

Baker Planning Group
PO Box 23002 Stratford
Stratford, ON
N5A 7V8



December 7th, 2022

File No.: 2022-13

Morgan Dykstra
Public Works & Planning Coordinator
Town of St. Marys
175 Queen Street East
St. Marys, ON N4X 1B6

**RE: Draft Plan of Condominium Application
275 James Street South, St. Marys
BDS Construction**

On behalf of BDS Construction ("Owner"), we are pleased to submit a Draft Plan of Condominium Application for land known municipally as 275 James Street South, St. Marys (herein referred to as the "Site"). The Site is legally known as Part of Block D, Registered Plan No. 491 and Part of Lot 20, Concession 19, Geographic Township of Blanshard, Town of St. Marys, County of Perth.

The Town approved a Zoning By-law Amendment (Z04-2017) in 2018 to permit the construction of 24 townhouse dwelling units on private internal roadways. The Owner subsequently received Site Plan Approval and Building Permits and has completed the construction of 16 of the 24 dwelling units. The remaining eight (8) units are under construction and anticipated to be completed in the spring of 2023.

To address the form of tenure and the overall management of the common features on the Site, the Owner is seeking Draft Plan of Condominium (Standard) Approval. It is anticipated that the construction will be completed, and Occupancy Permits obtained prior to the registration of the Condominium.

The attached Draft Plan of Condominium includes the following:

- Unitization of the 24 dwelling units
- Establishment of common elements, including the private road, visitor parking, amenity areas and snow storage

Based on a review of the Draft Plan of Condominium, it is our opinion that the Application has regard for Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 and is consistent with the Provincial Policy Statement 2020. The Application will create the ownership structure for new residential units within the settlement area that has access to municipal services and infrastructure.

It is our opinion that the residential development conforms to the St. Marys Official Plan. The Sites' location within the settlement area with direct access to a municipal road and services, provides an opportunity to support a multi-unit residential development. The proposed development complements the existing uses and continues the intended residential character of the neighbourhood. The Draft Plan of Condominium complies with the applicable Zoning By-law regulations for lands zoned R5-12 and implements the approved Site Plan.

It is anticipated that through the Draft Plan Approval Conditions, the Owner will need to address any outstanding Site Plan requirements prior to registration of the Condominium and satisfy the Town that the Condominium Plan reflects the approved Site Plan.

Through the Pre-Consultation Meeting, it was noted that the "Small Drinking Water System" concerns be considered. The Owner's solicitor has confirmed that given the Condominium will register in one (1) phase and has direct access and connection to a municipal right-of-way, there are no further concerns in this regard.

For these reasons, it is our opinion that the Draft Plan of Condominium represents good land use planning, is appropriate and is in the public interest.

In support of the Draft Plan of Condominium, please find attached the following:

- The Completed Application Form
- The Town of St. Marys Application Fee, in the amount of \$5,192.00
- The Draft Plan of Phased Condominium, prepared by MTE Consultants
- P.I.N. Print Out

Digital copies of all plans and reports to be sent via e-mail

We trust the submission can be deemed complete and the application can be circulated for review. Should you have any questions or comments, please let us know and we would be happy to discuss further.

Kind regards,



Caroline Baker, MCIP, RPP
Principal

c.c Adriano Paola, BDS Construction