



175 QUEEN STREET EAST
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FAX (519) 284-3881
www.townofstmarys.com

**NOTICE OF RECEIPT OF COMPLETE APPLICATION CONCERNING
PROPOSED ZONING BY-LAW AMENDMENT
AND PLANNING ADVISORY COMMITTEE MEETING**

TAKE NOTICE that the Corporation of the Town of St. Marys has received an Application for Zoning By-law Amendment (by The Corporation of the Town of St. Marys, File Z01-2020) pursuant to Section 34 of the Planning Act R.S.O. 1990 and has deemed same to be complete pursuant to the provisions of the Planning Act R.S.O. 1990.

The Town's Planning Advisory Committee (PAC) will be reviewing the Application at its meeting on **Monday, May 25, 2020 at 6:00 p.m.** and you are invited to attend this meeting.

PLEASE NOTE that due to the COVID-19 pandemic state of emergency, all Planning Advisory Committee meetings will be held online, until further notice. As this will be an online meeting, there will be no physical in person attendance. Please refer to the SPECIAL INSTRUCTIONS section of this Notice for details on how to attend the online meeting and/or provide comments to the Town respecting this Application.

The 1.32 hectare (3.26 acre) subject property is owned by the Town of St. Marys and is located in the northeast part of the Town, fronting onto the south side of Glass Street as shown on the General and Specific Location Maps included with this Notice. Junction Station, built in 1858, is located on the property. In 1993, the building was designated under the Heritage Railway Stations Protection Act and Town Council designated the St. Marys Junction Station under the Ontario Heritage Act as a structure of architectural value and interest. The Town is in the process of conveying and selling a portion of the property to allow for the establishment of a micro-brewery industrial use with accessory uses including a tasting room. The size of the lands to be conveyed is approximately 0.35 hectares (0.87 acres), with 45.74 metres (150 feet) of frontage along Glass Street, as shown on the Specific Location Map and Concept Site Plan/Engineering Drawing included with this Notice.

The subject property is currently designated "General Industrial" according to the Town's Official Plan and zoned "Light Industrial Zone (M1-H)" in the Town's Zoning By-law Z1-1997. The purpose and effect of the zoning by-law amendment application is to change the zoning of the lands to be conveyed to "General Industrial Zone (M2-XX)" with the following special provisions:

- (a) Permitted uses are limited to:
 - i) an assembling, manufacturing, processing, preparing, fabricating, packaging, shipping, wholesaling, storing or **warehouse** conducted and wholly contained within an enclosed **building**;
 - ii) **caterer's establishment, convenience business services establishment**, laboratory or research facility, office support, **repair shop**, and **wholesale establishment**;
 - iii) micro-brewery meaning a building or structure used for the manufacturing, processing, preparing, packaging, wholesaling or storing of alcoholic beverages; and,
 - iv) **accessory uses, buildings, and structures**, including accessory:
 - **office uses**
 - tasting room for the sale of individual servings of alcohol beverages produced in the micro-brewery and consumed on-site
 - retail sale of products manufactured, produced, processed or stored on the premises

A tasting room does not include an **eating establishment, restaurant or eating establishment, take-out** as defined however, pre-packaged food or food brought in from elsewhere may be served.

- (b) **Front Yard**, Minimum 7.5 metres
- (c) A tasting room and retail sales accessory to a micro-brewery shall be located in a **main building** and shall not exceed a total floor area of 56 m² (600 ft²) of the **building**. An accessory patio is also permitted provided it is attached to the **main building** and associated with the tasting room function.
- (d) The minimum number of parking spaces required for uses accessory to a micro-brewery (including tasting room retail sales and patio) shall be 1 space per 25 m² of floor area.
- (e) Section 5.21.6.3 shall not apply.

Please note that this PAC meeting is not the required public meeting under the Planning Act. At this meeting, the PAC will: review the Application; consider information and comments provided by the applicant, Town staff and the public; and consider making recommendation(s) to Council with respect

to the further processing of this Application. A second notice will be issued indicating a public meeting date when scheduled.

