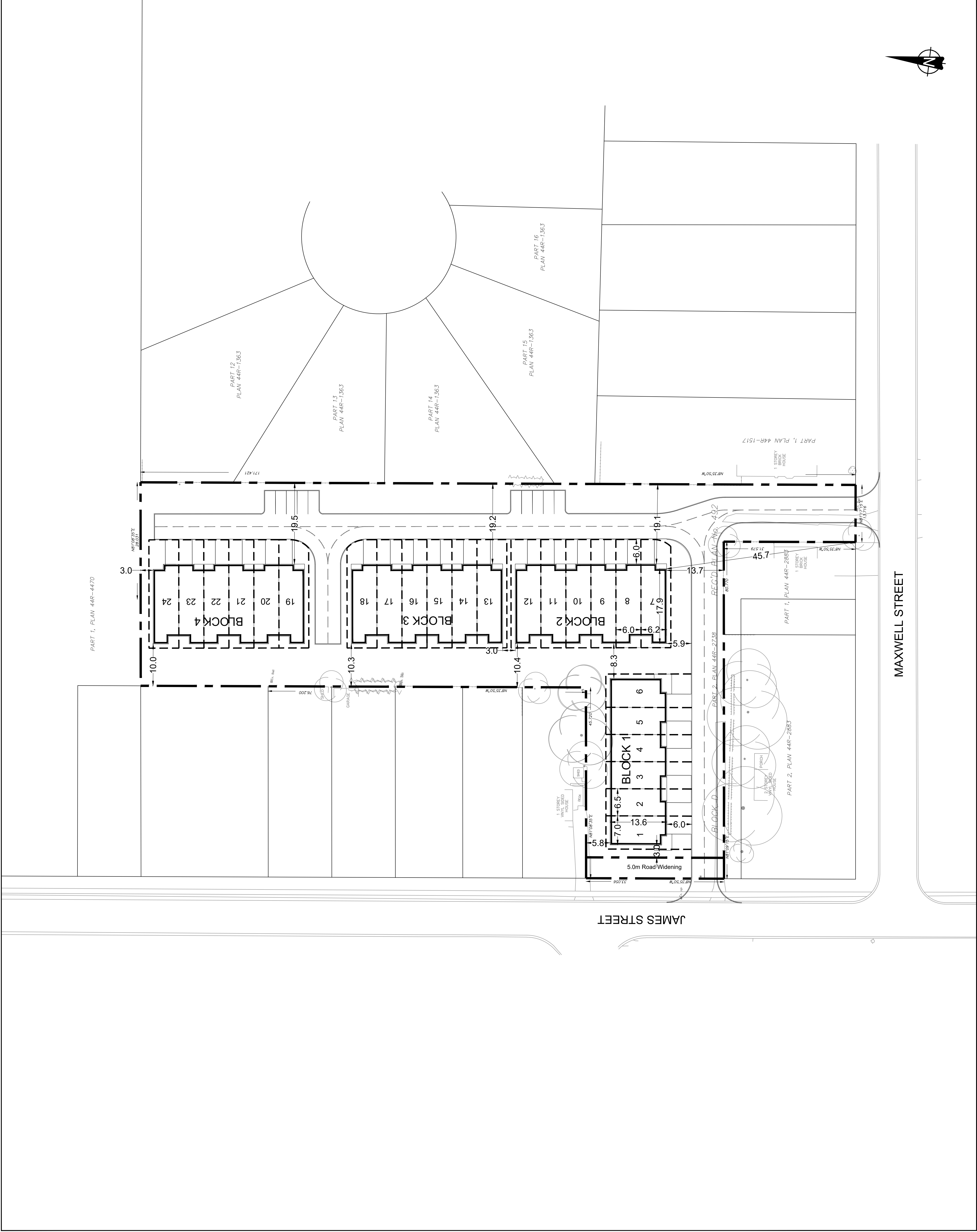
Source: Linework taken from MARTINSIMMONS Architects Site Plan  
June 22, 2017.



**GSP**  
group  
PLANNING | URBAN DESIGN  
LANDSCAPE ARCHITECTURE  
gspgroup.ca

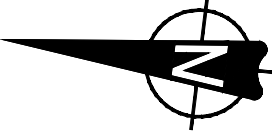
REVISIONS	

Date: July 4, 2017	Drawn By: J.H.	Dwg. File Name: sp16222a.dwg
Scale: 1:400 metric	Project No.: 18222	



MAXWELL STREET

JAMES STREET



# Planning Justification Report



## **275 James Street S. Part of Block D & Lot 20, RP 429 Town of St. Marys**

Adriano Paola

Application for Zoning By-law  
Amendment

July 2017

Updated September 2017



# Planning Justification Report

## **275 JAMES STREET S. PART OF BLOCK D & LOT 20, RP 429 TOWN OF ST. MARYS**

Application for Zoning By-law Amendment

July 2017

Updated September 2017

**Prepared for:**

Adriano Paola  
485 Romeo St.  
Stratford, ON

**Prepared by:**

GSP Group Inc.  
72 Victoria St. S. Suite 201  
Kitchener, ON  
N2G 4Y9





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## 1. Introduction

Mr. Adriano Paola has applied for a Zoning By-law Amendment (herein the Proposed Application) in order to facilitate the development of a townhouse condominium consisting of a total of 24 townhouse dwelling units (herein the Proposed Development) as shown on Figure 2. The Proposed Development is specific to the existing property located near the intersection of James Street and Maxwell Street in the Town of St. Marys (herein the Subject Property) as shown below.



This Planning Justification Report has been prepared in support of the proposed Zoning By-law Amendment application for the Site. To this end, this Report is structured to provide:

- A description of the Site, its existing physical conditions and its context within the surrounding community;
- An outline of the proposed Zoning By-law Amendment and ultimate development of the Site;
- An overview of the relevant planning policy and regulations that affect the proposed planning applications, including Provincial and local regulations;
- A summary of the supporting technical reports;
- A planning assessment of the proposed application with respect to the relevant policy and regulatory frameworks, and a planning opinion and justification for the proposed planning application.



## 2. Proposed Development

The Subject Property has 33m of frontage along James Street in addition to 13m of frontage along Maxwell Street. The total site area is approximately 8762 sq. m (0.87 ha). The Proposed Development is for townhouse condominium units situated on a private condominium road. The Proposed Development provides for a total of 24 dwellings contained within 4 buildings. The Proposed Development provides for off-street visitor parking along with individual driveways and garages for each unit.



