



VIA EMAIL: mdykstra@town.stmarys.on.ca

September 21, 2021

The Corporation of the Town of St. Marys
175 Queen Street East
St. Marys, ON
N4X 1B6

ATTN: Grant Brouwer, Director, Building and Development

Dear Grant:

**Re: Application for Site Plan Approval
Randy Warkentin
665 James Street North
St. Marys, Ontario**

Our File: HHL/TSM/21-01

On behalf of Randy Warkentin, Zelinka Priamo Ltd. is pleased to submit materials for an application for Site Plan Approval for the above-noted lands (the "subject lands"), for the approved apartment development.

The 0.37 ha. (based on required road widenings) subject property is located at the northeast corner of James Street North and Glass Street. There is an existing L-shaped single storey commercial building and parking area on the subject property. The surrounding area comprises a mix of existing and emerging residential types and building forms.

In September 2020, the Council of the Town of St. Marys approved Randy Warkentin's Official Plan Amendment Application (File # OP02-2019; implemented by OPA No. 35) and Zoning By-law Amendment Application (File # Z04-2019; implemented by By-law Z138-2020) for a 4-storey apartment development on the subject lands.

The subject lands are designated "Residential" according to the Town's Official Plan; and zoned "Residential Zone Five (R5-12)" according to the Town's Zoning By-law Z1-1997.

THE PROPOSAL

The development comprises demolishing the existing building and constructing a 4-storey apartment building containing 35 units. Vehicular access is provided from the north end of the site off James Street North, for a total of 50 surface parking spaces. Areas of communal landscaping are also proposed.

Town staff did not require a formal pre-application meeting for this SPA application.

ELECTRONICSUBMISSION PACKAGE

Our enclosed electronic materials include the following documents (PDF format):

- The completed Application Form, including authorizations;
- The Site Plan, Floor Plans and Elevations;
- The Survey Plan;
- The Draft Reference Plan for the road widening and daylight triangle;
- The Site Grading, Servicing & ESC Plan; Details and Notes; and SWM Letter;
- The Landscaping Plan + Details;
- The Photometric Plan; and
- The Traffic Impact/Parking Letter.

If required, hard copies of the above documents can be provided.

Please note that the application fee cheque in the amount of \$3,950.00 (\$2,200:00 + \$1,750:00 (\$50:00 x 35 units)), made payable to the Town of St. Marys, will be forwarded separately shortly.

We trust that the enclosed information is satisfactory and we look forward to working with Staff on this file. If you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Dave Hannam, MCIP, RPP
Senior Associate

cc. The Client (Via Email)