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)

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 proceeding 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 Amendments 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

<table>
<thead>
<tr>
<th>Name of Owner(s)</th>
<th>Home Telephone No.</th>
<th>Business Telephone No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Corporation of the Town of St. Marys</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Postal Code</td>
<td>Fax No.</td>
</tr>
<tr>
<td>175 Queen Street East</td>
<td>N4X 1B6</td>
<td></td>
</tr>
</tbody>
</table>

1.2 Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)

<table>
<thead>
<tr>
<th>Name of Contact Person (and Firm)</th>
<th>Home Telephone No.</th>
<th>Business Telephone No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brent Kittery, CAO/Clerk</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Postal Code</td>
<td>Fax No.</td>
</tr>
<tr>
<td>175 Queen Street East</td>
<td>N4X 1B6</td>
<td></td>
</tr>
</tbody>
</table>

2.0 Location and Size of the Subject Land

- Street No. 480
- Name of Street/Road Glass Street
- Reference Plan No. 
- Lot(s)/Block(s)  
- Concession Number(s) 16 
- Part Number(s) 
- Lot(s)/Block(s) 14 & 15
- Average Width variable - irregular lot
- Average Depth 65.45 + 10.07 metres (irregular)
- Lot Area 3,482.85 square metres

2.1. Is there a mortgage or charge in respect of the subject land? Yes No If yes, give the names and addresses 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? 2003 (additional lands from CNR)

3.0 Proposed and Current Land Use

3.1. What is the proposed use of the subject land? 
- Industrial (boulevard) with ancillary testing and retail

3.2. What is the current use of the subject land? 
- Vacant former train station

3.3. How is the subject land currently designated in the Official Plan? General Industrial

3.4. How is the subject land currently zoned in the applicable Zoning By-law? Light Industrial (M1-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).

<table>
<thead>
<tr>
<th>3.5.1 Front Yard</th>
<th>Existing Buildings</th>
<th>Proposed Buildings</th>
<th>3.5.5 Height</th>
<th>Existing Buildings</th>
<th>Proposed Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>64.3 m</td>
<td>7.5 m</td>
<td>3.5.6 Height</td>
<td>4.9 m (to peak)</td>
<td>5.5 m (to peak)</td>
</tr>
<tr>
<td></td>
<td>1.77 m</td>
<td>27.94 m</td>
<td>3.5.6 Height</td>
<td>18.4 x 9.34 m</td>
<td>30 x 10 m</td>
</tr>
<tr>
<td>3.5.2 Rear Yard</td>
<td>6.1 m (east)</td>
<td>3.0 m</td>
<td>3.5.7 Gross Floor Area</td>
<td>171.76 m³</td>
<td>300 m³</td>
</tr>
<tr>
<td>3.5.4 Side Yard</td>
<td>6.17 m (west)</td>
<td>32.7 m</td>
<td>3.5.8 Date Constructed</td>
<td>1958</td>
<td>N/A</td>
</tr>
</tbody>
</table>

4.0 Official Plan Amendment (proceed to Section 5.0 if an Official Plan Amendment is not proposed)

4.1 Does the Proposed Official Plan Amendment:
4.1.1 Add a Land Use designation to the Official Plan? [ ] Yes [ ] No
4.1.2 Change a land use designation in the Official Plan? [ ] Yes [ ] No
4.1.3 Replace a policy in the Official Plan? [ ] Yes [ ] No
4.1.4 Delete a policy from the Official Plan? [ ] Yes [ ] No
4.1.5 Add a policy to the Official Plan? [ ] Yes [ ] No

If applicable, please provide the policy section number to be changed, and suggested policy wording on a separate page.

4.2 What is the purpose of the Official Plan Amendment and land uses that would be permitted by the proposed Official Plan Amendment?

N/A

4.3 Explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act (attach a separate page if necessary).

N/A

5.0 Zoning By-law Amendment (proceed to Section 6.0 if a Zoning By-law Amendment is not proposed)

5.1 Does the Proposed Zoning By-law Amendment:
5.1.1 Add a Zone Category to the Zoning By-law? [ ] Yes [ ] No
5.1.2 Change a Zone Category in the Zoning By-law? [ ] Yes [ ] No
5.1.3 Replace a zoning provision in the Zoning By-law? [ ] Yes [ ] No
5.1.4 Delete a zoning provision from the Zoning By-law? [ ] Yes [ ] No
5.1.5 Add a zoning provision to the Zoning By-law? [ ] Yes [ ] No

If applicable, please provide the provision section number to be changed, and suggested provision wording on a separate page.

