



June 24th Council Meeting Public Meetings

Agenda:

1. Zoning By-law Amendment – 50 Wellington Street – City of St. Thomas
2. Zoning By-law Amendment – 34 Hiawatha Street – Habitat for Humanity
3. Official Plan and Zoning By-law Amendment – Positioned for Growth – City of St. Thomas

Public Meeting – June 24th, 2020
Draft Zoning By-law Amendment
50 Wellington Street



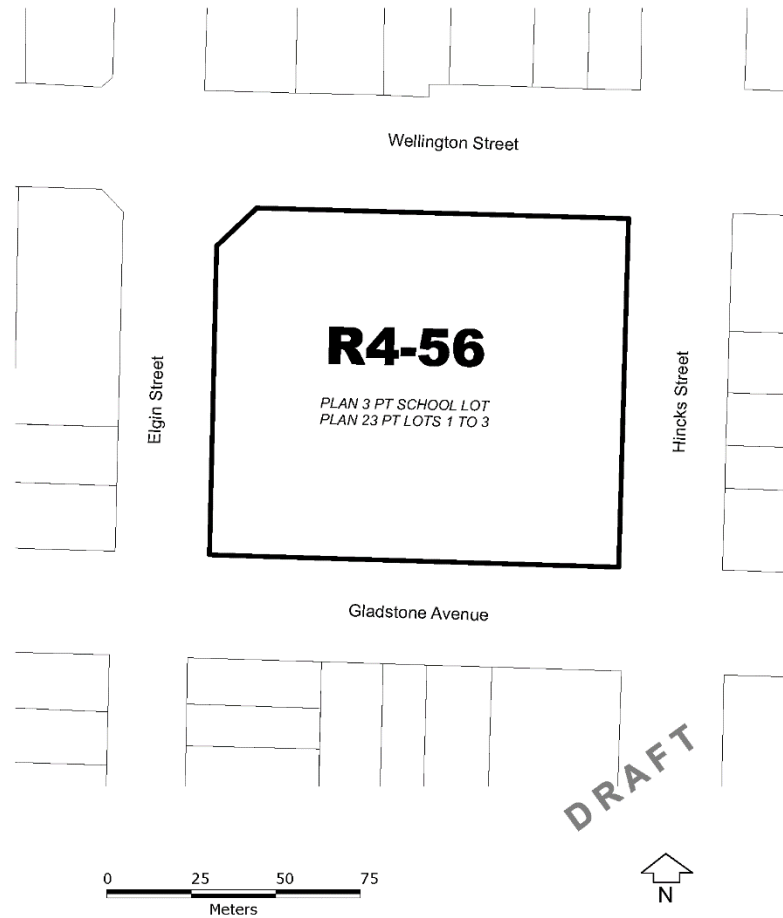




Draft By-law Amendment 50 Wellington Street

1. Zoning Map 15 to By-law 50-88 as amended is further amended by zoning the lands shown outlined in heavy solid lines on Schedule “A” hereto as “R4-56”, and such Schedule shall be added to and form part of By-law 50-88 as amended and shall be known as “Special Zoning Map 15-39” to By-law 50-88 as amended.

Special Zoning Map 15-39



This is Schedule "A" to By-Law
Passed this Day of , 2020.

Maria Konefal, City Clerk

Joe Preston, Mayor



Draft By-law Amendment 50 Wellington Street

2. By-law 50-88 as amended is further amended by adding to subsection 8.5 the following paragraph:

“8.5.56 Special Zone

(a) Area Affected

R4-56 as shown on Special Zoning Map 15-39.

(b) Additional Permitted Uses

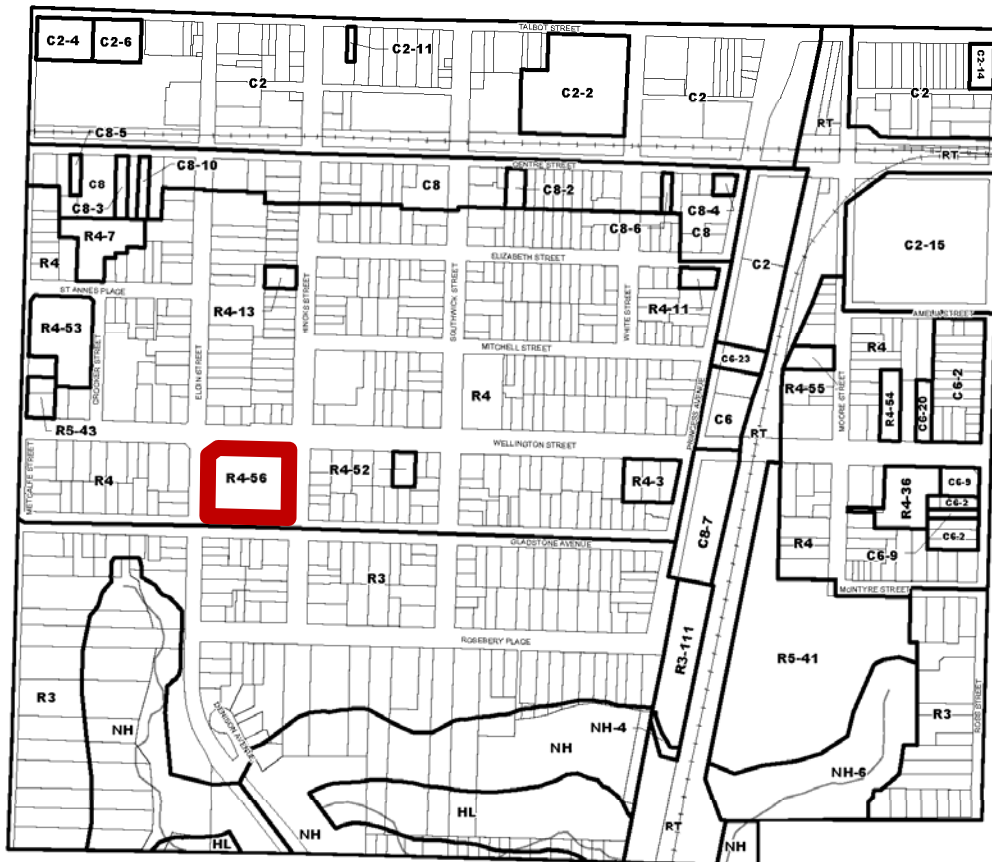
Institutional use.

Uses accessory to the foregoing.”



Draft By-law Amendment 34 Hiawatha Street

3. In anticipation of the eventual consolidation of By-law 50-88 and all amendments to such By-law, including this amendment, Schedule “B” to this Bylaw is hereby adopted, such Schedule being Zoning Map 15 to By-law 50-88 amended to include the changes made in such Zoning Map by all amendments to By-law 50-88 to date, including this amendment.

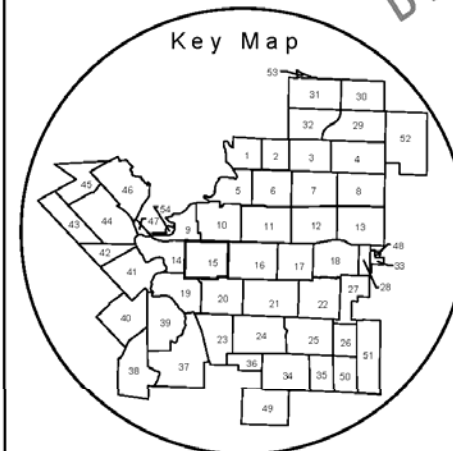


THIS IS SCHEDULE "B"
TO BY-LAW NO.
PASSED THIS 3rd DAY
OF February, 2020.

