

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.

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 (as required) Council will determine whether there is sufficient merit in processing 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 Amendment 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.		Business Telephone No.
Name of Owner(s) Heybolt Ontario Ltd. c/o John Bolton	Home Telephone No.	(519) 349-2299
Address Box 1507, St. Marys	Postal Code N4X 1B9	Fax No.
1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different	ent than the owner. (This may be a person or firm act	ing on behalf of the owner.)
	Home Telephone No.	Business Telephone No.
Name of Contact Person (and Firm) Monteith Brown Planning Consultants (c/o Jay McGuffin)	Postal Code N6B 2B9	(519) 686-1300

➤ 2.0 Location and Size of the Subject Land

Street No.	323	Name of Street/Road Queen Street West	Registered Plan No. 210 St. Marys	Lot(s)/Block(s)
Reference Plan	^{No.} R166238	Part Number(s)	Concession Number(s)	Lot Number(s) Part Lot 4, 5, 6
	5.4 m (Queen Street W); 5.3 m (Ann Street)	Average Width 45.3 m	Average Depth 45.4 m	^{Lot Area} 2,037 m ²
➤ 2.1 Is the	re a mortgage or charge i	n respect of the subject land?	s XI No If yes, give the names and add	resses of any mortgages or charges

➤ 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? May 11, 2018

➤ 3.0 Proposed and Current Land Use

- ➤ 3.1 What is the proposed use of the subject land? Townhouse development
- ➤ 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?

Highway Commercial

➤ 3.4 How is the subject land currently zoned in the applicable Zoning By-law?

Highway Commercial with a holding provision ('C3-H')

> 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	No existing buildings on	4.5 m to building; 6 m to garage	3.5.5 Height		8 m
3.5.2 Rear yard	site	1.5 m	3.5.6 Dimensions		Building A: 19.11 m by 14.47 m Building B: 38.2 m by 14.47 m
3.5.3 Side Yard		1.5 (interior)	3.5.7 Gross Floor Area		810 m ² total, 132 m ² per unit
3,5,4 Side Yard		4.5 m (exterior)	3.5.8 Date Constructed		TBD

➤ 4.0 Official Plan Amendment (proceed to Section 5.0 if a Official Plan Amendment is not pro	oposed)	
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?	Yes D M D	No ⊠ ⊠ ⊠ ⊠
If applicable, please provide the policy section number to be changed, and suggested policy wording on a separate page.		
Not applicable.		
4.2 What is the purpose of the Official Plan Amendment and land uses that would be permitted by the proposed Official P	lan Amendment?	
The purpose of the Official Plan Amendment is to permit residential development on the subject Please see the Planning Justification Report for more details.	t lands, specifi	cally townhouses.
4.3 Explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Ad	ct (attach a separa	te page if necessary).
The proposal is consistent with Policies 1.1.1, 1.1.2, 1.1.3.1, 1.1.3.2, 1.4.3, 1.6.6.1, and 1.6.6.2 Policy Statement. Please see the Planning Justification Report for more details.	of the Provinc	ial
➤ 5.0 Zoning By-law Amendment (proceed to Section 6.0 if a Zoning By-law Amendment is no	t 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? If applicable, please provide the provision section number to be changed, and suggested provision wording on a separate p	Yes XI II III	No □ ⊠ ⊠ ⊠
It is proposed that the subject lands be re-zoned FROM 'Highway Commercial 3-H' TO 'Residential Zone construction of townhouses. The proposed special provisions are attached.		permit the
5.2 What is the purpose of the proposed Zoning By-law Amendment and what are the land uses proposed?		
The purpose of the Zoning By-law Amendment is to permit residential development on the subj townhouses. Please see the Planning Justification Report for more details.	ect lands, spe	cifically
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 Please see the Planning Justification Report and enclosed Environmental Site Assessment for		☐ 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? 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 Is the previous use inventory attached?	e adjacent land, is	needed.
➤ 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-la Amendment?		Zoning Order
> 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	Х		a) Public piped water system	Х	
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		CONTRACTOR OF THE CONTRACTOR O

Storm Drainage	Existing	Proposed	Road Access		Existing	Proposed
a) Sewers	X		a) Arterial Road		Х	
b) Ditches or swales			b) Collector Roa	d		
c) Other			c) Local Road		X	
0 Justification						
	use(s)/ zone complies w	vith the relevant port	ons of the Official Pla	n - or complete an Official Plan	Amendment Applic	cation.
An Official Plan Amendr more details.	ment is enclosed wi	ith this applicati	on. Please see t	ne enclosed Planning Ju	stification Rep	ort for
	- Marin					***************************************
9.2 Indicate how the proposed	use(s) will be compatible	e with the surroundi	ng land uses.			
The proposed use will be	compatible with s	urrounding resid	dential land uses	, as discussed in the Pla	nning Justifica	tion Repo
Other Information			- t'			
A Functional Servicing F	Report is enclosed	with this applica	ation.			

1.0 Application Drawing						
1.0 Application Drawing	rawing of the proposal sh	powing the following	information:			
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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 London	Ch.
in the County/Region of	Middlesex	
this 21 day of	May	✓ Applicant

Town of St. Marys Zoning By-law Amendment

A Zoning By-law Amendment is proposed to re-zone the subject lands FROM 'Highway Commercial' with a holding provision ('C3-H') TO a site-specific 'Residential Zone 5' ('R5-#'), and remove the holding provision, to permit the proposed townhouse development.

The following special provisions will recognize the existing lot size and frontage and allow for site-specific setbacks and lot coverage requirements, as well as the provision of a privacy fence instead of a planting strip along the interior and rear lot lines that abut residential lands:

(a) Location: 323 Queen Street West

(b) Notwithstanding the provisions of Section 12.4 of By-law No. Z1-19797 to the contrary, the site regulations for two townhouse buildings shall apply to the lands located within the 'R5-#' zone as shown on Key Map 5 of Schedule "A" to this By-law:

(i) Front Yard, Minimum	4.5 metres to building; 6.0 metres to garage	
(ii) Interior Side Yard, Minimum	No side yard is required on the attached side(s) of the dwelling uni	
	1.5 metres is required for the interior side yard of the dwelling unit	
	not attached to another dwelling unit.	
(iii) Exterior Side Yard, Minimum	4.5 metres	
(iv) Rear Yard, Minimum	1.5 m	
(v) Lot Coverage, Maximum	40%	
(vi) Driveway Requirements	shall not apply to the proposed development	
(vii) Planting Strip	a 2-metre high fence will be provided in lieu of a planting strip	

(c) All other provisions of this By-law, as amended, shall apply.

The holding provision may be removed in accordance with the guidelines provided by the Town of St. Marys Official Plan, as a Functional Servicing Report has been prepared for the proposed development and submitted along with this application, and issues relating to phasing, servicing, and design criteria will be addressed through Site Plan Approval.