Refer to attached justification summary.

5.2 What is the purpose of the proposed Zoning By-law Amendment and what are the land uses proposed?

Refer to attached justification summary.

6.0 Previous Industrial or Commercial Uses

6.1 Has there previously been an industrial or commercial use on the subject land or adjacent lands? If Yes, specify the uses and dates.

Railway line transecting the central portion of the property. Refer to Phase 1 and Phase 2 Environmental Site Assessments.

[ ] 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? See Section 6.4 below.

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 adjacent land, is needed. Is the previous use inventory attached? [ ] Yes [ ] No

Refer to Phase 1 and Phase 2 Environmental Site Assessments

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-law Amendment or Zoning Order Amendment? [ ] Yes [ ] No

If Yes, indicate the type of application, the file number and the status of the application.

8.0 Servicing

8.1 Indicate the existing/proposed servicing type for the subject land:

<table>
<thead>
<tr>
<th>Sewage Disposal</th>
<th>Existing</th>
<th>Proposed</th>
<th>Water Supply</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Public/priv. septic</td>
<td>X</td>
<td>X</td>
<td>a) Public/priv. water system</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>b) Public or private communal septic</td>
<td>X</td>
<td>X</td>
<td>b) Public or private communal well(s)</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>c) Individual septic system(s)</td>
<td>X</td>
<td>X</td>
<td>c) Individual well(s)</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>d) Other</td>
<td>X</td>
<td>X</td>
<td>d) Other</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Town of St. Marys Official Plan Amendment and Zoning By-law Amendment Application (Rev. March, 2005)
<table>
<thead>
<tr>
<th>Storm Drainage</th>
<th>Existing</th>
<th>Proposed</th>
<th>Road Access</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Sewers</td>
<td>X</td>
<td>X</td>
<td>a) Arterial Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Ditches or swales</td>
<td></td>
<td></td>
<td>b) Collector Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Other</td>
<td></td>
<td></td>
<td>c) Local Road</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

**9.0 Justification**

9.1 Indicate how the proposed use(s) zone complies with the relevant portions of the Official Plan - or complete an Official Plan Amendment Application.

Refer to attached Justification Summary.

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9.2 Indicate how the proposed use(s) will be compatible with the surrounding land uses.

The size and configuration of the property will allow for all required parking to be provided on site and allow for appropriate setbacks and buffer as required.

The applicable Zoning by-law regulations will ensure built form and open space in keeping with the character of the area.

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**10.0 Other Information**

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**11.0 Application Drawing**

Please submit an accurate, scaled drawing of the proposal showing the following information:

a) The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
b) The uses of adjacent and abutting land;
c) The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
d) The location of all natural and man-made features on the land and the location of these features on adjacent and abutting lands; and
e) Scale and north arrow.

**12.0 Affidavit or Sworn Declaration**

1, Jenna McCartney of the Town of St. Marys in the County/Region of Perth

make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the Town of St. Marys

in the County/Region of Perth

this 11th day of May 2020

Jenna McCartney

Commissioner of Oaths

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**13.0 Authorization of Owner for Agent to Make the Application**

I (we) ______________ of the __________________ in the County/Region of ______________

am the owner of the land that is the subject of this application for an Official Plan Amendment/Zoning By-law Amendment and I hereby authorize _______________ to act as my agent in the application.