Figure 2 – Conceptual Site Plan

The Subject Property is immediately surrounded by residential land uses. On the west side of James Street there are industrial uses (Norampac), to the north is St. Mary's DCVI and to the south is the Pyramid Recreation Centre.

The Proposed Development has street access to James Street and to Maxwell Street. Following the Zoning By-law Amendment process and the Site Plan Approval process an Application for Draft Plan of Condominium will be submitted to identify unit boundaries and common elements of the Proposed Development.

To accommodate the Proposed Development as currently configured, a site specific Zoning By-law Amendment is required. The details of the site specific amendments are further spelled out in Section 4 of this report.

### 3. LAND USE POLICY AND REGULATORY CONTEXT

This section provides a description of the current and emerging land use policies and regulatory context applicable to the Proposed Development. The analysis of the Proposed Development is based on the following policy framework.

#### 3.1 Provincial Policy Statement, 2014

The 2014 Provincial Policy Statement (the “PPS”) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is issued under the authority of Section 3 of the Planning Act and came into effect April 30, 2014. Section 3 requires that “*decisions affecting planning matters shall be consistent with the policy statements issued under the Act*”.

The PPS focuses on building strong, healthy, and liveable communities by encouraging efficient and cost effective development and land use patterns. Key policies to achieve this objective are provided below.

##### 1.1.1 Healthy livable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range in mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial, commercial), institutional (including places of worship, cemeteries and long-term care homes), recreational, park and open space, and other uses to meet long term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting cost-effective development standards to minimize land consumption and servicing costs;*

The PPS promotes intensification and redevelopment through a number of policies, including Policy 1.1.2, which states that “*sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years*”.



Policy 1.1.3 provides policies related to settlement areas, stating that settlement areas shall be the focus of growth and development. Policy 1.1.3.4 promotes appropriate development standards, intensification, redevelopment and compact form.

Section 1.4 provides policies related to housing and states that an appropriate range of housing types and densities shall be provided to meet the needs of current and future residents. Policy 1.4.3 promotes new housing that efficiently uses land, resources, infrastructure and public service facilities. Development standards for new residential development are promoted to minimize housing costs and facilitate compact form.

The PPS provides policy direction with respect to Infrastructure in Section 1.6. Specifically, intensification within settlement areas on municipal services (water and sewage) is promoted in Section 1.6.6.1.

In summary, the PPS promotes intensification, compact development and the efficient use of land and infrastructure as well as the provision of a range of housing types and densities. The PPS supports efficient and cost-effective land use patterns and encourages new development to occur within existing settlement areas.

## **3.2 Town of St. Marys Official Plan**

The Town of St. Marys Official Plan (the OP) is a policy document providing direction for general land use in the Town. The OP guides growth and development over the long-term to meet the community's needs. A review of the land use and development policies of the OP are undertaken below.

The Subject Property is designated Residential in the Official Plan (see Figure 2). Goals of the Official Plan are outlined in Section 2. Residential areas are promoted to accommodate a range of housing suitable for all age groups and incomes.

Section 3 of the OP provides residential objectives and policies. Applicable objectives include the encouragement to provide an adequate supply and choice of housing (3.1.1.1), the promotion of innovation in new residential development in accordance with planning principles (3.1.1.2), the maintenance and protection of the existing housing stock and character of residential areas (3.1.1.3), the prevention of locating non-compatible uses within residential areas (3.1.1.4) along with the promotion of providing additional housing through intensification and redevelopment (3.1.1.7) and a diversification and inter mixing of different housing types and forms (3.1.1.8).

Section 3.1.2.2 identifies that within the “Residential” designation on Schedule “A”, the primary use of land shall be for a range of dwelling types from single-detached dwellings to walkup type

apartments. The various types of residential uses are to be controlled through the application of the Town's implementing Zoning By-law.

Residential infilling is generally permitted throughout the "Residential" designation where such development is in keeping with the attributes of the neighbourhood in terms of building type, building form, and spatial separation. Attributes of the neighbourhood such as lot fabric (i.e., area, frontage, and depth), and built form (i.e., setbacks, massing, scale, and height) are to be considered (3.1.2.3).

The OP identifies in Section 3.1.2.4 that Town Council will favour residential intensification and redevelopment over new green land residential development as a means of providing affordability and efficiencies in infrastructure and public services.

Density targets are outlined in Section 3.1.2.5. For townhouse dwellings a range of 25-40 units per hectare are anticipated. This density range may moderately increase or decrease depending on specific site circumstances, provision of on-site amenities, and capabilities of municipal servicing systems. The Policy further identifies that Council will favour those developments with a mixture of lower and higher densities of development over those consisting of only low densities of development.

Section 3.1.2.7 requires that development proposals with a net density of more than 18 units per hectare need to review the impact on municipal capacity, hard services and utilities including sanitary sewer, municipal water supply, storm drainage, service utilities and roadways. Further this policy directs Council to take the matters into account prior to enacting an amendment to the Zoning By-law:

- a) That the development will not involve a building in excess of three full stories above average finished grade and designed to be in keeping with the general character of the area;
- b) That the physical condition of land proposed for development will not present a hazard to buildings structures and residents;
- c) That the net density of development shall not exceed 75 units per hectare;
- d) That the development is serviced by municipal water supply and sewage disposal facilities and that the design capacity of these services can accommodate such development;
- e) That the proposed development is within 100 metres of an arterial or collector road; and
- f) That sufficient on-site parking is provided and adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing.

Section 3.1.3.8 identifies that townhouse and apartment developments are encouraged to provide on-site recreational facilities in keeping with the proposed development.

A variety of housing types including housing for senior citizens and for persons with special needs and affordable housing are all encouraged.

Section 4 of the Official Plan provides policies for the division of land in the Town of St. Marys.

As the Proposed Development is intended to be registered as condominium the policies of Section 4.1.1. of the OP are applicable (although will be further reviewed at the time of a Draft Plan of Condominium Application). Generally, these policies require Council and review agencies to consider if a development will preclude the satisfactory use, development, or redevelopment of surrounding lands, whether a development will adversely affect existing amenities and the predominant character of the area. If impacts are anticipated matters such as landscaping, screening, and buffering provisions may be required in order to alleviate and/or eliminate any conflict.

The social aspects of residential development, including the mix of housing types and the density of the development, shall be reviewed along with their suitability and their effect on public facilities, utilities, and services.

All proposed plans shall be designed in a manner which is sensitive to the contour of the land and maintains and protects unique natural assets such as groves of trees and mature individual trees.

Section 4.1.1.10 identifies 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.





