



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)

Instructions

Each application must be accompanied by the application fee in the form of either cash or a cheque payable to the Town. An accurate scaled drawing of the subject land must be submitted.

If the applicant is not the owner of the subject land, a written statement by the owner which authorizes the applicant to act on behalf of the owner as it relates to the subject application, must accompany the application See Section 13.0).

Please bear in mind that additional information may be required by the Town, local and provincial agencies in order to evaluate the proposed Amendment. The required information may include studies or reports to deal with such matters as impacts on: the environment; transportation network; water supply; sewage disposal; and storm water management.

In addition, the applicant may be required to submit a more detailed site plan in accordance with Section 41, of the Planning Act.

Completeness of the Application

The information in this form that must be provided by the applicant is indicated by black arrows (➤) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 198/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information is not provided, the municipality will return the application or refuse to further consider the application.

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 processing 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 Amendment 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

➤ 1.1 Name of Owner(s) An owner's authorization is required if applicant is not the owner (See Section 12.0)		
Name of Owner(s) The Corporation of the Town of St. Marys	Home Telephone No.	Business Telephone No.
Address 175 Queen Street East	Postal Code N4X 1B6	Fax No.
➤ 1.2 Agent/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.)		
Name of Contact Person (and Firm) Brent Kittmer, CAO/Clerk	Home Telephone No.	Business Telephone No. 519-284-2340 x216
Address 175 Queen Street East	Postal Code N4X 1B6	Fax No. 519-284-3881

➤ 2.0 Location and Size of the Subject Land

Street No. 480	Name of Street/Road Glass Street	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Concession Number(s) 18 Blanshard	Lot Number(s) Part Lots 14 & 15
Lot Frontage 45.74 metres	Average Width variable - irregular lot	Average Depth 65.45 + 10.07 metres (irregular)	Lot Area 3,462.85 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?
2008 (additional lands from CNR)

➤ 3.0 Proposed and Current Land Use

➤ 3.1 What is the proposed use of the subject land?
Industrial (brewery) with ancillary tasting 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).

	Existing Buildings	Proposed Buildings		Existing Buildings	Proposed Buildings
	3.5.1 Front yard	64.3 m		7.5 m	3.5.5 Height
3.5.2 Rear yard	1.77 m	27.94 m	3.5.6 Dimensions	18.4 x 9.34 m	30 x 10 m
3.5.3 Side Yard	6.1 m (east)	3.0 m	3.5.7 Gross Floor Area	171.76 m ²	300 m ²
3.5.4 Side Yard	6.17 m (west)	32.7 m	3.5.8 Date Constructed	1858	N/A

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

4.1 Does the Proposed Official Plan Amendment:	Yes	No
4.1.1 Add a Land Use designation to the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>
4.1.2 Change a land use designation in the Official Plan?	<input type="checkbox"/> N/A	<input type="checkbox"/>
4.1.3 Replace a policy in the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>
4.1.4 Delete a policy from the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5 Add a policy to the Official Plan?	<input type="checkbox"/>	<input type="checkbox"/>

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:	Yes	No
5.1.1 Add a Zone Category to the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.2 Change a Zone Category in the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.1.3 Replace a zoning provision in the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.4 Delete a zoning provision from the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.5 Add a zoning provision to the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 land? If Yes, specify the uses and dates. Yes No
 Railway line transecting the central portion of the property. Refer to Phase 1 and Phase 2 Environmental Site Assessments.

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
 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.

Sewage Disposal	Existing	Proposed	Water Supply	Existing	Proposed
a) Public piped sewage system	X	X	a) Public piped water system	X	X
b) Public or private communal septic			b) Public or private communal well(s)		
c) Individual septic system(s)			c) Individual well(s)		
d) Other			d) Other		

Storm Drainage	Existing	Proposed	Road Access	Existing	Proposed
a) Sewers	X	X	a) Arterial Road		
b) Ditches or swales			b) Collector Road		
c) Other			c) Local Road	X	X

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.

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 buffering as required.

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

10.0 Other Information

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

I, 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

[Signature]
Applicant

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

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, 2020

[Signature]
Applicant

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”.