Date __________________ Signature of Owner

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**14.0 Acknowledgement**

ACKNOWLEDGEMENT

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 Town of St. Marys

in the County/Region of Perth

this 11 day of May 2010

Jenna McCartney

Applicant

Town of St. Marys Official Plan Amendment and Zoning By-law Amendment Application (Rev. March, 2005) page 3
Zoning By-law Amendment Application (480 Glass Street, St. Marys)

Summary and Justification

Background & Proposal

The Junction Station was built in 1858 from locally quarried limestone and was operational until January 1941 when the CNR terminated the building’s public function. In 1979, the Parks and Monuments Board of the Department of Canadian Heritage officially recognized it to be of national historic and architectural significance. It is the only surviving stone station in original condition, both exterior and interior elements, on the Toronto to Sarnia line. 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 Junction Station is a Town owned heritage building that has been vacant since its use as a train station ended in 1941. The building has the potential to be used for a number of purposes/uses. The Town is in the process of conveying and selling the subject lands to allow for the establishment of a micro-brewery industrial use with accessory uses including a tasting room.

For many years now, craft or micro-breweries have become important parts of local economies providing local employment opportunities and in some cases, has created destinations for tourism. The subject lands are designated General Industrial according to the Town’s Official Plan and zoned Light Industrial Zone (M1-H) according to the Town’s Zoning By-law. The Town is proposing to rezone the property to General Industrial Zone (M2-XX) with special provisions.

Planning Context

Provincial Policy Statement (2020)

Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. The Provincial Policy Statement (PPS) was issued under the authority of Section 3 of the Act. The PPS provides policy direction on matters of provincial interest related to land use planning and development, including the protection of resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term
- accommodating a range and mix of employment, institutional, recreation, park and open space, and other uses to meet long-term needs

Sections 1.3.1 (a) and (b) of the PPS state, in part, that planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment uses to meet long-term needs and by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses.
The PPS also speaks to supporting long-term economic prosperity by encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character, including built heritage resources, and providing opportunities for sustainable tourism development. In accordance with Section 2.6 of the PPS, significant built heritage resources will be conserved.

The proposed rezoning and development will contribute to the mix of employment uses in the Town, and is intended to conserve the existing built heritage resource. On this basis, the proposed amendment is consistent with the policies of the PPS.

**Strategic Plan**

This initiative is supported by the following priorities, outcomes, and tactics in the Plan.

**Pillar #1 Infrastructure**

**Outcome:** Maintenance prioritization
**Tactic(s):** Prioritize heritage assets, in terms of importance and develop maintenance schedule and budget accordingly. Rethink use of assets to maximize their utility to the community.

**Pillar #5 Economic Development:**

**Outcome:** Emphasis culture as a key economic driver for the community
**Tactic(s):** Look for ways to align economic development with other key strategic priorities, adopting a “no silos” approach.

**Official Plan**

The subject lands are designated General Industrial and Section 3.4.2.1 states the following:

“Within the “General Industrial” areas designated on Schedule “A” to this Plan the primary use shall be manufacturing, processing, warehousing, wholesaling, repair, servicing, transportation terminals, communication facilities, and research and development facilities, and goods storage facilities. Ancillary uses such as eating establishments and accessory uses are also permitted as accessory uses to the Industrial activities and may include minor retail sales and office uses provided they are directly related to the principal industrial use”.

The proposed micro-brewery industrial use is permitted in the General Industrial designation, along with the proposed minor retail sales and tasting room.

Section 3.4.2.2 of the Official Plan states that “Council will encourage a wide variety of new industrial uses that provides a balanced mixture of uses across the industrial sector while continuing to support the Town’s existing industrial community”.

The proposed rezoning and development will contribute to the mix of employment uses in the Town, and provide local employment opportunities. On this basis, the proposed amendment conforms with the policies of the PPS.

**Zoning By-law**

The proposed Zoning By-law Amendment would rezone the subject lands from Light Industrial Zone (M1-H) 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.

The proposed rezoning will maintain the primary industrial function and land use permissions intended for these lands, and will allow for future expansion of the proposed industrial use as the business expands.

Under the current Light Industrial Zone (M1), a wide range of commercial and retail uses are already permitted on the subject lands and there are no direct restrictions on the amount of floor area that can be used for uses such as an automobile parts supply store or a convenience or variety store. The area for minor retail sales and tasting will be approximately 56 m² (600 ft²) or approximately 12 percent of the total floor area of the property at full build-out.

**Conclusion**

The proposed permitted uses will provide additional opportunities for industrial uses in the Town, and the rezoning of the subject lands will allow for the revitalization of this property. Any development on the subject property will be subject to site plan approval.