

## Supplementary Statement of Anticipated Evidence – Jim McCoomb

Supplementary to the Statement of Anticipated Evidence previously delivered, it is anticipated that Jim McCoomb will provide the following further evidence:

1. In anticipation of the hearing of the within Appeal, he has prepared a draft zoning by-law amendment, in approved format, which addresses the various planning concerns and issues raised in his last Staff Report and referenced in his previous Statement of Anticipated Evidence.
2. A photocopy of the draft zoning by-law amendment is attached as Schedule "A" to this Statement.
3. It is his opinion that the regulations incorporated into the said zoning by-law amendment, and in particular the provisions creating setbacks and stepbacks for lot lines, will mitigate against the negative impacts of the proposed development upon the surrounding neighbourhood and streetscape. More specifically, the combined affect of the by-law regulation will, amongst other things, create spatial separation from adjacent buildings and uses as well as opportunities for buffering and landscaping and require building location and design which protects and is more consistent with the current streetscape on William Street and Edith Cavell Boulevard. Under the proposed regulations, the proposed revised development will achieve effective compliance with the policies of the Central Elgin Official Plan relating to scale and massing and will better represent sound land use planning.

Date: February 25, 2019

  
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Jim McCoomb, Manager of Planning Services  
For the City of St. Thomas

# SCHEDULE A

MUNICIPALITY OF CENTRAL ELGIN

BY-LAW NO.

A By-law to amend Village of Port Stanley By-law No. 1507

THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN ENACTS AS FOLLOWS:

1. Village of Port Stanley By-law No. 1507 as amended, is further amended by adding to Section 3, which Section includes the Zoning Maps and Schedules, Schedule "A" to this By-law, which Schedule is attached to and forms part of this By-law, and such Schedule shall form part of By-law No. 1507 as amended, and shall be known as "Map Part 1(bw)" to By-law No. 1507 as amended.
2. Village of Port Stanley Zoning By-law No. 1507 as amended, is further amended by designating the lands outlined in heavy solid lines on Schedule "A" hereto as "R2-3", and the provisions of subsection 9.3.1 of By-law No. 1507 as amended, shall apply to such lands, subject to the provisions of Section 3 of this By-law.
3. Village of Port Stanley By-law No. 1507, as amended, is further amended by adding thereto, after subsection 9.3.2.2 and before Section 10 the following new subsection:

"9.3.2.3

|            |   |   |
|------------|---|---|
| 9.3.2.3.1  | Defined Area:                               | R2-3, as shown on Zoning Map Part 1(bw).  |
| 9.3.2.3.2  | Only Permitted Use:                         | (a) Apartment dwelling.<br>(b) Accessory uses.  |
| 9.3.2.3.3  | Permitted Buildings and Structures:         | Buildings and structures for the uses permitted by Subsection 9.3.2.3.2.  |
| 9.3.2.3.4  | Minimum Lot Frontage:                       | 45 metres.  |
| 9.3.2.3.5  | Maximum Ground Floor Area:                  | 1,400m <sup>2</sup> for an apartment building.  |
| 9.3.2.3.6  | Maximum Density:                            | 100 dwelling units per net hectare.   |
| 9.3.2.3.7  | Maximum Building Height:                    | 5 storeys, but no building or structure shall exceed a height of 19 metres measured in accordance with Subsection 2.26 of this By-law.  |
| 9.3.2.3.8  | Location of Buildings and Other Structures: | Any building or structure permitted by subsection 9.3.2.3.3 shall be located a minimum of 3.0 metres from any lot line.   |
| 9.3.2.3.9  | Stepback:                                   | Notwithstanding the provisions of subsection 9.3.2.3.8, the 3 <sup>rd</sup> through 5 <sup>th</sup> storey of an apartment dwelling permitted by subsection 9.3.2.3.2(a) shall be set back a minimum of 4 metres from any lot line abutting a street. |
| 9.3.2.3.10 | Encroachments:                              | A balcony accessory to a dwelling unit may encroach into setback or stepback required by subsections 9.3.2.3.8 and 9.3.2.3.9 by a maximum of 1.5 metres.  |
| 9.3.2.3.11 | Required Minimum Number of Parking Spaces:  | 1.5 spaces per dwelling unit.   |

9.3.2.3.12 Parking Space Size: The minimum size for a parking space required by subsection 9.3.2.3.11 shall be 2.75m x 5.5m.

9.3.2.3.13 Exceptions: The provisions of subsections 9.3.1.1, 9.3.1.2, 9.3.1.4 and 9.3.1.7 shall not apply to the area defined in subsection 9.3.2.3.1.”

4. Village of Port Stanley Zoning By-law No. 1507 as amended, is further amended by designating the lands shown hatched on Schedule “A” hereto as “B1-23”, and the provisions of subsection 10.2.1 of By-law No. 1507 as amended, shall apply to such lands, subject to the provisions of Section 5 of this By-law.