Any person may attend a public meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment.

SPECIAL INSTRUCTIONS for attending the online meeting and/or providing comments

There are multiple opportunities for public input as outlined below however, to ensure that your comments are clearly understood and received prior to PAC considering the Application, you are strongly encouraged to submit comments prior to the PAC meeting even if you intend to attend the online meeting.

You can participate in 5 different ways:

1. **Mail** your comments to Brent Kittmer, CAO-Clerk of the Town of St. Marys (mailing address provided below).
2. **Email** your comments to planning@town.stmarys.on.ca.
3. **Leave a voicemail message** detailing your comments questions regarding the Application by calling 519-284-2340 ext. 215. Your comments and other contents of your recorded message will become part of the public record. However, you must leave your first and last name, mailing address and contact phone number for your comments to be part of the public record.
4. **Register to be a delegation** by emailing planning@town.stmarys.on.ca no later than noon on Friday, May 22 requesting to be a delegation and include any materials you wish to share with the Committee. Town Staff will assist delegates to become familiar with the online meeting process and provide specific connection instructions prior to the date of the meeting.
5. **Attend the meeting** by visiting the Town's YouTube channel during the meeting for a livestreaming of the proceedings, using the following link: <https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>. You will be able to use the same link after the meeting for the archived record. During the meeting, you can provide your comments and/or questions by emailing planning@town.stmarys.on.ca. Public comments will be received until the Chair or Secretary-Treasurer states that the public commenting period is closed.

Please note that if you are not able to submit comments prior to or during the PAC meeting, Council will be apprised of all public comments received prior to making a decision on the application at a later date. You are strongly encouraged to contact the Town prior to the meeting if you have any questions or require assistance regarding the online meeting.

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 staff report and will be included in the PAC and/or Council agenda and minutes. Agendas and minutes are published on the Town of St. Marys website at www.townofstmarys.com.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Town of St. Marys to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of St. Marys before the proposed by-law is passed, the person or public body is not entitled to appeal the decision.

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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Town of St. Marys on the proposed zoning by-law amendment, you must make a written request to Brent Kittmer, CAO-Clerk of the Town of St. Marys (175 Queen Street East, PO Box 998, St. Marys, Ontario N4X 1B6, Fax: 519-284-3881; Email: bkittmer@town.stmarys.on.ca).

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection by contacting Grant Brouwer, Director of Building and Development of the Town of St. Marys (contact information provided below) or can be accessed on the Town's Current Planning / Development Applications webpage at: www.townofstmarys.com/en/current-planning---development-applications.aspx

Information can also be provided in an accessible format upon request.

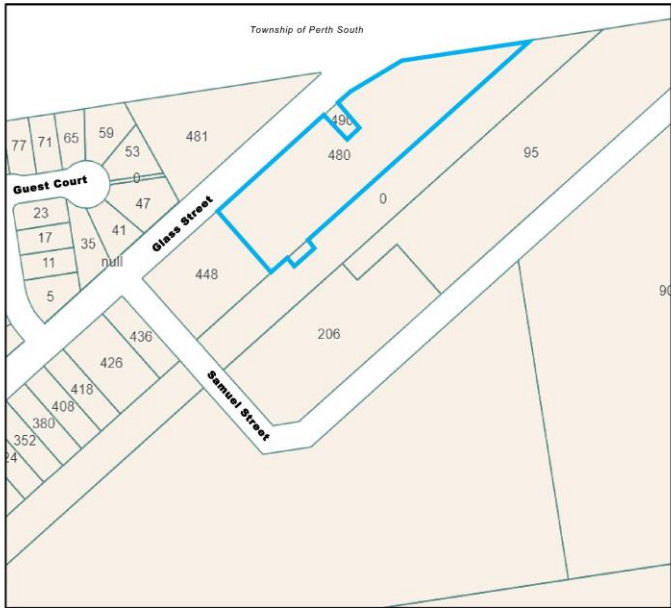
DATED AT THE TOWN OF ST. MARYS THIS 13th DAY OF MAY, 2020.