**Town of St. Mary's Official Plan - Land Use**  
Source: Town of St. Mary's Official Plan Schedule 'A' Land Use Plan (October 2007)

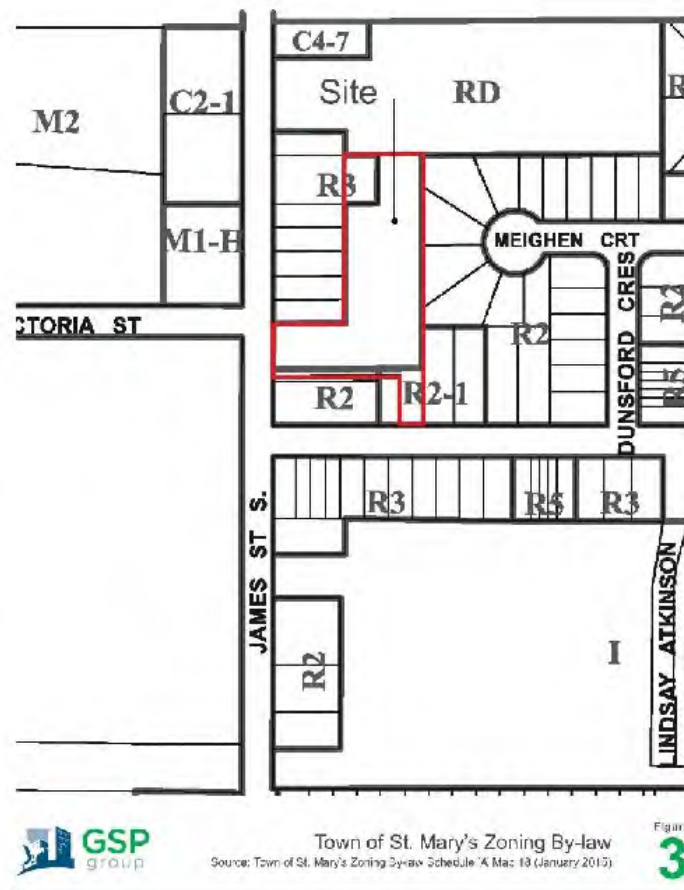
Figure  
**2**

#### 4. Town of St. Marys – Zoning By-law

## 4.1 Zoning Regulations

The Subject Property is currently zoned Residential Development (RD) zone, Residential Two (R2-1) zone and Residential Three (R3) zone as shown below. A Zoning By-law Amendment is required to rezone the Subject Property to a site specific Residential Five (R5-\_\_\_) zone. The R5 zone permits townhouse dwelling units. As the Proposed Development is intended to develop as a condominium with units fronting on to a private condominium road a number of site specific zoning regulations are required to address the overall layout and form of the proposed site plan. As seen in the zoning map below there are other R5 zoned lands within the general vicinity of the Subject Property.

Below a summary of the Zoning By-law requirements and the requested site specific regulations are provided:



**TABLE 1:**  
**Requirements for Townhouse Dwellings (Section 12.4):**

Regulation	Required	Provided / Requested
<b>Minimum Lot Area (sq. m)</b>	1017.5 m	<b>133.9 sq. m *</b> (per unit measured from driveway to 1m off of rear wall of the dwelling) Additional area behind the individual units will be exclusive use or become part of the individual condominium units (lot) at the time of the condominium application.
<b>Minimum lot frontage (m)</b>	27.5 m	<b>13.7 m *</b> (for entire site – Maxwell Street frontage).
<b>Maximum number of attached dwelling units</b>	8	6
<b>Lot Depth minimum (m)</b>	37.0	<b>25.0 m*</b> (per unit measured from edge of condominium road/driveway to property line behind unit) (ultimate unit boundaries defined though the draft plan of condominium may differ), however this distance will all ways be provided
<b>Minimum front yard (m) (to development as a whole)</b>	6.0 m	6.0 m (+/- 40m to Maxwell St. provided)
<b>Minimum interior side yard (m) (to development as a whole)</b>	4.5 m	5.8 m provided to north property line (adjacent to Block 1).  10 m provided to west property line (adjacent to Blocks 2 – 4).  19.1m provided to east property line (adjacent to Blocks 2 – 4).
<b>Minimum exterior side yard (m) (to development as a whole)</b>	6.0 m	6.0m (to James St.)
<b>Minimum rear yard (m) (to development as a whole)</b>	7.5 m	<b>3.0m*</b> (setback from Block 4 to north end of Subject Property)
<b>Maximum building height (m)</b>	10.5 m	10.5 m



<b>Maximum lot coverage (% lot area)</b>	35 %	35%
<b>Minimum dwelling unit gross floor area – 3 bedroom unit</b>	75.0 sq. m	75.0 sq. m (min. 147 sq. m provided)
<b>Minimum Landscape Open Space (%) (to development as a whole)</b>	35 %	43.1%

\* site specific regulation requested.

## 4.2 Requested Zoning By-law Relief

As outlined in Table 1 above site specific relief is required for Minimum Lot Area, Minimum Lot Frontage, Minimum Lot Depth and Minimum Rear Yard Setback.

The requested reduction in Minimum Lot Area is a result of the Proposed Development being configured as a condominium. The units will be described through the condominium process and the remaining site area will be defined as common element area or exclusive use area. The extent of the common elements and individual unit boundaries as described under the condominium act have not yet been determined. Specific zoning relief is sought to describe lot area based on a measurement from the intersection of the driveway with the condominium road to a 1m off-set from the rear wall of the proposed dwelling unit. This approach will allow for flexibility when the condominium documents are prepared. Each unit will have an amenity area located behind the dwelling for their exclusive use.

A minimum Lot Depth of 25 m is site specifically requested to allow the efficient development of the Subject Property. Along the western portion of the Subject Property there is not sufficient lot width to provide for a private condominium road, driveway and large rear yard amenity area behind the dwelling unit. A requested reduction of a total depth of 25 m whereas 37m is typically required is appropriate as the Proposed Development will be a condominium and lessor setbacks are sufficient to still allow for adequate private amenity area for each unit and to provide for a parking space off of the condominium road (on the individual driveway). Further public amenities and open space are available within walking distance from the Proposed Development. These areas and amenities include the Pyramid Recreation Centre, St. Marys District Collegiate and Little Falls Public School all which provide a range of open space, structured facilities and indoor recreational opportunities.

