



October 5, 2021
Project No. 21-218

Mr. Joshua Salama-Frakes
Project Manager
Blueprint2Build
14 Cardico Drive
Stouffville, Ontario
L4A 2G5

**Re: Planning Justification Letter in Support of Zoning By-law Amendment Application
752 Queen Street East, Town of St. Marys**

Urban & Environmental Management Inc. (UEM) was retained to prepare a Planning Justification Letter in support of a Zoning By-law Amendment (ZBA) application being submitted for a proposed development at 752 Queen Street East in the Town of St. Marys. **Attachment A** shows the existing and proposed development. Our understanding of the proposed development and analysis of applicable St. Marys Official Plan policies is detailed below.

Introduction

The proponent is proposing to add a retail building to the property, specifically to use as a pet food and pet supplies store, at 752 Queen Street East. The property is currently zoned site-specific Highway Commercial (C3-5), which permits the existing uses (convenience store and gas bar), as well as the approved additional uses currently being constructed on the property (restaurant and car wash). However, the C3-5 Zone does not permit retail uses, of which the proposed pet food and supplies store, this is proposed to be a tenant of the building to be constructed, would be considered such a use. Therefore, a ZBA to a site-specific Highway Commercial zone that permits this use is required. A pre-consultation meeting was held on August 26, 2021, at which Town Planning staff identified that a Planning Justification Report, or detailed letter, is required in support of the ZBA application. Town staff indicated at the pre-consultation meeting that the Planning Justification Letter is required to analyze the proposed development relative to the St. Marys Official Plan in order to determine if it is consistent with the policies defined within, particularly those within Section 3.3 – Highway Commercial.

Analysis of St. Marys Official Plan

The Town of St. Marys Official Plan contains policies that provide guidance on planning decisions within the Town. These policies guide various planning decisions such as infrastructure development, housing, employment, preservation of cultural heritage and natural resources and overall, the general growth of the area.

The subject property is designated Highway Commercial in the Town of St. Marys Official Plan. **Table 1** below provides an analysis of applicable policies found within the Official Plan.

Table 1: Review of the Town of St. Marys Official Plan

| Policy Identifier | Policy Text | Is the Proposed Development Consistent with this Policy? |
|--|---|---|
| Section 2.2.1 Economic Development | The Economic Development Objectives are to: | The proposed development will introduce a new business opportunity to the Town of St. Marys that will |

| Policy Identifier | Policy Text | Is the Proposed Development Consistent with this Policy? |
|---|--|---|
| Objectives | <p>2.2.1.1 Encourage the retention of existing business and the establishment of new diversified business through the creation of a business friendly culture.</p> <p>2.2.1.2 Advocate local business development for the general benefit of the community.</p> <p>2.2.1.3 Be proactive in attracting new business opportunities to the Town.</p> | <p>service the local community and the travelling public. The proposed pet food and supplies store within the Highway Commercial Zone supports economic development in the Town. Therefore, the overall proposed development meets the intent of Section 2.2.1 of the Official Plan.</p> |
| Section 3.3.1 Highway Commercial Objectives | <p>The Highway Commercial Objectives are to:</p> <p>3.3.1.1 Provide for a range of commercial uses appropriate to meet the needs of the local residents and the travelling public which compliments the role and function of the central commercial area.</p> <p>3.3.1.2 Encourage highway commercial type uses to locate in the “Highway Commercial” designation by providing a range of commercial opportunities to meet local and non resident demand and to attract new ventures.</p> <p>3.3.1.3 Promote economic development and competitiveness by providing, servicing, protecting, and preserving lands in the “Highway Commercial” designation as a commercial employment area.</p> | <p>The proposed development will provide a new commercial use on the subject property, that is complementary to the Highway Commercial uses being proposed in this development which will service local residents and the travelling public and support the local economy. Customers of the proposed pet food and supplies store will also potentially be customers of the other approved Highway Commercial uses on the property. Additionally, the overall development and the retail use will create new employment opportunities for the Town of St. Marys, thus supporting the Highway Commercial objective 3.3.1.3.</p> |
| Section 3.3.2.2 Highway Commercial Policies | <p>“Highway Commercial” uses that cater to the travelling public, particularly automobile-oriented uses, and other uses such as drive-thru or fast food restaurants, automobile sales and service establishments, gasoline bars, lodging establishments, garden centres, hardware/automotive type uses, and lumber yards shall be permitted. Other uses that have extensive land requirements and are not appropriate for the central commercial area such as large plate retail uses, strip malls, shopping centres, large scale business and</p> | <p>The proposed pet food and supplies store, though a retail use, will be complementary to the permitted existing Highway Commercial uses on the property. It is anticipated that customers of the proposed pet food and supplies store will also be customers of the gas bar, convenience store, car wash and restaurant. Having the establishments on the same property will provide an ease of use of the property and the various establishments located there.</p> |