Maria Konefal, City Clerk

Joe Preston, Mayor

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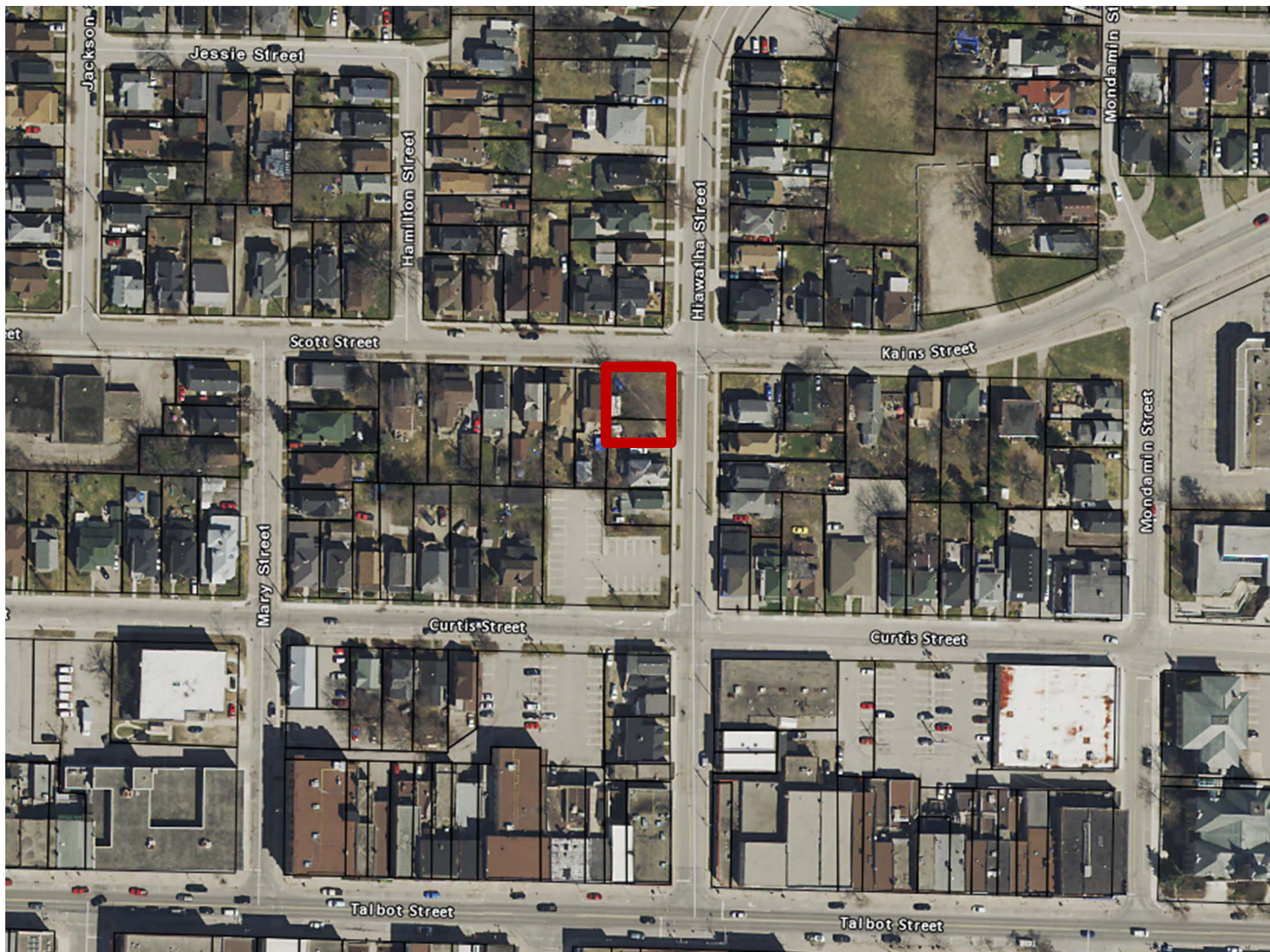


0 100 200
Metres

Zoning Map 15

Public Meeting – June 24th, 2020
Draft Zoning By-law Amendment
34 Hiawatha Street



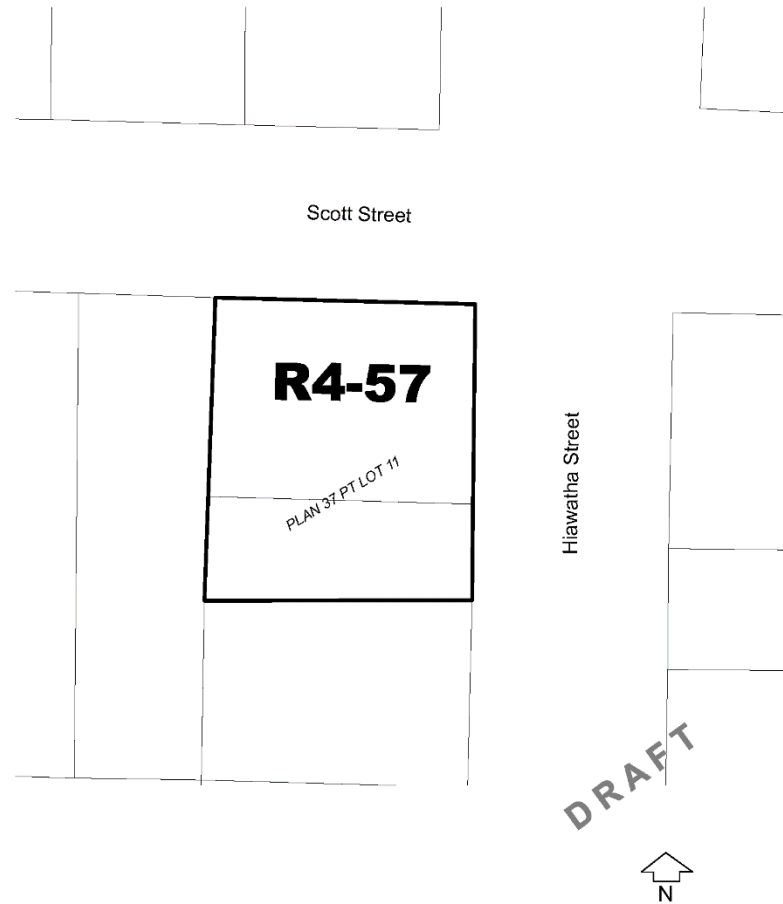




Draft By-law Amendment 34 Hiawatha Street

1. Zoning Map 10 to By-law 50-88 as amended is further amended by zoning the lands shown outlined in heavy solid lines on Schedule “A” hereto as “R4-57”, and such Schedule shall be added to and form part of By-law 50-88 as amended and shall be known as “Special Zoning Map 10-9” to By-law 50-88 as amended.

Special Zoning Map 10-9



This is Schedule "A" to By-Law
Passed this Day of , 2020.

Maria Konefal, City Clerk

Joe Preston, Mayor



Draft By-law Amendment 34 Hiawatha Street

2. By-law 50-88 as amended is further amended by adding to subsection 8.5 the following paragraph:

“8.5.57 Special Zone

(a) Area Affected

R4-57 as shown on Special Zoning Map 10-9.

