

November 10, 2021

File No.: 2021-40

Grant Brouwer  
Director of Building & Development  
Town of St. Marys  
175 Queen Street East  
St. Marys, ON  
N4X 1B6

**RE: Zoning By-law Amendment Application (Holding Removal)  
60 Road 120, St. Marys**

On behalf of Mr. Michael Ebert ("Owner") and C&C Stonetown Management Inc. ("Applicant"), we are pleased to submit a Zoning By-law Amendment (Holding Removal) Application for land known municipally as 60 Road 120, St. Marys ("Site"). The Site has frontage on Road 120 and is currently occupied by a single detached dwelling with a supporting well and septic system.

The Applicant has entered into an Agreement of Purchase and Sale with the Owner and is proposing to construct a mini-storage facility including both interior and exterior storage on the Site. The proposed Site Plan, prepared by GRIT Engineering, is appended to this application for reference and is subject to a Site Plan Application.

The St. Marys Official Plan designates the Site has "General Industrial", which permits a range of uses, including goods storage facilities. The Site is zoned "Light Industrial (M1-H-H2)" in the Town of St. Marys Zoning By-law Z1-1997. The M1 Zone permits a "self-storage establishment". The proposed development conforms to the Official Plan and complies with the Zoning By-law; however, the "H" and "H2" holding provisions prohibit any development until such time as:

1. The specific requirements of each holding provision have been appropriately addressed; and,
2. An amendment has been adopted to lift the holding provisions.

The holding provisions applying to the Site are as follows:

- 27.2.1 H - To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act R.S.O. 1990, prior to the removal of the "-H" symbol.
- 27.2.3 H2 - To ensure the orderly development of lands and the adequate provision of municipal services, the "-H2" symbol shall not be removed until a subdivision agreement or development agreement is entered into for the lands affected by the "-H2" symbol with the Town of St. Marys.

This Zoning By-law Amendment Application to lift the holding provisions is being filed concurrently with the Site Plan Application. It is requested that the Amendment be considered by Town Council following the execution of the Site Plan Agreement. This process will address the "H" being lifted from the Site.

With respect to the H2 holding provision, the Site Plan Agreement will provide the appropriate conditions and securities to the Town for the scale of development proposed on the Site. Further, the servicing strategy for the proposed development is provided in the Site Plan Application, including a grading plan and stormwater management. Stormwater will be handled through a series on onsite drainage controls include swales and dry pond storage areas, not requiring a town connection to a storm sewer.

The proposed development will not require sanitary or water services as the Site has no office or restroom facilities. The gate for entry/exit and payment will be completely automated and on-site staff are not required. The existing single detached dwelling on the Site will continue to be serviced via an on-site well and septic system. A fire water storage tank is proposed beneath the floor of the storage building and can be filled like a cistern with a water truck for firefighting purposes. The storage tank can be alarmed to monitor the water level in the rare occurrence where the water would need to be replenished.

### **Summary**

Based on the foregoing, it would be appreciated if the Zoning By-law Amendment Application can be received by the Town and deemed complete. It is understood that the amending by-law cannot be presented to Town Council for consideration until such time as the Site Plan Agreement is executed.

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. Mr. Michael Ebert  
C&C Stonetown Management Inc.