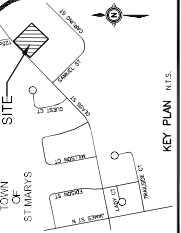
The proposed micro-brewery industrial use is permitted in the General Industrial designation, along with the proposed minor retail sales and tasting room.

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

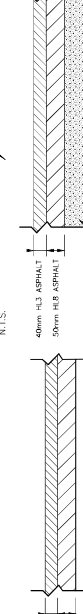
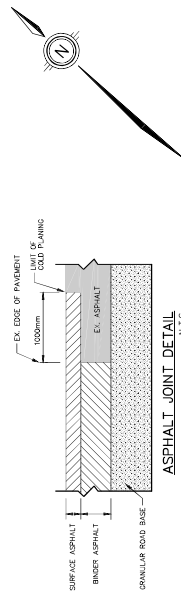
The proposed Zoning By-law Amendment would rezone the subject lands from Light Industrial Zone (M1-H) to General Industrial Zone (M2-XX) with the following special provisions:



KEY PLAN N.T.S.

GEODETIC BM ELEV. =
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE
NAD 83 DATUM. THE NETWORK USES ZONE 17
MAGNETIC VARIATION: 13.00° (2010)

SITE BENCHMARK ELEV. =



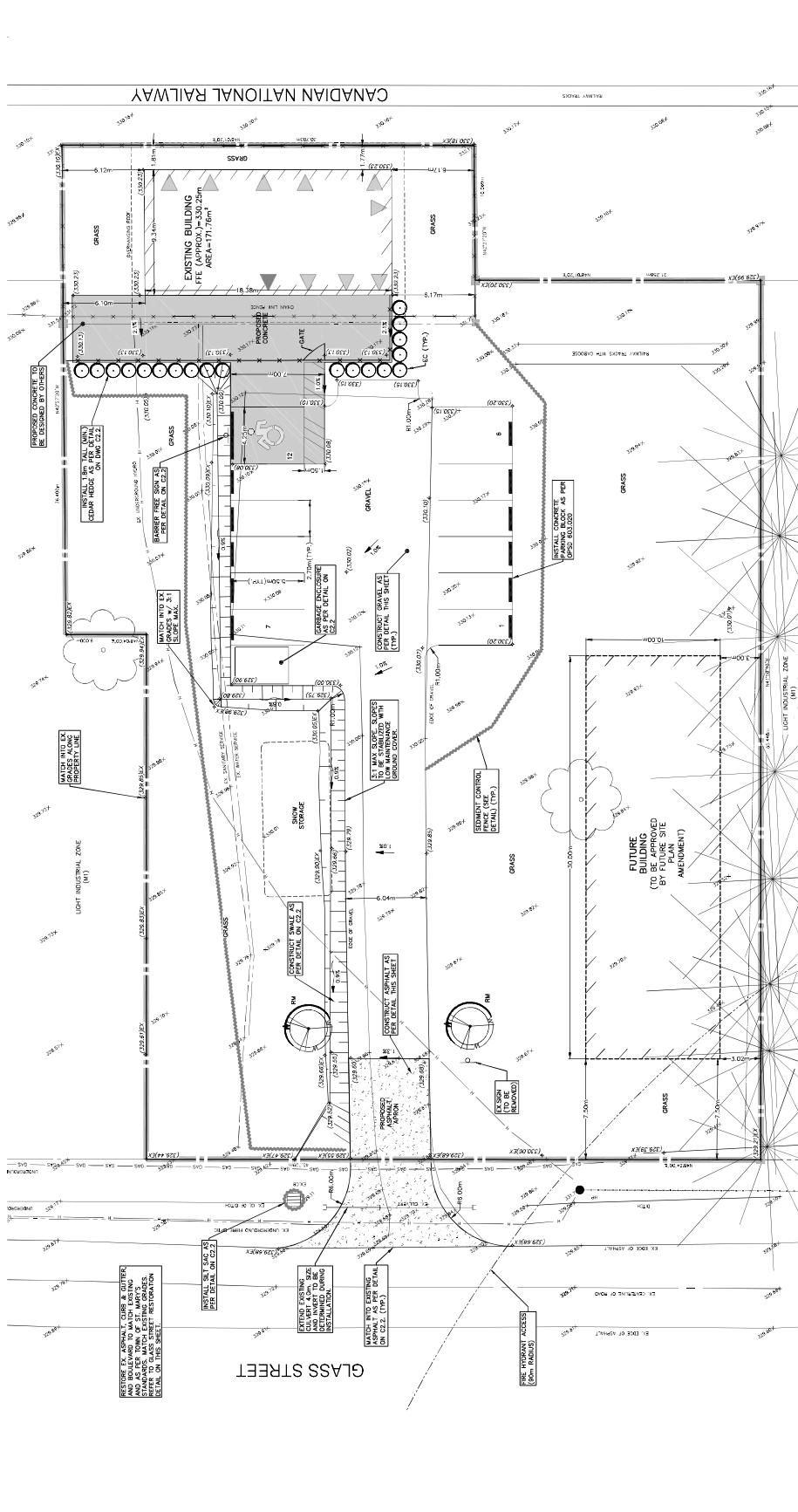
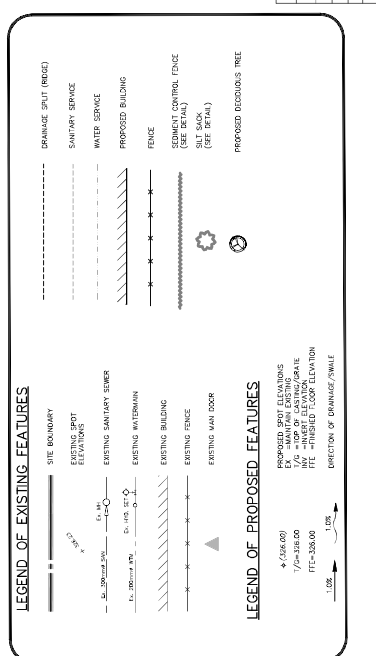
PROPOSED DRIVEWAY APRON STRUCTURE DETAIL N.T.S.