(b) Only Permitted Uses

Semi-detached dwelling.

Uses accessory to the foregoing.



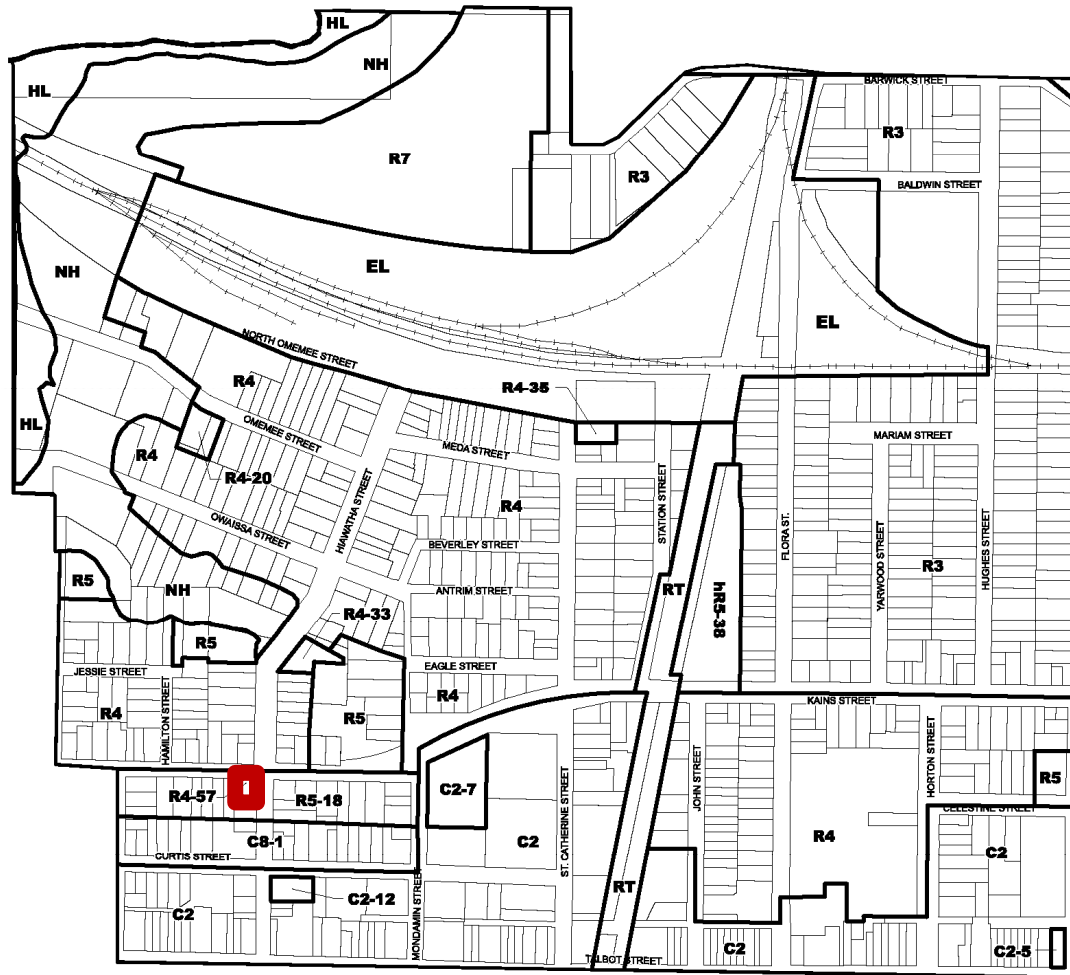
Draft By-law Amendment 34 Hiawatha Street

- (c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 8.5.57(b).
- (d) Minimum Lot Area
239m² per dwelling unit.
- (e) Minimum Rear Yard Depth
8 metres.
- (f) Exceptions
The provisions of Subsection 4.1.4.1 and Items 1 and 10 to Column 2 of Table 1 to subsection 8.4 shall not apply to the area affected.”



Draft By-law Amendment 34 Hiawatha Street

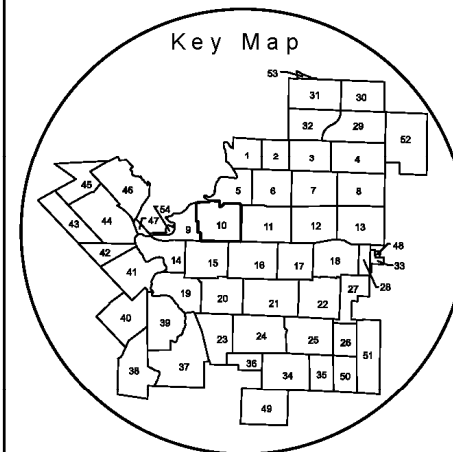
3. In anticipation of the eventual consolidation of By-law 50-88 and all amendments to such By-law, including this amendment, Schedule “B” to this Bylaw is hereby adopted, such Schedule being Zoning Map 10 to By-law 50-88 amended to include the changes made in such Zoning Map by all amendments to By-law 50-88 to date, including this amendment.



This is Schedule "B"
to By-Law
Passed this Day
of , 2020.