A requested reduction in the minimum Rear Yard Setback is requested as measured from the northern most unit to the north property line. In this instance the required setback functions more as a side yard setback due to the orientation of the dwelling unit being parallel to the northern property line. A setback of 3.0m is requested whereas the By-law requires 7.5m. A 3.0m setback

provides ample room for landscaping and separation from the property line. Further this northwest corner of the Subject Property aligns with other rear yards of homes fronting on to James Street and a rear of dwelling setback of 10.4m to the western property line is proposed. This provides sufficient buffering between existing residential uses and the proposed townhouse units.

The overall density of the Proposed Development is within the lower end of the parameters provided for townhouse density as outlined in the Official Plan.

## 5. Supporting Technical Studies

### 5.1 Stormwater Management

The Proposed Development is to be serviced by the James Street 375mm storm sewer. On-site quantity control is proposed to be provided through a combination surface storage and underground storage. The geotechnical investigation could not confirm the soils provided suitable soil infiltration rates to assist with stormwater infiltration. As such, the proposed on-site SWM controls effectively restrict proposed discharge rates less than the existing conditions for the 2-through-250 year storm events.

### 5.2 Functional Servicing Report

#### **Sanitary Servicing:**

There is no existing sanitary sewer stub provided for the Subject Property, therefore the Proposed Development will require a new sanitary service connection to the 200mm James Street municipal sanitary sewer.

#### **Water Servicing:**

The Proposed Development is to be serviced via a 200mm on-site water service with two on-site hydrants to provide fire protection. The on-site service is to be reduced past the second on-site hydrant to a 50mm service for the remaining dwelling. The proposed water service will connect to the 200mm watermain along Maxwell Street.

#### **Grading and Drainage:**

The proposed grading concept contains on-site stormwater runoff in catch basin sags and swales. The overland flow route for the Proposed Development is to direct major overland flow to the Maxwell Street right-of-way whereas the existing conditions site topography directs drainage to the north property line.

## 6. Planning Justification

### 6.1 Context and Site Suitability

The Subject Property is located centrally within an existing residential area. The surrounding area can be characterized as a stable residential neighbourhood. The Subject Property is unique in that it has a large vacant lot area with two points of access to the local street network. The James Street frontage of the property is characteristic of the other lots fronting on to James Street with approximately 33 m of frontage. Along Maxwell Street the Subject Property has roughly 13 m of street frontage.

Based on a review of the relative policy framework outlined below, a review of the Subject Property and surrounding area, it is our opinion that the Proposed Development is a complementary form of development that will not negatively impact the surrounding properties.

### 6.2 Policy and Regulatory Overview

#### 6.2.1 Provincial Policy Statement

The Proposed Development is consistent with the Provincial Policy Statement (PPS). Intensification and redevelopment are promoted by the PPS. Similarly, the efficient use of land and existing infrastructure are promoted.

The Proposed Development supports the creation of healthy, livable and safe communities through providing a range and mix of housing types (introducing townhouse units) and by utilizing existing infrastructure to service the property.

The Subject Property is within the Town of St. Marys settlement area and as encouraged in Section 1.1.3.6 provides a compact form and density that efficiently uses land and infrastructure. The Proposed Development will be serviced with municipal water and wastewater services and does not propose an unjustified or uneconomical expansion of these services.

#### 6.2.2 Town of St. Marys Official Plan

The Proposed Development conforms to the Town of St. Marys Official Plan.

The Subject Property is designated Residential within the Town of St. Marys Official Plan. The Residential designation is intended to provide for a range of dwelling types from single-detached dwellings to walk-up apartments. Residential intensification and infilling is permitted where such intensification and infilling will maintain the attributes of the neighbourhood such as lot fabric and built form including setbacks, massing, scale and height.



The Proposed Development will maintain the attributes of the existing neighbourhood as the Subject Property is an existing internal lot with limited street frontage. The proposed Zoning By-law Amendment is seeking permission for development of an existing vacant lot.

The existing streetscape along the east side of James Street will be complemented with the introduction of the proposed Block 1 townhouse units. The end unit closest to James Street will have an enhanced side elevation with a wraparound porch and side entry (facing James Street) that will maintain the character and building wall along James St. While the townhouse units are a change in built form from the surrounding single detached dwellings, the units are proposed to be two storeys in height and have quality finishes and materials that will be compatible to the surrounding neighbourhood. Setbacks for the Proposed Development will be similar to those of the surrounding single detached residential dwellings in terms of side and rear yard interfaces.

Goals of the Official Plan as outlined in Section 3.1.1 include the provision of a choice in housing types, appropriate intensification and the protection of existing residential areas. The Proposed Development will introduce a different form of housing to a currently vacant property within a stable residential area. To ensure the Proposed Development does not negatively impact the established neighbourhood a site plan has been developed to ensure the proposed form and density can be suitably accommodated on the site. Factors such as the provision of sufficient on-site parking, separation of buildings and setbacks to property lines have all been factored into the Proposed Development and site layout.

The current form of housing in the Town of St. Marys is generally comprised of low density single detached dwellings. The Policies of the Official Plan recognize that additional residential demand will have to be accommodated by making better and more efficient use of land. The Proposed Development presents a unique opportunity to infill and increase density between two existing residential areas, being the homes fronting onto James Street and the residential community located east of the Subject Property. The Subject Property is not large enough for the traditional form of single detached housing to be provided and to make better and more efficient use of land. The Proposed Development respects setbacks to property lines as traditionally developed while at the same time introducing 24 dwelling units into an otherwise developed area.

Section 3.1.2 of the Official Plan supports residential intensification and redevelopment over green land development and proposes a density target range of 25 – 40 units per hectare. The Proposed Development is an intensification project and is not utilizing green land on the edge of the Town for additional residential development. The Subject Property is located centrally within St. Marys and can efficiently and cost effectively connect to the existing infrastructure as confirmed through the Functional Servicing Report prepared by Development Engineering.

The development of 24 townhouse units on the Subject Property of 0.87 ha provides a residential density of 27.5 units per hectare. The Proposed Development achieves the proposed density target, but does not attempt to overly intensify the Subject Property. The design of the townhouse units have purposefully focused on providing larger units (ranging from 1600 sq. ft – 1930 sq. ft) that do not overly intensify the Subject Property. Setbacks and sufficient parking have been provided to ensure the Proposed Development does not negatively impact the surrounding dwellings.

Section 3.1.2.7 of the Official Plan provides specific criteria to be reviewed prior to the passing of an amendment to the Zoning By-Law in support of development applications. A review of these criteria is undertaken below:

- a) *The development will not involve a building in excess of three full stories above finished grade:*

The Proposed Development will not exceed three storeys in height. The proposed townhouse units have been designed as two storeys in height as generally shown in the below massing model.