NOTE: DRIVEWAY APRON SHALL BE CONFORMANT WITH THE TYPICAL SECTION OF ST. MARK'S ECONOMIC DEVELOPMENT SECTION 2.7.

NOTE: A GEOTECHNICAL INVESTIGATION IS RECOMMENDED TO PROVIDE THE PAVEMENT STRUCTURE BASED ON THE CHARACTERISTICS.

ZONING MATRIX		REQUIREMENT BY ZONING	
ZONE M-H	EXISTING	PROPOSED	REQUIREMENT BY ZONING
LOT AREA	3482.85m ²	3482.85m ²	1150m ²
LOT FRONTAGE	45.7m	45.7m	30.0m (MIN)
LOT DEPTH	68.43	68.43m	33.50m (MIN)
SETBACK	7.50m	7.50m	7.50m (MIN)
MAX VARD DEPTH	3.0m	3.0m	3.0m (MIN)
MAX VARD AREA	---	27.84m ²	2.50m ² (MAX)
LOT COVERAGE	5.8%	13.0%	8.0% (MAX)
LANDSCAPING OPEN SPACES	80.4%	67.8%	20.0% (MIN)
TOTAL PARKING SPACES	0 SPACES	11 SPACES	11 SPACES TOTAL
TOTAL BIOMASS TREE PLANTING SPACES	0 SPACES	1 SPACE	1 SPACE

LANDSCAPE CHART		PLANTED HEIGHT	MAINT. HEIGHT	
KEY	BIOMASS NAME	TREES	SHRUBS	
RM	2	ASH BURNING	1.8m	27-30m
LC	10	THORN OXHEARTLEAF	1.8m	12m



519-271-7952



BROKEN RAIL BREWING INC. CIVIL WORKS

480 GIBBS STREET
STAMFORD, ON

SITE GRADING, SERVICING AND EROSION & SEDIMENT CONTROL PLAN

Project Manager: N. FREKESCHAS
Design By: C.S.
Drawn By: C.E.K.
Reviewed By: J.M.D.
Date: MAY 05/20
Scale: 1:1500

Project No: 47221-100
Created By: J.M.D.
Drawing No: J.M.D.
Sheet 1 of 2