| Policy Identifier | Policy Text | Is the Proposed Development Consistent with this Policy? |
|--|---|--|
| | <p>professional offices, and factory outlets may also be permitted in accordance with Section 3.3.2.3.</p> | <p>Secondly, there is already a pet store located in the Downtown Core area in the Town of St. Marys. Locating this pet store in the Highway Commercial area will allow this store to service residents and travelers that are located farther from, or who may not be traveling through, the Town’s Centre.</p> <p>Thirdly, Section 3.3.2.2 permits “large plate retail uses, strip malls, shopping centres, large scale business and professional offices, and factory outlets” in the Highway Commercial designated lands. These uses that are retail related would be allowed to have a pet food and supply store as a tenant. Therefore, the proposed use as a pet food and supply store is not in itself a prohibited use in the Highway commercial designation.</p> |
| <p>Section 3.3.2.3 Highway Commercial Policies</p> | <p>Development or redevelopment of land for “Highway Commercial” purposes may be permitted only where appropriate infrastructure to support the development or redevelopment is available. Appropriate infrastructure includes municipal sanitary collection and treatment facilities, municipal water supply, storm water sewers and management facilities, road network and access points, street lighting, solid waste collection, electrical services, and fire protection.</p> | <p>The proposed development, including the pet food and supplies store, will utilize existing municipal infrastructure.</p> |
| <p>Section 3.3.2.4 Highway Commercial Policies</p> | <p>Development or redevelopment shall be subject to site plan control pursuant to the Planning Act, RSO 1990. Such matters to be addressed regarding Site Plan Control include on site building locations, landscaping, buffering, parking and vehicle movements, lighting, and drainage.</p> | <p>The proponent is also submitting this proposed development for Site Plan approval.</p> |
| <p>Section 3.3.2.5 Highway Commercial Policies</p> | <p>Development or redevelopment along the gateways to the Town (i.e., Queen Street and James Street) shall incorporate landscape green spaces along these corridors. The Town’s Zoning By-law shall regulate the extent of these landscaped green spaces.</p> | <p>The site plan incorporates landscape buffers along Queen Street. A Landscape Plan was not identified as a requirement in the pre-consultation meeting minutes.</p> |

| Policy Identifier | Policy Text | Is the Proposed Development Consistent with this Policy? |
|---|---|--|
| Section 3.3.2.6 Highway Commercial Policies | Zoning By-law The implementing Zoning By-law shall be the principle tool to execute the policies of this designation through the establishment of zones classification to regulate the development of the various types of "Highway Commercial" uses. The Zoning By-law shall address matters such as types of uses, lot characteristic (i.e., lot size, lot area, and lot depth), building form (i.e. yard setbacks, floor area, and height). | A Zoning By-law Amendment application is being submitted to permit a proposed retail building, specifically for the use of a pet food and supplies store, in the Highway Commercial zone. |
| Section 3.3.2.7 Highway Commercial Policies | Highway Commercial uses shall be zoned in a separate zone with appropriate regulations in the Zoning By-law. Any new proposed uses shall be in accordance with those zone standards. | A Zoning By-law Amendment application is being submitted to permit a proposed retail building, specifically for the use of a pet food and supplies store, in the Highway Commercial zone. The pet store is being established in consideration of the Highway Commercial zone standards, as shown and described on the Site Plan (Attachment A). |
| Section 5.5.1 Water Supply | No development will be approved which cannot be adequately serviced from the Town's municipal water supply system unless specifically identified as being permitted with on-site services. | The proposed development, including the pet food and supplies store, will utilize existing municipal water supply infrastructure. |
| Section 5.6.2 Sanitary Sewage Disposal | No development will be approved by the Municipality unless sufficient treatment capacity exists to accommodate the development. In this regard, the municipality may require that a report, prepared by a qualified engineer, be submitted projecting the sewage effluent which will be generated by the proposed development except where development is approved by the appropriate authority for on-site sewage disposal facilities in specific circumstances as otherwise set out in this Plan. | The proposed development, including the pet food and supplies store, will utilize existing municipal sanitary sewer infrastructure. The pre-consultation meeting minutes did not identify the requirement for a sewage effluent study. |