- b) The physical condition of the land proposed for development will not present a hazard to buildings, structures or residents.

The Subject Property and surrounding area is relatively flat. The Proposed Development and any associated site development work such as grading and servicing activities will not present any hazards from a physical land conditions perspective. The proposed grading plan indicates that the Subject Property will be completely fenced with a silt protection fence prior to grading activities and all grading activities will be completed within the limits of the Subject Property.

- c) That the net density shall not exceed 75 units per hectare.

The Proposed Development will have an overall net density of 27.5 units per hectare.

- d) The Proposed Development is serviced by municipal water and sanitary service and sufficient capacity is confirmed

As confirmed by Development Engineering and the submitted Functional Servicing Report the Proposed Development can be adequately serviced by the existing municipal infrastructure. Water service will connect to the 200mm water service along Maxwell Street, sanitary services will connect to the existing 200mm sanitary sewer along James Street and storm sewers will be connected to the existing 375mm storm sewer along James Street.

- e) That the Proposed Development is within 100m of an arterial or collector road.

James Street is an Arterial Road and Maxwell Street is a Collector Road as classified on Schedule B of the Official Plan. The Proposed Development will have street connections to both James Street and to Maxwell Street.



- f) That sufficient on-site parking is provided and adequate buffering, screening or separation is provided to protect lower density housing.

The Proposed Development consists of 24 townhouse units. Each unit will have a garage and an individual driveway connecting it to the private condominium road. In addition the Proposed Development provides 10 on-site parking spaces to accommodate visitor parking. The Proposed Development will be subject to Site Plan Approval and a landscaping plan will be prepared to further ensure adequate buffering to surrounding properties.

Section 3.1.3.8 encourages proponents of townhouse and apartment developments to provide on-site recreational facilities. The Proposed Development has been designed to provide for private amenity area for each dwelling. The Subject Property is located in close proximity to the Pyramid Recreation Centre, St. Marys District Collegiate and Little Falls Public School all which assist in providing a range of open space, structured facilities and indoor recreational opportunities. The Proposed Development is within the same proximity to these recreational facilities as are the surrounding single detached dwellings.



## **7. Summary and Conclusions**

GSP Group Inc. on behalf of Mr. Adriano Paola have reviewed the Proposed Development and have submitted this Planning Justification Report in support of the requested Zoning By-law Amendment application for the property legally described as Part of Block D, Registered Plan 492 and Part of Lot 20, Concession 18 (geographic Township of Blanshard) now in the Town of St. Marys, County of Perth.

Mr. Paola is proposing a townhouse condominium consisting of 24 townhouse units to be built within a total of 4 buildings. The Zoning By-law Amendment application will re-zone the Site from Residential Three (R3), Residential Development (RD) and Residential Two (R2-1) Zones to a Site Specific Residential Five (R5-\_\_\_) Zone.

This Planning Justification Report has provided a description of the Proposed Development, an overview and analysis of the provincial and local planning policy framework, and a summary of the supporting technical studies.

In summary, the Proposed Development is consistent with the Provincial Policy Statement, 2014 and conforms to the Town of St. Marys Official Plan. The Proposed Development is supported by the various technical studies that have been undertaken by the consultant team, and is suitable for the Site. The Proposed Development, in our opinion, is appropriate and represents good land use planning.

## **Planning Advisory Committee Monday, November 6, 2017**

A meeting of the St. Marys Planning Advisory Committee was held on Monday, November 6, 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 June 5, 2017

Motion:

Second:

### **4.0 Application Z04-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended**

Registered Plan 492, Part Block D, Concession 18, Part Lot 20

275 James Street South, St. Marys

Applicant: Adriano Paola

### **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 Dr. J. H. (Jim) Loucks
- Mark Stone, Planner
- Susan Luckhardt, Secretary-Treasurer PAC

#### **Regrets:**

- 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:**

None.





### **3.0 Approval of Minutes dated June 5, 2017**

Motion by: Member William J. Galloway

Seconded by: Member Dr. J. H. Loucks

THAT the Minutes dated June 5, 2017 be approved as circulated.

MOTION CARRIED.

### **4.0 Application Z04-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended**

**Registered Plan 492, Part Block D, Concession 18, Part Lot 20  
275 James Street South, St. Marys**

**Applicant: Adriano Paola**

Brandon Flewwelling, agent for the application was present.

Mark Stone, Planner provided an overview of the application. The subject property is located northeast of the intersection of James Street South and Maxwell Street and is an irregularly shaped infill lot measuring approximately 0.87 hectares. The subject property is designated Residential in the Town Official Plan. Mark Stone spoke to Official Plan policies with respect to the proposed development. The property is currently zoned Residential Development (RD), Residential Two (R2-1) and Residential Three (R3) in the Town's Zoning By-law. The purpose and intent of the Zoning By-law Amendment Application is to rezone the subject property to Residential Zone Five (R5) to permit the proposed townhouse development consisting of 24 residential units. The Zoning By-law Amendment will include exceptions to certain R5 Zone regulations to recognize the layout and form of development. The applicant indicates that a Site Plan Application will also be submitted to the Town to be processed with the Zoning By-law Amendment Application. A Plan of Condominium Application will also be submitted to identify unit boundaries and common elements of the proposed development.

Mark Stone spoke to the correspondence received regarding the applications.

From the Town Engineering and Public Works Department received October 31, 2017:

- Applicant to confirm sanitary system capacity requirement and that sanitary servicing to property is adequate at the time of site plan application.
- Applicant to confirm water system capacity requirement for fire protection and hydrant flow testing will need to be completed at the time of site plan application to confirm water servicing to property is adequate.
- Vehicular access to be reviewed at the time of site plan application.

Brandon Flewwelling provided a presentation regarding the proposed development for 24 townhouse condominiums. Each unit will contain a garage and a driveway; 10 additional on-site visitor parking spaces will be provided on the site; there will be access to the development from James Street South and Maxwell Street; a landscaping plan will be prepared in support of final approval; the site will be fully fenced; on site lighting will be shielded from neighbouring properties. The proposed zoning by-law amendment will provide an exception for minimum lot area from 1,017m<sup>2</sup> to 133.9m<sup>2</sup> and for minimum lot depth from 37m to 25m to recognize the configuration of each condominium unit while





understanding the common element area of the development extends beyond that. The zoning amendment will also recognize reduced minimum rear yard from 6.0m to 3.0m at the northerly end of the property as this yard will function more like a side yard than a rear yard due to the configuration of the lands and the proposed development. The proposal is for the development to become a plan of condominium which will function as a mechanism to guarantee the site will be maintained under the terms of the condominium corporation. Renderings were provided showing the proposed two-storey townhouse units, to be sized between 1600 and 1930 square feet. A common playground area is not proposed for the development due to the proximity of the site to public spaces including schools, the arena and parkland. A storm water management plan and grade plan will address storm water for the property. The proposal is for a different form of housing type from the surrounding area; however this is a remnant parcel that is odd-shaped and difficult to develop.