Maria Konefal, City Clerk

Joe Preston, Mayor

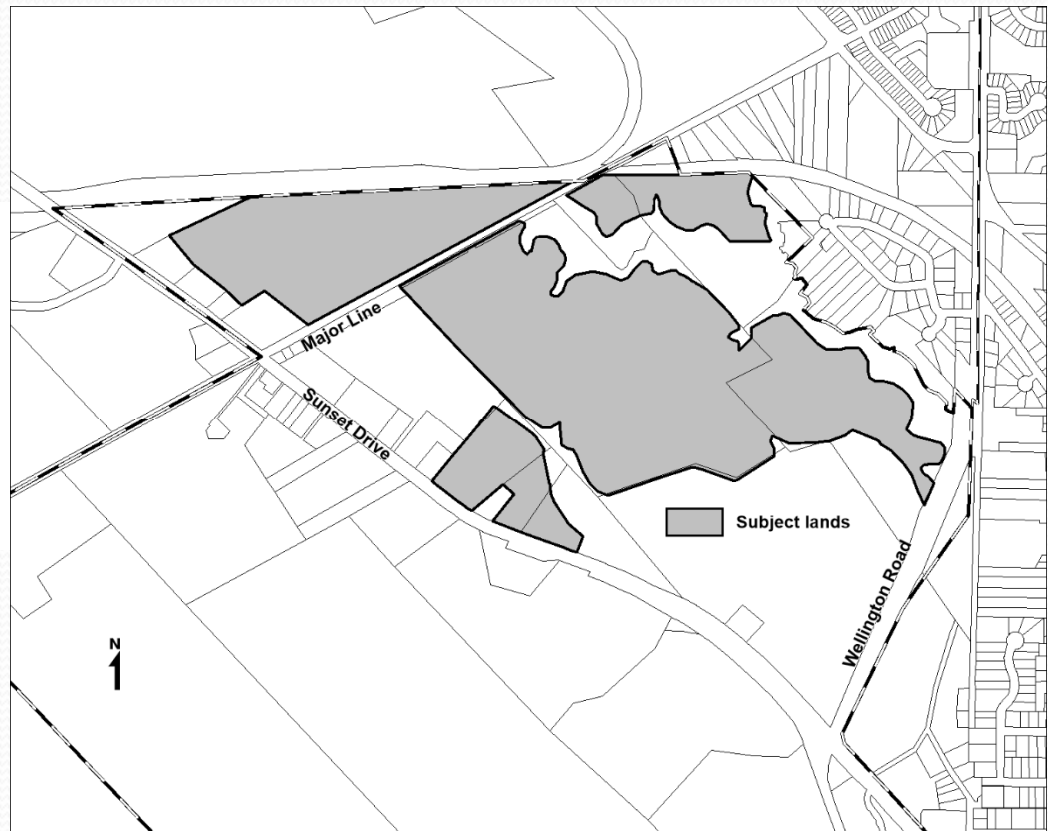


0 100 200
Metres

Zoning Map 10

Public Meeting – June 24th, 2020

Draft Official Plan and Zoning By-Law Amendments Positioned for Growth Study





Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

1. INTRODUCTORY STATEMENT

All of this part of the document entitled “Part B- the Amendment” constitutes Amendment No. 97 to the Official Plan of the City of St. Thomas.

2. DETAILS OF THE AMENDMENT

The Official Plan is amended as follows:

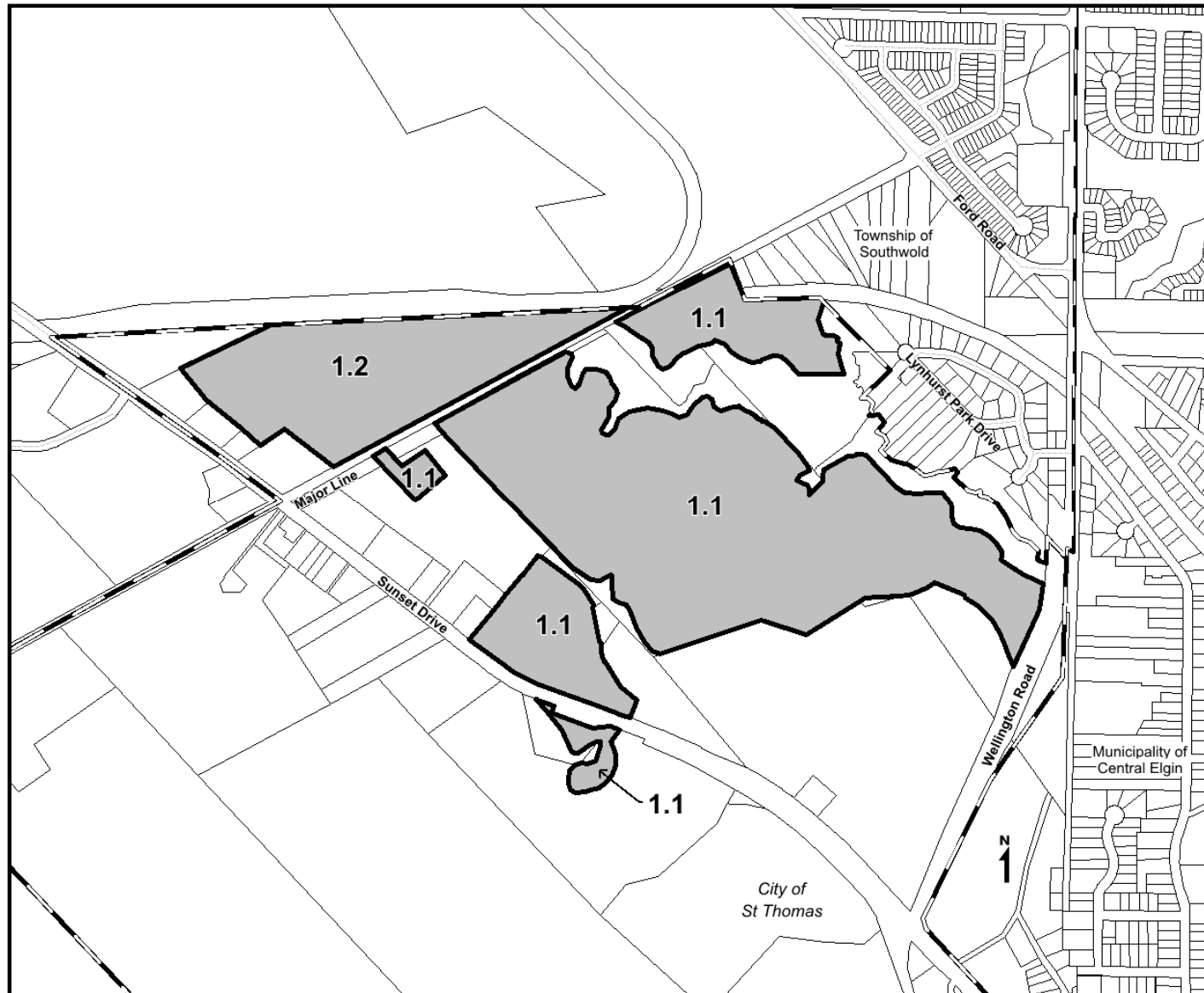
Part 1 of the Official Plan Amendment

Item 1.1: Schedule “A” Land Use Plan to the Official Plan of the City of St. Thomas is amended by designating the lands identified as Item 1.1 on the Location Plan, attached in Appendix I to this amendment, from “Rural Lands” to “Residential”.



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

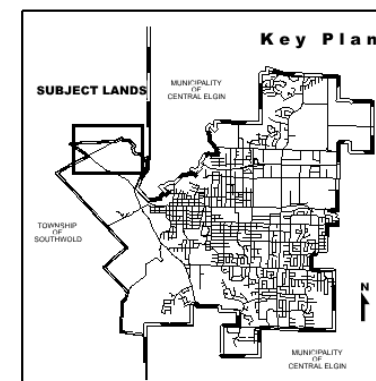
Item 1.2: Schedule “A” Land Use Plan to the Official Plan of the City of St. Thomas is amended by designating the lands identified as Item 1.2 on the Location Plan, attached in Appendix I to this amendment, from “Employment Lands” to “Residential”.




APPENDIX I

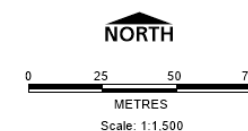
OFFICIAL PLAN and
CONCURRENT IMPLEMENTING
ZONING BY-LAW AMENDMENT

LOCATION PLAN



LEGEND:

 Subject Lands



Note: 2015 Aerial Photography

SCHEDULE "A"

TO THE OFFICIAL PLAN OF THE CITY OF ST. THOMAS

LAND USE PLAN

LAND USE DESIGNATION

- Residential
- Downtown Residential
- Talbot West
- Talbot Central
- Talbot East
- Power Centre
- Major Commercial
- Mixed Use Development
- Secondary Commercial
- Minor Commercial
- Highway Commercial
- Office Professional
- Employment Lands
- Business Employment
- Open Space and Conservation
- STORC Complex
- Natural Heritage
- Natural Hazard
- Railway Tourism
- Rural Area
- Ed / Rec Complex

- ★ Former Waste Site
- ◆ Transfer Station
- Sewage Treatment Plant

Note: Source MOC Waste Disposal Site Inventory - June 1991

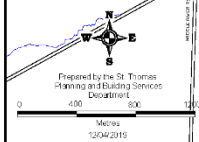
Legend

- Railway
- Water Course
- Water Body
- St. Thomas Boundary



Schedule "A" forms part of the Official Plan of the City of St. Thomas and must be read in conjunction with the written text.