Grant Brouwer, Director of Building and Development, Town of St. Marys,
408 James Street South, P.O. Box 998, St. Marys, ON, N4X 1B6.

Telephone: 519-284-2340 ext. 215; Fax: 519-284-0902. Email (gbrouwer@town.stmarys.on.ca)

GENERAL LOCATION MAP

480 Glass Street
Part Lots 14 and 15, Concession 18 Blanshard
Town of St. Marys



Subject Lands



April 30, 2020

SPECIFIC LOCATION MAP

480 Glass Street
Part Lots 14 and 15, Concession 18 Blanshard
Town of St. Marys



Subject Lands

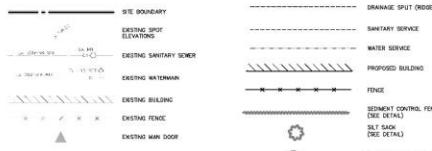


Lands Subject to Zoning By-law
Amendment Application



April 30, 2020

LEGEND OF EXISTING FEATURES



LEGEND OF PROPOSED FEATURES

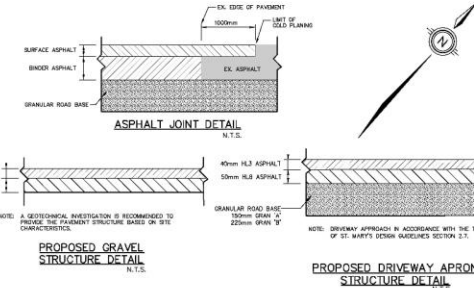


ZONING MATRIX

ZONE #1-4	EXISTING	PROPOSED	REMARKED BY DEL
LOT AREA	3462.0m ²	3462.0m ²	100%
LOT FRONTAGE	45.7m	45.7m	90.0m (50%)
LOT DEPTH	65.45	65.45m	37.50m (50%)
SECTIONS	7.50m	7.50m	7.50m (50%)
REAR YARD SETBACK	2.5m	2.5m	2.5m (50%)
REAR YARD SETBACK	—	2.5m	2.5m (50%)
LOT COVERAGE	0.0%	0.0%	61.4% (50%)
LANDSCAPE OPEN SPACE	0.0%	0.0%	20.0% (50%)
TOTAL SPACES	0 SPACES	11 SPACES	12 SPACES TOTAL
TOTAL SPACES PER 1000 SQM	0 SPACES	3.16 SPACES	3.46 SPACES

LANDSCAPE CHART

KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTED HEIGHT	NATIVE HEIGHT
1	2	ACER RUBRUM	RED MAPLE	1.8m	27-30m
2	20	TRIAL OCCIDENTALIS TREBART	SHRUB DOGWOOD	1.8m	12m



GEODETIC BM ELEV. =
SITE BENCHMARK ELEV. =

NOTE: A GEOTECHNICAL INVESTIGATION IS RECOMMENDED TO
PROVE THE FOUNDATION STRUCTURE BASED ON SITE
CHARACTERISTICS.

NOTE: DRIVEWAY APPROACH IN ACCORDANCE WITH THE TOWN
OF ST. MARYS ZONING BY-LAW SECTION 21.1.

NO.	REVISION	DATE	BY
1.			
2.			
3.			
4.			



Engineers, Scientists, Surveyors
519-271-7952

CLIENT: BROKEN RAIL BREWING INC.
PROJECT: BROKEN RAIL BREWING INC. CIVIL WORKS
DRAWING: SITE GRADING, SERVICING, AND EROSION & SEDIMENT CONTROL PLAN

Project Manager: MURPHY/SHAW Project No: 47221-100
Design By: CFS Checked By: JMD
Drawn By: CEK Checked By: JMD
Surveyed By: OTHERS Drawing No: C2.1
Date: Mar 25/20
Scale: 1:150 Sheet 1 of 2