This concluded Brandon Flewwelling's presentation.

Chairman Don Van Galen DVG asked for questions and comments from members of PAC.

Member Dr. Jim Loucks: asked for clarification about the lands comprising the northwest corner of the subject property. Mark Stone stated that the lands located at the northwest corner of the property were severed from a property fronting onto James Street South and subsequently conveyed to 275 James Street South so as to adjust property lines and to square up the configuration of the subject lands.

Councillor Jim Craigmile asked about the size of townhouse units.

Brandon Flewwelling stated that the townhouse units are proposed to be sized from 1600 to 1930 square feet with three bedrooms; and two bedrooms possibly in the smaller units. The final building designs have not been confirmed at this time.

Councillor Jim Craigmile asked about the status of the driveway access from James and Maxwell Streets. Brandon Flewwelling stated that it is expected that both entrances will function as full traffic movements from the development to the public roadways. There may be more discussions regarding this during the site plan process.

Councillor Jim Craigmile commented that 10 visitor spaces for 24 units seems minimal. Brandon Flewwelling stated that the parking provided was calculated based on the Town Zoning By-law.

Member Bill Galloway asked about fencing for the development. Brandon Flewwelling stated that the proposal is to fence the entire development.

Chairman Don Van Galen asked for questions and comments from public.

Jennifer Smale, 267 James Street South stated concern regarding the tree removal that has taken place on the property. Brandon Flewwelling stated that most of the trees removed were in locations to be impacted by the development. A full landscaping plan will be prepared for the development.

Jennifer Smale stated concern about the lack of green space provided for young families within the development. Brandon Flewwelling stated that although there is not a playground area within the development, there is a private amenity area that includes green space to





the rear of each dwelling. Mark Stone stated that this matter would be reviewed during the site plan stage.

Jennifer Smale asked about garbage and recycling pick-up. Brandon Flewwelling stated that it is proposed that garbage and recycling would be picked up at each unit by a private contractor. There would be no dumpsters or molok containers on site.

Jennifer Smale stated concern with the increased traffic for the development as James Street is already congested. She already has difficulty leaving her driveway and finds sightlines limited with the sea container and camper located on the property adjacent to James Street. She also stated concern with density in that 24 units could potentially add 100 residents to the neighbourhood; and further asked why 24 units have been proposed. Brandon Flewwelling stated that the number of units proposed is based on what his client finds to be a fit for the property.

Ralph Scheuermann, 7 Maxwell Street stated concern about traffic movements and safety as the school, arena and industries already cause traffic congestion in the area. Mark Stone stated that the Town's Engineering and Public Works Department have traffic requirements for sight lines, lanes in and lanes out and will review the development based on those requirements.

Ralph Scheuermann asked what the target market is for the development – will the townhouses be subsidized housing. Brandon Flewwelling stated that the townhouses will be offered for sale on the open market.

Dale Switzer, 285 James Street South asked if a reduction in lot depth from 37.0m to 25.0m as requested under this application has ever been approved in St. Marys. Mark Stone stated that the zone provisions requested in this case are for each individual unit within the condominium development. The application will be considered on its own merits.

Dale Switzer asked what the proposed width is for the private roadway within the development. Brandon Flewwelling stated this is proposed to be 6.0m. Mark Stone stated that the road width will be reviewed as part of the site plan agreement process.

Dale Switzer asked what the required height of the fence for the development would be. Mark Stone confirmed that the privacy fence would need to meet the minimum requirements under the Town's Zoning By-law for a barrier fence.

Dale Switzer asked if a construction schedule has been established. Brandon Flewwelling stated that the earliest start date for construction of the development would be potentially spring of 2018.

Bev Thibodeau, 65 Dunsford Crescent stated concern with the density of the development and increased traffic.

Chairman Don Van Galen read a letter submitted at the meeting on behalf of the DeVries Family, 5 Maxwell Street which stated concern about existing traffic congestion in the area and the addition of 100 more residents to the neighbourhood; impact of the development on neighbourhood real estate values; the removal of trees on the property; and the safety and well-being of local residents should the plan proceed.

**MOTION:**

4.0 Application Z04-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

Registered Plan 492, Part Block D, Concession 18, Part Lot 20

275 James Street South, St. Marys

Applicant: Adriano Paola

Moved by: Member William J. Galloway

Seconded by: Member Steve Cousins

THAT the Planning Advisory Committee for the Separated Town of St. Marys defers a recommendation on Application Z04-2017 from Adriano Paola for a Zoning By-law Amendment affecting 275 James Street South, St. Marys so as to provide the proponent opportunity to present additional information as requested by the Committee and to be considered by staff.

MOTION CARRIED

**5.0 Next Meeting:**

Monday, November 20, 2017

6:00 pm

End Zone Room, Pyramid Recreation Centre, 317 James Street South

**6.0 Adjournment:**


Motion by: Member William J. Galloway

Seconded by: Member Dr. J. H. Loucks

THAT the meeting adjourn at 6:53 pm.

MOTION CARRIED

  
Councillor Don Van Galen  
Chairman

  
Susan Luckhardt  
Secretary-Treasurer

**Copies to:**

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





## MEMO

### Engineering & Public Works

To: Susan Luckhardt

From: Jeff Wolfe

Date: October 31, 2017

File:

☐ For Your Information

☐ For Your Approval

☐ For Your Review

☒ As Requested

**Subject: 275 James Street South Zoning Bylaw Amendment Application - Comments**

In reply to your circulation on October 16, 2017, Public Works staff has the following comments:

1. Applicant to confirm sanitary system capacity requirement and that sanitary servicing to property is adequate at the time of site plan application.
2. Applicant to confirm water system capacity requirement for fire protection and hydrant flow testing will need to be completed at the time of site plan application to confirm water servicing to property is adequate.
3. Vehicular access to be reviewed at the time of site plan application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Wolfe", is written over a horizontal line.

Jeff Wolfe, C.Tech.  
Asset Management/Engineering Specialist



To the Council of the Corporation of the Town of St. Marys,

In regards to the proposed development located at 275 James Street South we do not believe it is in the best interest of the town or it's residents to follow through with this plan.