SCHEDULE "A"
TO OFFICIAL PLAN AMENDMENT No. 97
CITY OF ST. THOMAS





Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

Part 2 of the Official Plan Amendment

Item 2.1 (Subsection 1: Framework of the Official Plan)

Subsection 1.1.4 is amended by deleting the first sentence and replacing it with the following sentence:

"1.1.4 The land use policies and designations are to guide development, redevelopment and/or infill/intensification in the City of St. Thomas for the period ending in 2038."



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

Item 2.2 (Subsection 3.1: Population Projection)

Subsection 3.1.1 is deleted and replaced by the following new subsection:

"3.1.1 A population of 50,600 persons by the year 2041 is projected. This target reflects the anticipated growth patterns in the London Housing Market Area."



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

Item 2.3 (Subsection 3.2: Population Capacity)

Subsection 3.2 is deleted and replaced by the following new subsection:

"3.2.1 The population capacity for the City of St. Thomas is as follows:

Projected 2038 demand for 3,975 low density, 567 medium density and 568 high density residential units.

Projected year 2038 gross residential land supply requirement to accommodate the projected housing demand is up to ± 76 ha. (± 188 ac.)."



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

Item 2.4 (Subsection 3.3.1: Housing)

Subsection 3.3.1 is deleted and replaced by the following new subsection:

"3.3.1 In accordance with the City's Affordable and Social Housing Strategy, the demand for housing as of 2016 was for 67.5% owner-occupied and 32.5% rental accommodation"



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

Item 2.5 (Subsection 5.1: Residential)

Subsection 5.1.3.1 is deleted and replaced with the following new subsection:

“5.1.3.1 The “Residential” designation on Schedule “A” means the predominant use of land shall be for low, medium and high density residential use. Certain other uses are permitted subject to policies in this section. The target housing mix for the City will comprise about 78% low density, 11% medium density, and 11% high density residential development.”



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

Item 2.6 (Subsection 5.1: Residential – Additional Dwelling Units)

Subsection 5.1.3.7 is amended by adding the following new subsection:

“5.1.3.7.1 Additional Dwelling Units

Additional residential units are separate and complete dwelling units that are created within a single detached, semi-detached or rowhouse, regardless of whether the physical alteration of the house is required to create two residential units. The following policies will apply to the development of second residential units:



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

- a) Additional residential units are permitted in a detached house, semi-detached house or rowhouse and in a building or structure ancillary to a detached house, semi-detached house or rowhouse.
- b) The lands on which the additional dwelling unit is to be created are zoned to permit residential use other than as an ancillary use.
- c) An amendment to the comprehensive Zoning By-law will be implemented to put into effect the policies of this subsection.
- d) The additional dwelling unit can be independently serviced with full municipal sanitary sewage, storm sewage and piped water services.



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

e) Development of an additional residential dwelling unit will be subject to the following criteria:

- i. The additional dwelling unit shall not change the general characteristics of a single detached, semi-detached or rowhouse structure; and
- ii. The additional dwelling unit will comply with the Ontario Building Code and the Fire Code.



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

Item 2.7 (Subsection 6.1: Background - Housing)

Subsection 6.1.1 is amended by deleting the first sentence and replacing it with the following sentence:

"The City of St. Thomas has prepared a Population Forecast, Housing Demand, and Residential Land Need update to address the requirements of the Province of Ontario 2020 Provincial Policy Statement."



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

Item 2.8 (Subsection 6.2.6: Affordable Housing Definition and Target)

Subsection 6.2.6 is deleted and replaced with the following new subsection:

“6.2.6 Council shall ensure that a portion of new ownership and rental housing is affordable as defined by provincial policy:

- a) in the case of ownership housing, the least expensive of:
 - 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) in the case of rental housing, the least expensive of:
 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Council shall endeavour to meet a target of 807 affordable housing units (35 per year) by 2041.”



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

Part 3 of the Official Plan Amendment

Schedule “A” Land Use Plan to the Official Plan of the City of St. Thomas is further amended by deleting Schedule “A” and replacing it with a new Schedule “A”, attached as Schedule I and forming part of this amendment, consolidating the land use designation changes and mapping updates made under Part 1 of this amendment.



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

3. IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the City of St. Thomas Official Plan.



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

1. Zoning Map 44 to by-law 50-88 is hereby deleted.
2. Schedule “A” to this Bylaw is hereby adopted, and shall be known as Zoning Map 44 to By-law 50-88 as amended.

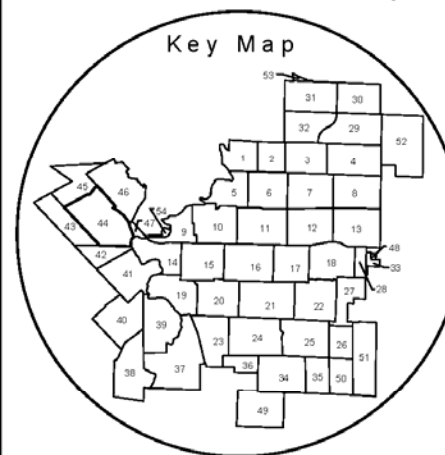


This is Schedule "A"
to By-Law
Passed this Day
of , 2020.