Conclusions

The proposed addition of a pet food and supplies store on the subject property will introduce a new commercial business to the Town of St. Marys. The commercial business will service the local community and the travelling public, with the aim of providing services to those located farther from the Town's Centre, where an existing pet store is located. The development will also support the local economy and provide new employment opportunities. Customers of the pet store will also utilize the Highway Commercial uses on the property. Further, the proposed development, including the proposed retail

building, will utilize existing municipal infrastructure. Based on this analysis, it is concluded that the proposed addition of a retail building on the subject property meets the relevant policies of the St. Marys Official Plan, and specifically, the Highway Commercial policies.

We trust this letter is sufficient in determining compliance with the St. Marys Official Plan policies and can be submitted in support of the Zoning By-law Amendment. If you have any questions or require further information, please contact me at (905) 358-6873 or by email at gtaras@uemconsulting.com.

Yours very truly,

URBAN & ENVIRONMENTAL MANAGEMENT INC.



Greg Taras, RPP
Senior Planner

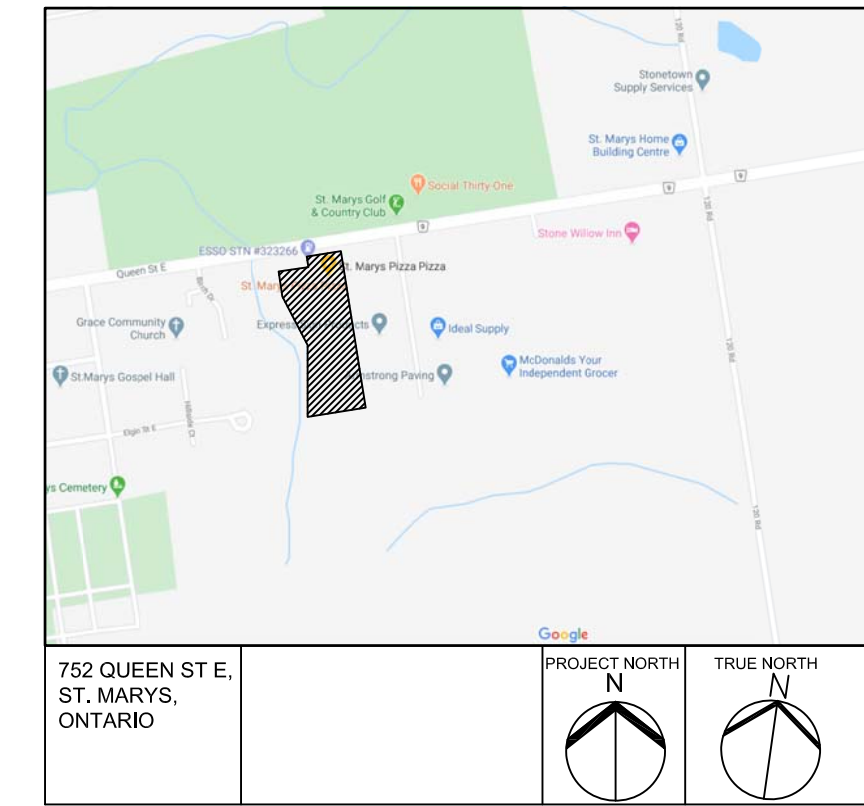
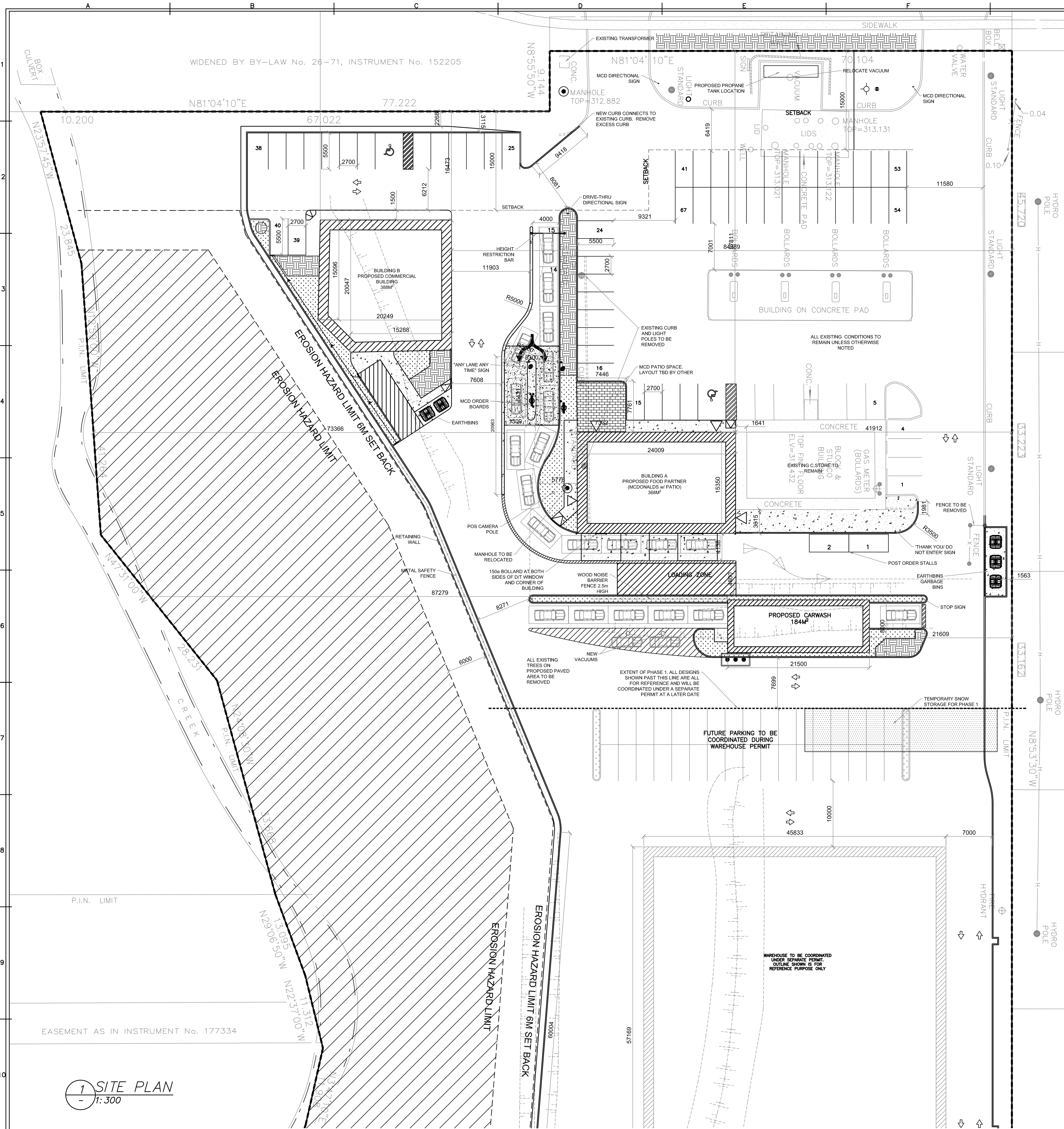
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Attachment A

Site Plan

Existing and Proposed Development

752 Queen Street East, St. Marys
(Blueprint2Build, Rev. 04, May 4, 2021)



- GENERAL NOTES:**
- LEGAL BOUNDARY SURVEY AND TOPOGRAPHICAL ELEVATIONS BASED ON SURVEY DONE BY NA GEOMATICS DATED 29 APRIL 2020 FILE NUMBER 20-6006
 - SITE SERVICING INFORMATION ON KING ROAD TAKEN FROM CITY PLAN AND PROFILE DATED JUNE 2000 FILE NUMBER 6851 DRAWING NUMBER 600
 - ALL SITE FEATURES ARE TO BE CONSIDER NEW UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO ENSURE ALL SETBACKS ARE MAINTAINED DURING CONSTRUCTION OF SITE.
 - OWNER OR OWNER REPRESENTATIVE ARE TO BE NOTIFIED OF ANY ERRORS OR OMISSIONS THAT ARE DISCOVERED.
 - OWNER OR OWNER REPRESENTATIVE ARE RESPONSIBLE FOR FINAL CONFIRMATION AND PLACEMENT OF ALL EQUIPMENT.
 - CONTRACTOR TO HAVE LOCATES DONE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - ALL DIMENSIONS ARE APPROXIMATE AND NEED TO BE VERIFIED PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DRAWINGS.

