



January 27, 2022

VIA EMAIL: [gbrouwer@town.stmarys.on.ca](mailto:gbrouwer@town.stmarys.on.ca)

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

Attention: Mr. Grant Brouwer, Director of Building and Development

Dear Grant:

**Re: Resubmission Materials  
Site Plan Amendment Application (Building B - Restaurant and Drive-Through Facility)  
North Bay Capital Investments Ltd.  
752 Queen Street East  
St. Marys, ON**

**Our File: NBC/TSM/21-01**

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On behalf of North Bay Capital Investments Ltd., we are pleased to provide the following resubmission materials regarding the Site Plan Amendment Application for the approved commercial development on the above-noted lands (the "subject lands").

Please note that this resubmission seeks to address outstanding comments pertaining to the Site Plan Amendment Application for the restaurant and drive-through facility within Building A. It is our intention to submit at a later date further supporting materials for the current Zoning By-law Amendment (File No. Z05-2021) for the proposed Pet Valu use within Building B.

We would like you to note that our client has considered all the comments received from Town Staff, as well as from the local residents, and has made considerable efforts to provide updates, information and materials to address all comments.

In summary, the following are the changes and updates that have been made for the proposed development:

Landscaping

The updated Landscaping Plan includes a 3:1 Tree Replanting (Compensation) ratio for the subject lands. Of the 108 proposed trees listed on the Landscaping Plan, 37 will be specimen trees ranging in height from 10 to 14 feet at the time of installation. These specimen trees will be generally located in proximity to the commercial buildings, and will help to provide an immediate visual barrier. Based on topographical survey information, it is our understanding that these replacement specimen trees will be planted at an elevation approximately 2 metres (6.5 feet) higher than the previous trees.

The updated Landscape Plan provides a more diverse range of tree species compared to the previous trees, which will be beneficial in terms of plant viability, especially with regards to the protection from insects and/or disease.

The location of some proposed plantings will be closer to Queen Street East. These plantings are below the retained wall (as space is limited above the wall). The proposed fast growing deciduous canopy trees will provide additional buffering from vehicle headlights. Above the retaining wall, the plantings will be positioned in a staggered layout to help maximise coverage.

The top soil piles currently on the site will be scattered throughout the landscaping/ tree planting areas, with any excess soil relocated to the easterly side of the property. It is anticipated that the top soil piles will be moved in the Spring 2022, prior to the landscaping works beginning.

A range of plantings, both in tree and shrub form, have been added around the storm water management pond compared to the original plan. These plantings will help to screen and naturalize this area, as well as benefit wildlife. It is noted that there were some coniferous trees removed from the westerly edge of this area. These trees will be replanted in coordination with the landscape architect, and in accordance with standard planting procedures. A note has been added to this effect on the Landscape Plan.

The trees that have died in the erosion hazard limit abutting Building B will be replaced when the other proposed trees are installed. A note has been added to this effect on the Landscape Plan.

It is anticipated that the installation of all plantings will commence in Spring 2022, subject to product availability and favourable weather conditions. A note has been added to this effect on the Landscape Plan.

A detailed landscaping maintenance plan is included on the updated Landscape Plan, and includes the following notes:

- Water to maintain soil moisture conditions for optimum establishment, growth and health of plant material without causing erosions.
- All plant material to be watered for the duration of the Warranty Period to ensure healthy, vigorous plant growth at all times. Watering to be coordinated in order to prevent over- or underwatering. The contractor is responsible for ensuring adequate watering of plant material during Warranty Period.
- For evergreen plant material, water thoroughly in late fall prior to freeze-up to saturate soil around root system.
- Remove weeds monthly.
- Replace or respread damaged, missing or disturbed mulch.
- Where mulch is in place, remove and replace in spring after soil thaws and warms up. Top up as necessary to maintain a 75mm layer depth.
- Remove dead or broken branches from plant material according to proper horticultural practices.
- Keep trunk protection in proper repair and adjustment.
- Remove and replace dead plants and plants not in healthy growing condition. Make replacements in same manner as specified for original plantings.

### Noise Impact Study

A Noise Addendum has been provided in order to satisfy a recommendation from the Cambium 2020 Noise Impact Study (“NIS”) prepared for the proposed development. The recommendation was made because some aspects of the initial noise analysis were based on the assumed equipment, due to the fact that detailed design had not yet been completed. Updated design data for the proposed on-site mechanical systems have now been confirmed.

In summary, the Noise Addendum concludes that the predicted noise impacts from the site, at the identified most sensitive points of reception, are less than the applicable limits listed in the Ontario Ministry of the Environment (“MOE”) Environmental Noise Guideline, NPC-300.

The Noise Addendum includes the following recommendations:

- The site should be laid out generally as shown in the 2020 NIS report and this Addendum, otherwise revised calculations maybe required;
- The HVAC source of the existing roof must remain installed as is;
- The proposed HVAC sources as shown on the design drawings must be screened by the buildings 0.7 m high parapet wall, which must be constructed to meet a surface density of 20 kgs per square metres, and have no cracks or gaps;
- Car wash operations must be limited to daytime hours only (7:00 – 19:00); and
- Car wash vacuums must be screened by 2m tall noise barriers, located 0.5 m from the vacuums, and must be constructed to meet a surface density of 20 kgs per square metres, and have no cracks or gaps.

In addition, please note that the car wash facility will be operated to ensure that during a wash/dry cycle both the entry door and exit door will never be open at the same time. This will ensure there is no tunnelling of noise from the facility during operation.

While a number of design options were explored with regards to the proposed location and orientation of the vacuum units and parking stalls, the proposed location and arrangement was considered to be optimal from a site layout and functionality perspective.

### Fencing

The following fences have been included as part of the proposed development:

- A six (6) foot high board on board wooden screening fence approximately 21m in length constructed parallel to the restaurant drive-through facility/order board.  
It should be noted that this fence is not identified in the Noise Study/Addendum as being required for noise reduction purposes.
- A 2.5 metres high board on board wooden screening fence approximately 30m in length constructed between the restaurant drive-through facility/windows and the future car wash facility.  
It should be noted that this fence is not identified in the Noise Study/Addendum as being required for noise reduction purposes.
- A six (6) foot high L-shaped board on board wooden screening fence approximately 14m in length constructed on top of the retaining wall to the south west of the future car wash facility. The purpose of this fence is to provide additional screening from vehicle headlights while using the car wash facility. It is our opinion that this fence,

which is only 500mm below the maximum height permitted under the Town's Fence By-law and be located on top of the retaining wall, provides an appropriate visual screen.

It should be noted that this fence is not identified in the Noise Study/Addendum as being required for noise reduction purposes.

- Two (2), 2-metres high L-shaped noise barriers located next to the vacuum units.

As noted above, these barriers are identified in the Noise Study/Addendum as being required for noise reduction purposes.

## **ELECTRONIC SUBMISSION MATERIALS**

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

- The updated Site Plan prepared by Blueprint2build;
- The updated Landscaping Plan, Details Plan and Cost Estimate prepared by Jodi Liptrot Landscape Architect; and
- A Noise Addendum prepared by Cambium.

We trust that the enclosed information is satisfactory. Please let us know if hardcopies of the above materials are required. It is our expectation that resolution of this application will be addressed during the Town Council meeting scheduled for February 8, 2022. 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)