Maria Konefal, City Clerk

Joe Preston, Mayor

DRAFT



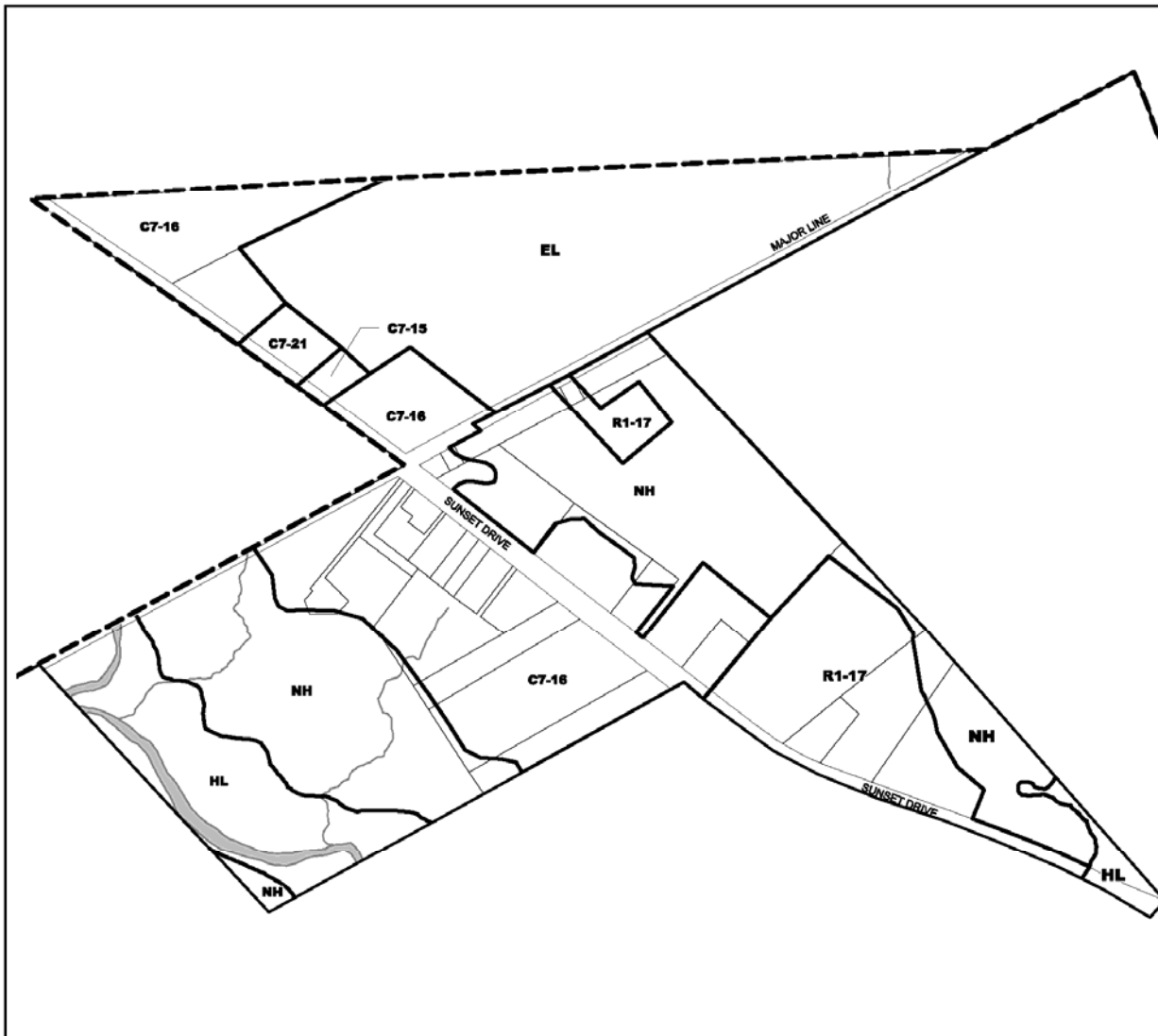
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Metres

Zoning Map 44



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

3. Zoning Map 45 to by-law 50-88 is hereby deleted.
4. Schedule “B” to this Bylaw is hereby adopted, and shall be known as Zoning Map 45 to By-law 50-88 as amended.

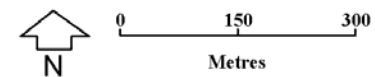
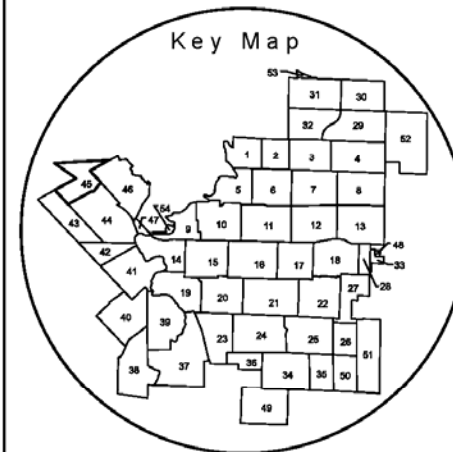


This is Schedule "B"
to By-Law
Passed this th Day
of , 2020.

Maria Konefal, City Clerk

Joe Preston, Mayor

DRAFT



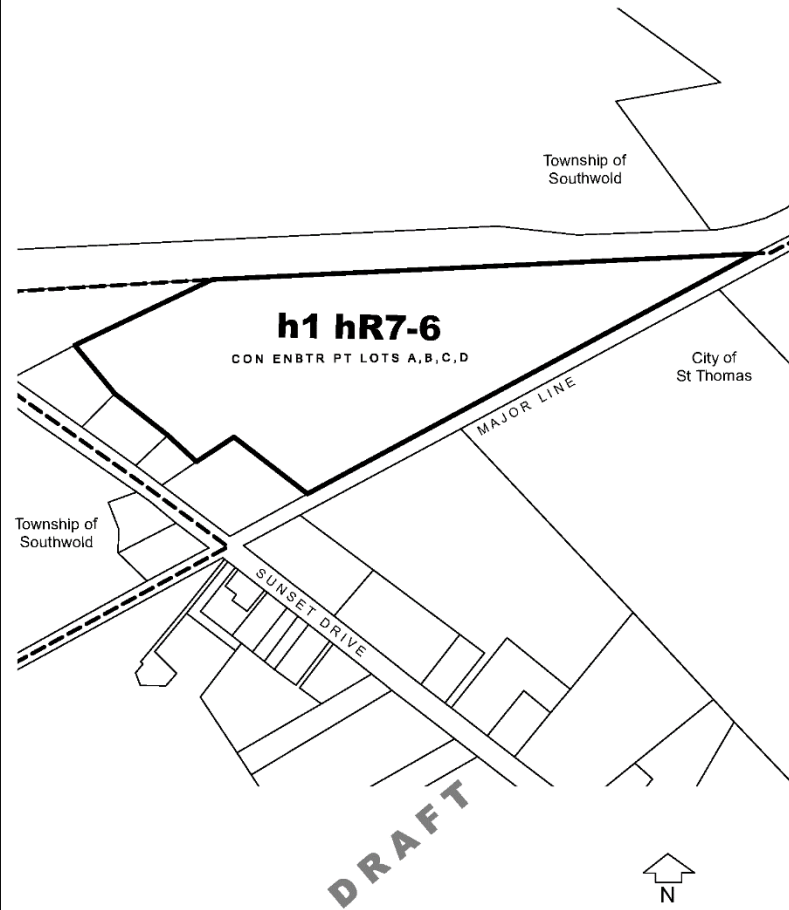
Zoning Map 45



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

5. Zoning Map 45 to By-law 50-88 as amended is further amended by zoning the lands outlined in heavy solid lines on Schedule “C” hereto as “R7-6” and such Schedule shall be added to and form part of By-law 50-88 as amended and shall be known as “Special Zoning Map 45-2” to By-law 50-88 as amended.

Special Zoning Map 45-2



This is Schedule "C" to By-Law
Passed this th Day of , 2020.