Currently traffic in this area is already a problem with Little falls Public School, St. Marys DCVI and the Pyramid Center as wells as Cascades and Omega Paw transport and employee vehicles. Adding and additional approximately 100 residents in this area would would create safety risks due to an even higher amount of traffic in this area.

When we purchased our house this development was never in the plan and you can only expect more properties being squeezed in such a small area would only have a negative effect on the value of the beautiful properties already located in this area. Im sure the value of our house would depreciate considerably.

We personally know the developer Adriano Paola and knowing of his residence we feel he does not value the importance of a nice property such as the ones that would be effected by this development. Also he is known for building subsidized housing, and while we agree that every town needs low income housing, to cram that many into an already nice established very busy neighborhood would not be in the best interest of the Town or local residents.

According to the site plan the proposed development will imbark on existing properties in the area not to mention the need to remove many mature trees located in the area. Considering one home on James Street has already been damaged and not repaired during the clean up of the lot we can only imagine the nightmare it could be during construction for all other adjacent residents.

So for the safety and well being of local residents as well as those that travel the two major streets effected by this proposal (James Street South and Maxwell Street) we believe the town should decide against this plan and move forward.

Thank You,

The De Vries Family

5 Maxwell St.



# HURON-PERTH CATHOLIC

## District School Board

May 7, 2018

Town of St. Marys  
Attn: Brent Kittmer, Clerk/CAO  
175 Queen Street East  
PO Box 998  
St. Marys ON N4X 1B6

519-284-3881  
FAXED  
MAY 7/18



To Whom It May Concern:

**Re: Applicant: A. Paola**  
**File No. Z04-2017**

In response to your Notice of Public Meeting Concerning Proposed By-Law Amendment, please be advised that we have no concerns.

Yours truly,

Anne Marie Nicholson  
Manager of Assessment & Plant

/dd







Mark Stone &lt;mark@mlsplanning.ca&gt;

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**FW: notice of public meeting concerning proposed zoning by - law amendment**

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**Brent Kittmer** <bkittmer@town.stmarys.on.ca>

Mon, May 14, 2018 at 12:19 PM

To: Susan Luckhardt &lt;sluckhardt@town.stmarys.on.ca&gt;, Grant Brouwer &lt;gbrouwer@town.stmarys.on.ca&gt;, Mark Stone &lt;mark@mlsplanning.ca&gt;

Correspondence received.

Brent

**Brent Kittmer, P.Eng., MPA**

CAO/Clerk

Town of St. Marys

T: 519-284-2340 x 216

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**From:** GARY BRYANS [mailto:[GARYBRYANS@hotmail.com](mailto:GARYBRYANS@hotmail.com)]**Sent:** May 14, 2018 11:05 AM**To:** Brent Kittmer <[bkittmer@town.stmarys.on.ca](mailto:bkittmer@town.stmarys.on.ca)>**Subject:** notice of public meeting concerning proposed zoning by - law amendment

Hi Brent

I'm Gary Bryans I live at 257 James St. S

Just in from talking with Susan luckhardt trying to understand the 4 amendments that are taking place on my street and in my backyard the first one - lot area minimum... doesn't really effect me from what sue has told me the second one - lot frontage minimum – he could get rid of block one and put his road way there and build a separate duplex on Maxwell or something the third one - exterior side yard minimum – I have almost lived here my whole life 48 years and too see all this green space disappear will be hard to swallow and too allow this as a neighbor and have too live with it when A. Paola is done building all his condos will not sit good with me so NO TO THIS AMMENDMENT. The fourth one - rear yard minimum – once again to see all the green space disappear is going to be hard, so reduce the number of condos in block 1 and 4 and keep as much green space as the by laws indicate ..... NO TO THIS AMENDMENT AS WELL

A .Paola has proven he doesn't care about any of us in the neighborhood as we have had to live with the mess that his property is in piles of brush everywhere that attract animal's trucks and trailers and containers and vehicles parked everywhere

even walking past the building he's building down the street looks unsafe as the ruts in the front lawn right beside the sidewalk my point is once he's done building and making his money he don't care what we have to live with at the end of the day. Keep as much green space as allocated by the by - laws and with that many families moving into such a small area it should probably warrant more green space..

5/14/2018

Mark Stone Mail - FW: notice of public meeting concerning proposed zoning by - law amendment

**ATTACHMENT 7**

I don't have Susan luckhardt email address as she ask if I wanted i could cc her if you could forward this to her that would be great

Thank you

Gary bryans

Sent from [Mail](#) for Windows 10



SHAPING GREAT COMMUNITIES

March 29, 2018

File No: 16222

Town of St. Marys  
Municipal Operations Centre  
408 James Street South, St. Marys ON

Attn: Mr. Mark Stone  
Consulting Township Planner

Dear Mr. Stone,

Re: **Application for Zoning By-law Amendment**  
**275 James Street South**  
**Mr. Adriano Paola**

On behalf of our client Mr. Adriano Paola, I am writing to you to update you and Members of the Town's Planning Advisory Committee (PAC) of the progress on this application since our presentation at the PAC Meeting of November 6, 2017.

At the November 6, 2017 PAC Meeting our submitted application for Zoning By-law Amendment was presented and discussed. I will review the key themes that were raised at that meeting below. A number of the items have been addressed through our submission of an Application for Site Plan Approval, which was submitted to the Town on February 13, 2018. The Site Plan Approval Application helps to fully paint the picture of what this proposed development will look like and how it will be serviced and function after construction.

Below you will find a response to the key themes discussed at the PAC meeting. The items reviewed below were raised by Town Staff, PAC Committee Members and Members of the Public.

**Issue: Municipal Servicing Capacity (sanitary sewer and water service)**

In support of the application for Site Plan Approval a Functional Servicing Report was submitted by Development Engineering (London) Limited. Development Engineering identified that an existing 200mm sanitary sewer is located along James St. The proposed development can connect to the James Street sanitary sewer which has capacity to service the proposed development.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883  
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477  
gspgroup.ca

Along James Street there is an existing 250mm municipal watermain. A new 200mm watermain would be connected to this to service the proposed development. The existing water volumes and pressures have been confirmed to be sufficient to service the proposed development.

