

REQUEST FOR ZONING BY-LAW
AMENDMENT
478 WATER STREET SOUTH
ST. MARYS , ONTARIO

SUBMITTED BY FINDLATER & ASSOCIATES INC.
MARCH 2022

1.0 Introduction

Findlater & Associate has been retained by Foreman Electric Inc. to assist with a re-zoning application on the property known municipally as 478 Water Street South in the Town of St. Marys. The property is currently designated “Highway Commercial” in the St. Marys Official Plan, and is zoned Highway Commercial C3-8. The C3-8 Zone does not permit a “contractors yard or shop” as a permitted use. The purpose of the re-zoning application is to simply add that as a permitted use on the subject lands.

2.0 Proposal Overview

Foreman Electric Inc. currently operates from 185 King Street in the Town of St. Marys. The company purchased the 0.25 hectares of land at 478 Water Street and intends to re-locate the business to these lands. While the current C3-8 Zone permits a wide range of uses including a building supply outlet, a gas bar, a landscaping business and a bus depot, it does not permit a “contractors yard or shop”.

The proposed new one floor shop and office will have a total floor area of 743 square metres. While the current shop and office is located in a predominantly residential area of St. Marys, this site is more appropriate for this type of use, as it is located on a main arterial road in a more commercial and industrial area of Town. Both sanitary sewers and municipal water is available for the site, so there is no constraints that would hinder the development of the property.

3.0 Planning Framework and Analysis

Provincial Policy Statement 2020 (PPS)

Section 1.1.3 of the PPS deals with Settlement Areas. It states that Settlement Areas (such as St. Marys) shall be the focus of growth and development.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario’s settlement areas vary significantly in terms

of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 Settlement areas shall be the focus of growth and development.

It is my opinion that this application is consistent with the PPS.

St. Marys Official Plan

The subject lands are designated “Highway Commercial” in the St. Marys Official Plan. These areas are viewed as an integral component of the commercial wellbeing of the community which are located toward the outer edges of the Town. The object of this designation is to provide a range of commercial uses appropriate to meet the needs of local residents and the travelling public.

The Highway Commercial designation also permits uses that have extensive land requirements and are not appropriate for the central commercial area.

It is my opinion that the proposed use is in conformity with the relevant policies in the St. Marys Official Plan.

St. Marys Zoning By-Law

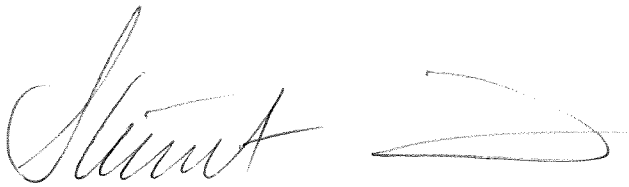
The lands are currently zoned Highway Commercial (C3-8) in the St. Marys Official Plan. As noted earlier in this report, while a wide range of uses are permitted in this Zone, a “contractors yard or shop” is not permitted. The proposed re-zoning would simply add that as a permitted use on the subject lands.

The proposed building meets all requirements contained in the Zoning By-Law and will be subject to site plan approval from the Town. That application is being finalized and will be submitted shortly.

4.0 Conclusion

Based upon a review of the relevant policies in the Provincial Policy Statement 2020 and the Town of St. Marys Official Plan, it is my opinion that the requested zone change is consistent with the PPS and therefor Provincial interests and is also in conformity with the policies in the St. Marys Official Plan.

For these reasons, I would ask that the requested zoning by-law amendment be approved as applied for.

A handwritten signature in black ink, appearing to read 'Stewart', followed by a large, stylized flourish or checkmark.

Stewart Findlater, MCIP, RPP
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