Maria Konefal, City Clerk

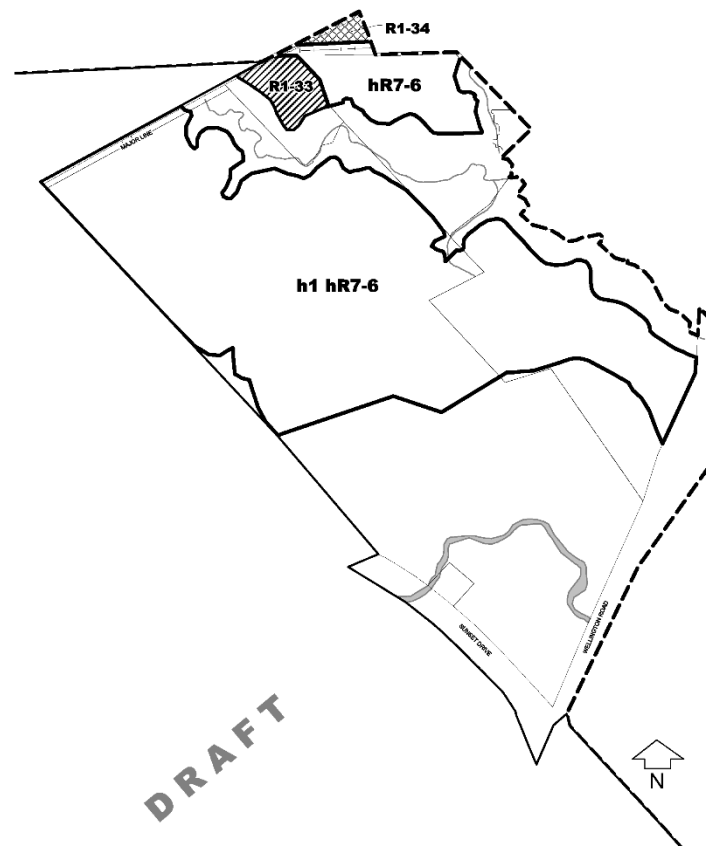
Joe Preston, Mayor



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

6. Zoning Map 46 to By-law 50-88 as amended is further amended by zoning the lands outlined in heavy solid lines on Schedule “D” hereto as “R7-6”, by zoning the lands shown hatched on Schedule “D” as “R1-33”, and by zoning the lands shown cross-hatched on Schedule “D” as “R1-34”, and such Schedule shall be added to and form part of By-law 50-88 as amended and shall be known as “Special Zoning Map 46-1” to By-law 50-88 as amended.

Special Zoning Map 46-1



This is Schedule "D" to By-Law
Passed this th Day of , 2020.

Maria Konefal, City Clerk

Joe Preston, Mayor



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

7. By-law 50-88 as amended is further amended by adding to subsection 11.3 the following paragraph:

“11.3.6 Special Zone

(a) Area Affected
R7-6 as shown on Special Zoning Map 45-2 and
Special Zoning Map 46-1.

(b) Applicable Provisions
The provisions of subsections 11.1 and 11.2 and all
other applicable provisions of this By-law shall apply
to the area affected.



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

(c) Holding Zone Provisions

Subwatershed Study - To ensure that environmental concerns are addressed, the “h1” symbol shall not be deleted from the Zone until a scoped subwatershed study, or a scoped update to the Lynhurst Area Subwatershed Study (Dillon Consulting, April 1996), is completed to the satisfaction of the City for the area affected.”



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

8. By-law 50-88 as amended is further amended by adding to subsection 5.5 the following paragraph:

“5.5.33 Special Zone

(a) Area Affected

R1-33 as shown on Special Zoning Map 46-1.

(b) Only Permitted Uses

Single detached dwelling

Home occupation

Accessory uses



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

(c) Only Permitted Buildings and Structures

Buildings and structures for the uses permitted by (b) of this paragraph 5.5.33.

(d) Services Required

In this special zone, the following requirements for services shall apply:

- (i) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.33 unless the following municipal services are available to service the building or structure and the land on which it is situate:



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

- (1) a water supply system, and
 - (2) a sanitary sewage system and a storm system.
- (ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.33 if:
 - (1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and
 - (2) the sanitary waste from such building or structure is discharged to a sanitary waste disposal system approved by the City.”



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

9. By-law 50-88 as amended is further amended by adding to subsection 5.5 the following paragraph:

“5.5.34 Special Zone

(a) Area Affected

R1-34 as shown on Special Zoning Map 46-1.

(b) Only Permitted Uses

Single detached dwelling

An electrical contracting business accessory to a single detached dwelling.

Accessory uses



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

(c) Only Permitted Buildings and Structures

Buildings and structures for the uses permitted by (b) of this paragraph 5.5.34.

(d) Services Required

In this special zone, the following requirements for services shall apply:

- (j) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.34 unless the following municipal services are available to service the building or structure and the land on which it is situate:



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

- (1) a water supply system, and
 - (2) a sanitary sewage system and a storm system.
- (ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.33 if:
 - (1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and
 - (2) the sanitary waste from such building or structure is discharged to a sanitary waste disposal system approved by the City.”



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

10. By-law 50-88 as amended is further amended by deleting subsection 2.2 and replacing it with the following:

“2.2 HOLDING ZONES

2.2.1 Use of Zone Symbol

Where the symbol "h" appears on a Zoning Map or on a Special Zoning Map as a prefix to a Zone Symbol or Special Zoning Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except for uses permitted by paragraph 2.2.2.



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

2.2.2 Permitted Interim Uses

Existing uses.

2.2.3 Holding Zone Provisions

- (a) Plan of subdivision - to ensure the orderly development of lands, the "h" symbol shall not be deleted until a subdivision agreement is entered into for the lands in question with the City Corporation.



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

- (b) Municipal Services - to ensure that there is sewage capacity for the lands in question, the "h" symbol shall not be deleted until the Director, Environmental Services and City Engineer certifies that in his opinion the City Corporation has adequate uncommitted reserve sewage capacity for the orderly development of the lands in question.



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

- (c) Survey Requirements - where the limits of development abut or are in the vicinity of a Natural Heritage Zone (NH) or a Hazard Land Zone (HL), to ensure that such limits are adequately defined, the "h" symbol shall not be deleted until the Erosion Hazard Limit has been delineated to the satisfaction of the City Corporation and the Kettle Creek Conservation Authority.



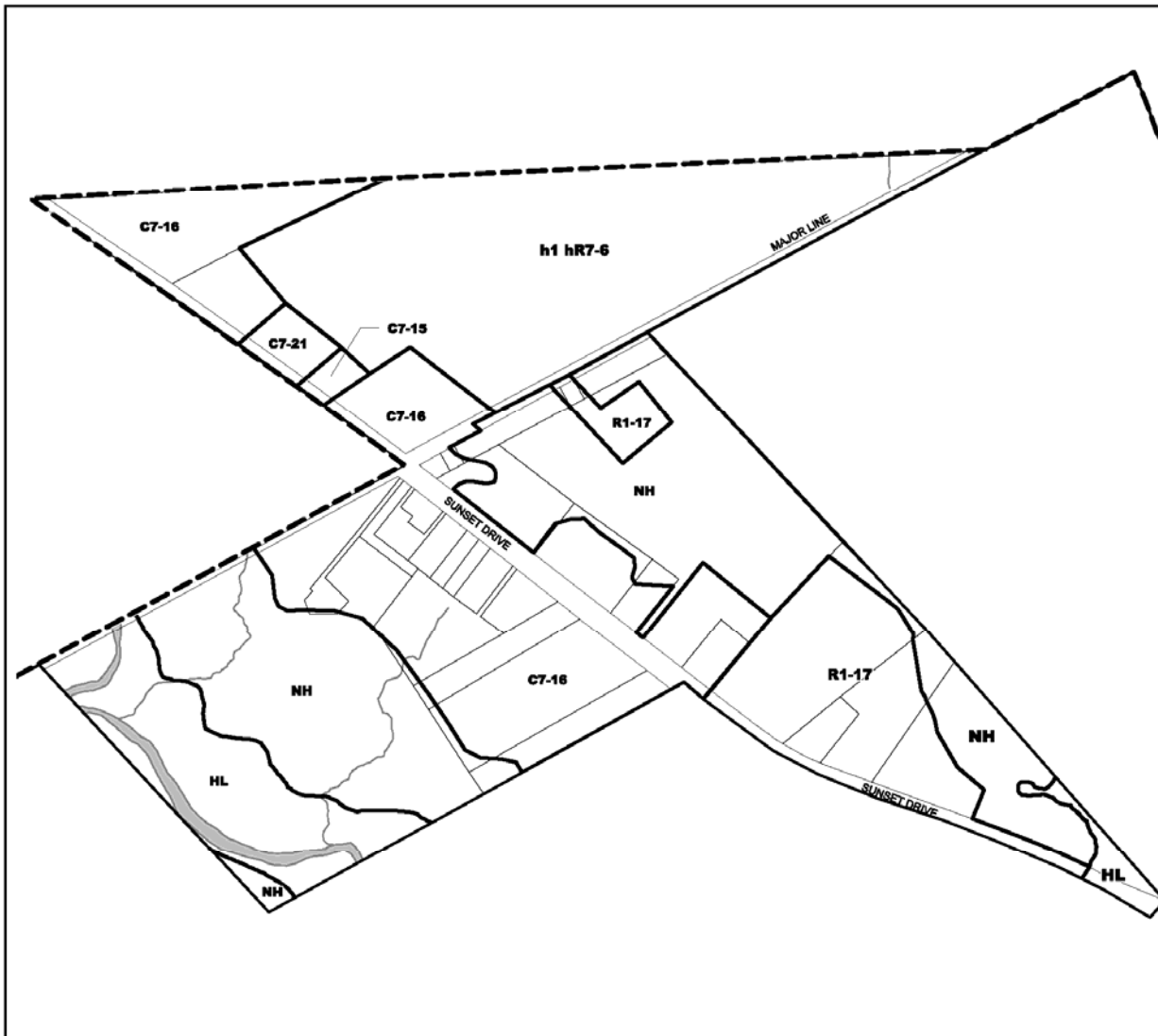
Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