| SITE PLAN BUILDING STATISTICS | | | |
|-------------------------------|---|--|---|
| DEVELOPMENT PROPOSAL USAGE | EXISTING SITE PLAN DEVELOPEMENT (PHAZE 1) SCOPE- | | |
| | - NEW FOOD PARTNER BUILDING (NON SPRINKLER) | | |
| | - NEW COMMERCIAL BUILDING (NON SPRINKLER) | | |
| | - NEW CARWASH | | |
| SITE ADDRESS | 752 QUEEN ST. E. ST. MARYS, ON, N4X 1G2 | | |
| LEGAL DESCRIPTION | | | |
| SURVEYOR | | | |
| OWNER | | | |
| AGENT REPRESENTATIVE | JOSHUA SALAMA-FRAKES & JOE FLEMMING (blueprint2build) | | |
| ZONING & ZONING BY-LAW | C3-S & C3-S-H (HIGHWAY COMMERCIAL) M1 (LIGHT INDUSTRIAL ZONE) | | |
| NO. | CATEGORY | REQUIRED | PROVIDED |
| | Lot Area | 1350 M2 | 34280 M2 |
| | Lot Frontage | 30 m | 147 m |
| | Building Area | | |
| | Gas Canopy Area | | |
| | Gas Canopy Dimensions | | |
| | Car Wash Area | | |
| | Front Yard Setback | New Food Partner 15.0M | 62.9M |
| | Front Yard Setback | New Commercial Building 15.0M | 15.0M |
| | Front Yard Setback | Car Wash 15.0 m | 88.4M |
| | Side Interior Yard Setback | New Food Partner 3.0M | 73.3M |
| | Side Interior Yard Setback | New Commercial Building 3.0M | 36.2M |
| | Side Interior Yard Setback | Car Wash 10.0 m | 87.2M |
| | Side Exterior Yard Setback | New Food Partner 6.0M | 41.9M |
| | Side Exterior Yard Setback | New Commercial Building 6.0M | 84.9M |
| | Side Exterior Yard Setback | Car Wash 7.5 m | 21.6M |
| | Rear Yard Setback | New Food Partner 4.5M | 214M |
| | Rear Yard Setback | New Commercial Building 4.5M | 241M |
| | Rear Yard Setback | Car Wash 10.0 m | 195M |
| | Lot Coverage | 35% | 12% |
| | Building Height | | BUILDING A 5.5m BUILDING A 5.5m |
| | Canopy Height | EXISTING | EXISTING |
| | Parking Spaces Calculation | RESTAURANT 1:4 PERSONS C.STORE 1:30M ² COMMERCIAL BUILDING 1:30M ² | 70 persons=4 = 18 19530 = 7 38830 = 14 TOTAL = 39 10 EXISTING 57 NEW |
| | Parking Spaces Barrier Free | | 3 4 |
| | Width of Accessible Parking Space | | 4250 |
| | Length of Accessible Parking Space | | 5500 |
| | Width of Parking Spaces | | 2700 |
| | Length of Parking Spaces | | 5500 |
| | Loading Space | | 0 2 |
| | Landscape Buffer (min) | | 3m >3m |
| | Drive Thru Stacking Lane (Food Partner) | | 15 15 |
| | Drive Thru Stacking Lane (Car Wash) | | 5 5 |
| | Entrance Width (Combined) | | EXISTING EXISTING |

1 SITE PLAN
- 1:300

Date: 2020/07/08

Drawn By: JSF
Reviewed By: SDJ
DWG. Scale: N/A

SP01

blueprint2build

SITE PLAN
PHASE 1
752 QUEEN ST. E.
TOWN OF ST. MARYS, N4X 1G2

| REV# | Date | Description | APRVD |
|------|----------|-------------------------------------|-------|
| 01 | 01-21-20 | ISSUED FOR PRE-CONSULT AND COMMENTS | |
| 02 | 07-08-20 | ISSUED FOR SPA SUBMISSION #1 | |
| 03 | 09-17-20 | REVISED FOR SITE PLAN AGREEMENT | |
| 04 | 05-04-21 | ISSUED FOR CONSTRUCTION | |

File No. _____
Sheet 1 of 3