### **Issue: Traffic Impacts:**

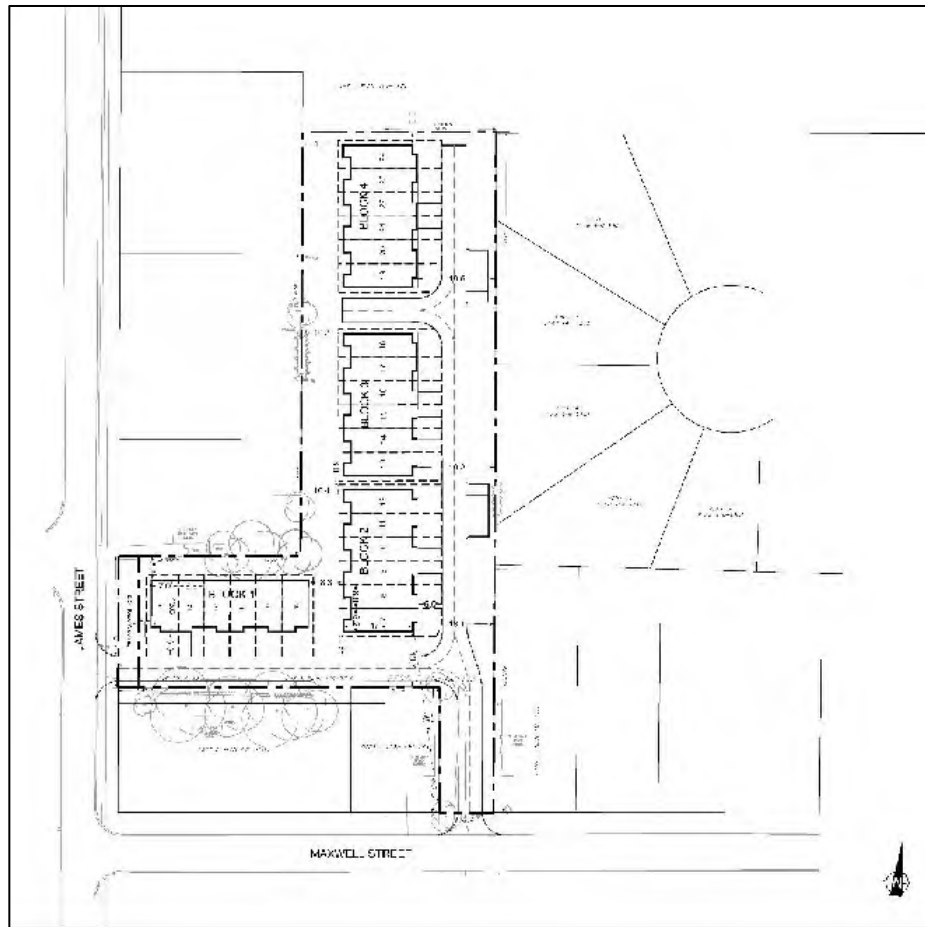
In support of the application for Site Plan Approval a Traffic Impact Study was completed by Salvini Consulting Inc. Salvini undertook traffic counts along James Street and Maxwell Street and found that the current traffic at the intersection is operating at a level of service B or better. Once the operational level of service was understood, Salvini then calculated what the additional traffic impacts would be based on the proposed development. Using standard traffic impact analysis tools and assumptions it was determined that in the morning peak hours the proposed development would add an additional 12 trips and 17 trips in the afternoon peak hours. As such, it was determined that the proposed development will not cause any impacts to the existing traffic patterns and flows in the area.

### **Issue: On-site Parking:**

At the PAC Meeting the question of on-site parking was raised. The proposed development will consist of 24 townhouse units. Each unit will have a garage and a private driveway allowing for 2 parking spaces per unit. In addition to these parking spaces the proposed site plan as submitted proposes to provide 10 on-site visitor parking spaces. The Town of St. Marys Zoning By-law requires 1.25 parking spaces for each dwelling unit. The proposed development provides 1.25 parking spaces per unit (30 total).

### **Issue: Access to James and Maxwell Streets:**

The Site Plan as submitted proposes driveway access to the proposed development from James Street and from Maxwell Street. As shown below both driveways are proposed as full movement (allowing turns in both directions) access points. It is anticipated that the James Street driveway will handle the majority of the traffic movements to and from the site.



**Issue: Site Fencing / Landscaping:**

As noted an application for site plan approval has been submitted. At this time a detailed landscaping plan has not yet been submitted. Once the site plan is approved in principal, a landscaping plan will be prepared. Site landscaping will consist of native trees and shrubs and will also identify fencing. It is proposed that the perimeter of the proposed development will be fenced. However, the specifics of the fencing will have to be confirmed and potentially discussed with adjacent landowners to avoid duplication of fencing where possible.

**Issue: Greenspace / Amenity Areas on Site:**

Each unit will have a private amenity area to the rear of the dwelling unit. This is no different than a single detached house. The rear yard area of each dwelling will allow for decks / patios and the ability to have outdoor activity space. As each unit will have private amenity space, a communal amenity space is not proposed. The proposed development is located in close



proximity to the Pyramid Recreation Centre, St. Marys District Collegiate and Little Falls Public School all of which assist in providing a range of open space, structured facilities and indoor recreational opportunities.

**Issue: Garbage / Recycling Collection:**

The proposed development will be serviced by private garbage and recycling collection. As the proposed development is to be registered as a condominium, there will be a condominium declaration and condominium fees established to pay for private garbage collection. Garbage and recycling are to be stored at the individual units until collection day, similar to garbage collection at single detached dwellings. There are not any dumpsters or communal garbage facilities proposed.

**Issue: Density of Development:**

The subject property is sufficiently sized to accommodate the proposed townhouse dwelling units, on-site parking, stormwater management and private amenity space for each unit. The size and shape of the subject property does not lend itself to development of single detached dwellings and other forms of development such as a apartment are not appropriate in this location.

The above issues were the key themes noted during the PAC meeting in November. Since that time, we have submitted a complete application for Site Plan Approval and have received preliminary comments back from the various Town departments and commenting agencies. The comments received will be addressed and a second submission of the site plan drawings will be provided to the Town. Based on the comments received it is not anticipated that significant changes to the plan will be required.

Given the above comments and the submitted material for Site Plan Approval we kindly request the above application to be returned to PAC at the second meeting in April for further comment and direction to Town Council. It is our opinion that proposed development has been designed in a manner that is compatible with the surrounding land uses, represents an efficient use of a vacant parcel within the settlement area of St. Marys and once built will provide for alternative housing options for St. Marys. Should you have questions or wish to discuss further please do not hesitate to contact me.

Yours truly,

**GSP Group**



Brandon Flewwelling, MCIP, RPP

cc. Adriano Paola