- (d) Environmental Impact Study - to ensure that all environmental concerns are addressed in respect of lands abutting or in the vicinity of a Natural Heritage Zone - NH, the "h" symbol shall not be deleted until an environmental impact study has been finalized in respect of such lands that is satisfactory to the City Corporation.”



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

11. In anticipation of the eventual consolidation of By-law 50-88 and all amendments to such By-law, including this amendment, Schedule “E” to this Bylaw is hereby adopted, such Schedule being Zoning Map 45 to By-law 50-88 amended to include the changes made in such Zoning Map by all amendments to By-law 50-88 to date, including this amendment.

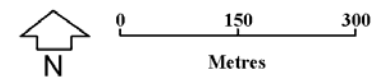
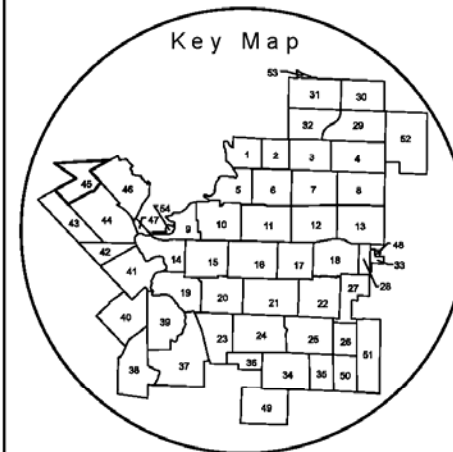


This is Schedule "E"
to By-Law
Passed this th Day
of , 2020.

Maria Konefal, City Clerk

Joe Preston, Mayor

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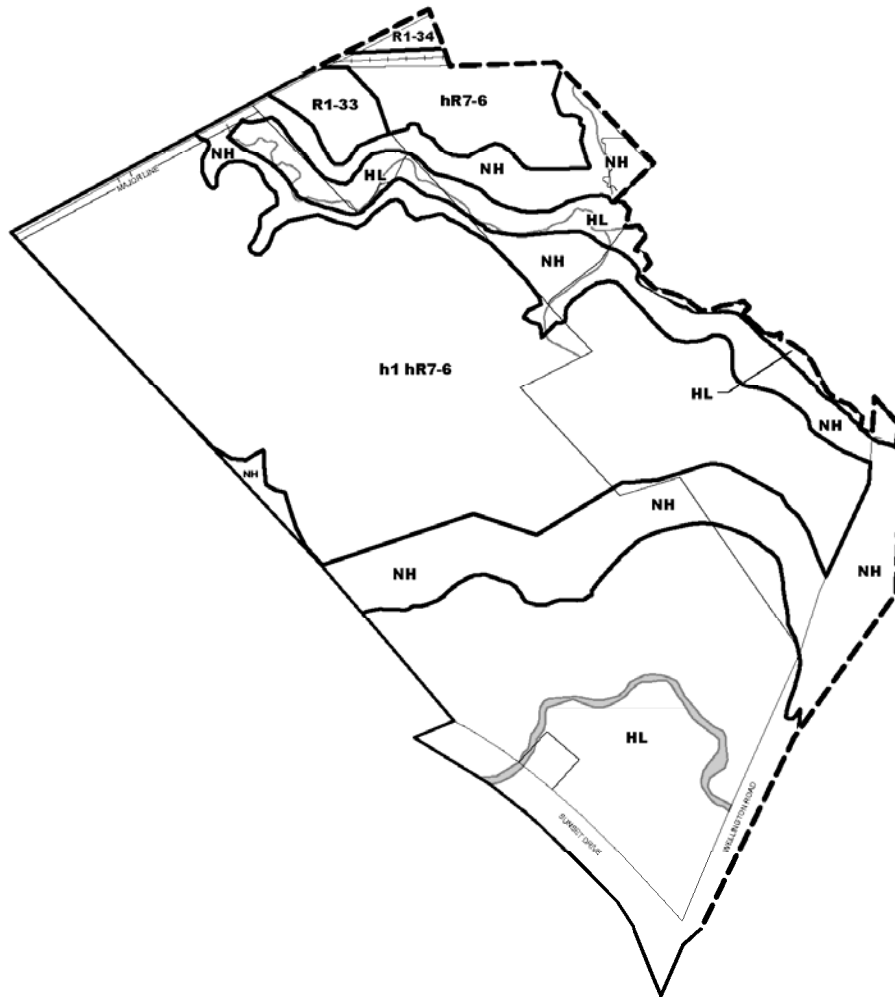


Zoning Map 45



Draft Official Plan and Zoning By-Law Amendments Positioned for Growth

12. In anticipation of the eventual consolidation of By-law 50-88 and all amendments to such By-law, including this amendment, Schedule “F” to this Bylaw is hereby adopted, such Schedule being Zoning Map 46 to By-law 50-88 amended to include the changes made in such Zoning Map by all amendments to By-law 50-88 to date, including this amendment.

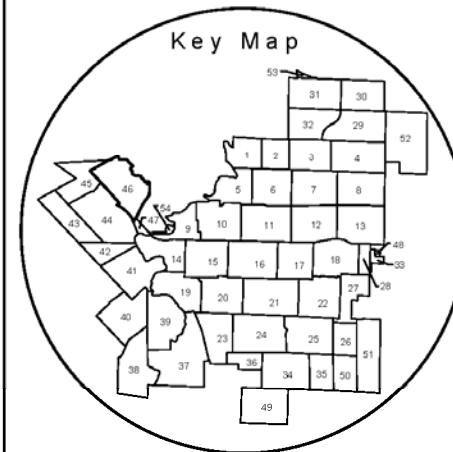


This is Schedule "F"
to By-Law
Passed this Day
of , 2020.

Maria Konefal, City Clerk

Joe Preston, Mayor

DRAFT



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Metres

Zoning Map 46