5. Village of Port Stanley By-law No. 1507, as amended, is further amended by adding thereto, after subsection 10.2.2.22 and before subsection 10.3 the following new subsection:

“10.2.2.23

10.2.2.23.1 Defined Area: B1-23, as shown on Zoning Map, Part 1(bw).

10.2.2.23.2 Exceptions: The provisions of subsection 10.2.1.5 shall not apply to the area to the area defined in subsection 10.2.2.23.1.”

6. In anticipation of the eventual consolidation of By-law 1507 and all amendments to such By-law, including this amendment, Schedule “B” to this By-law is hereby adopted, such Schedule being Map Part 1 to By-law 1507, amended to include the changes made in such Schedule by all amendments to By-law 1507 to date, including this amendment.

**READ THREE TIMES AND FINALLY PASSED, this    day of    , 2019.**

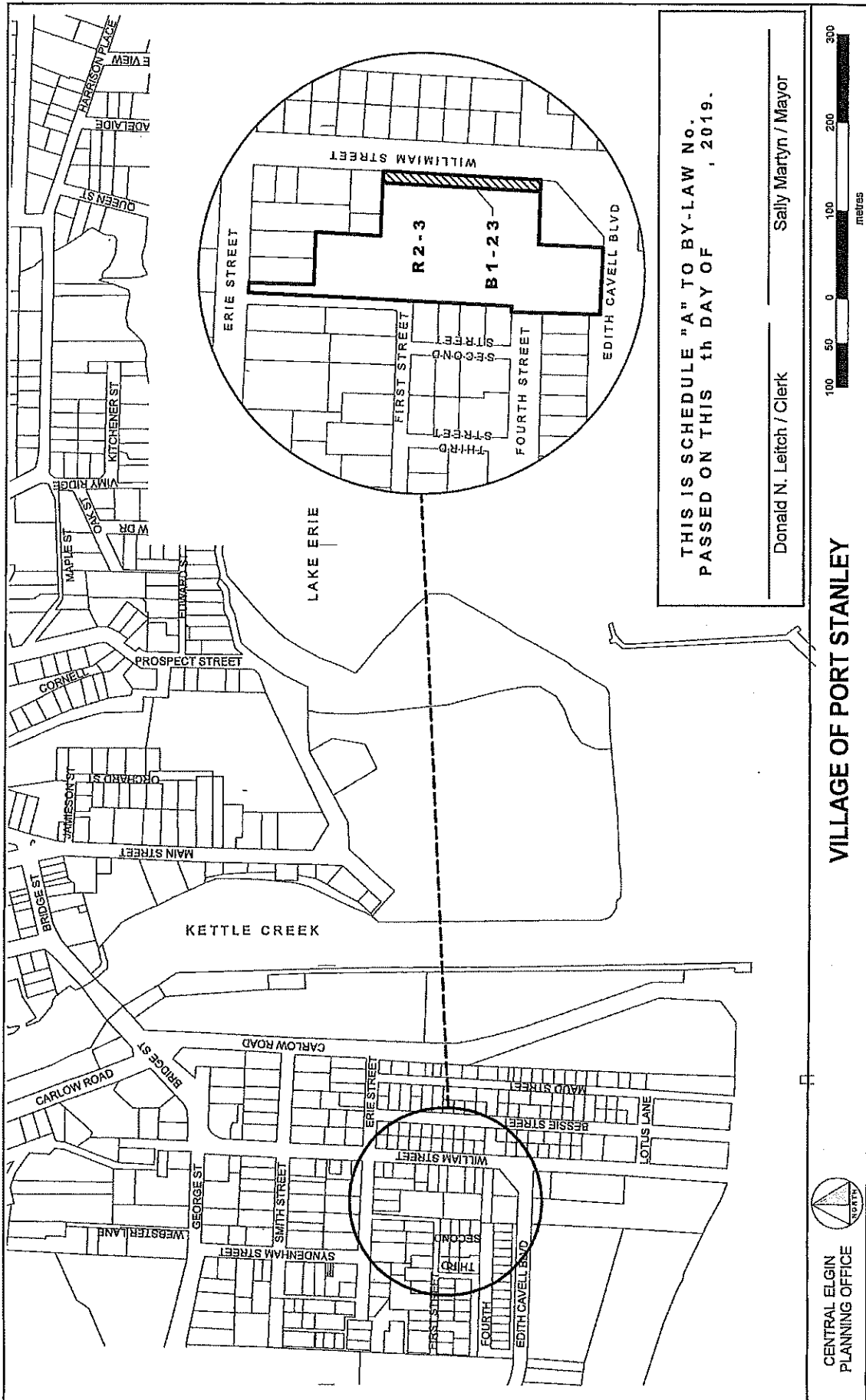
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Donald N. Leitch  
CAO/Clerk

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Sally Martyn  
Mayor

VILLAGE OF PORT STANLEY BY-LAW NO. 1507  
ZONING MAP AND SCHEDULES

SECTION 3

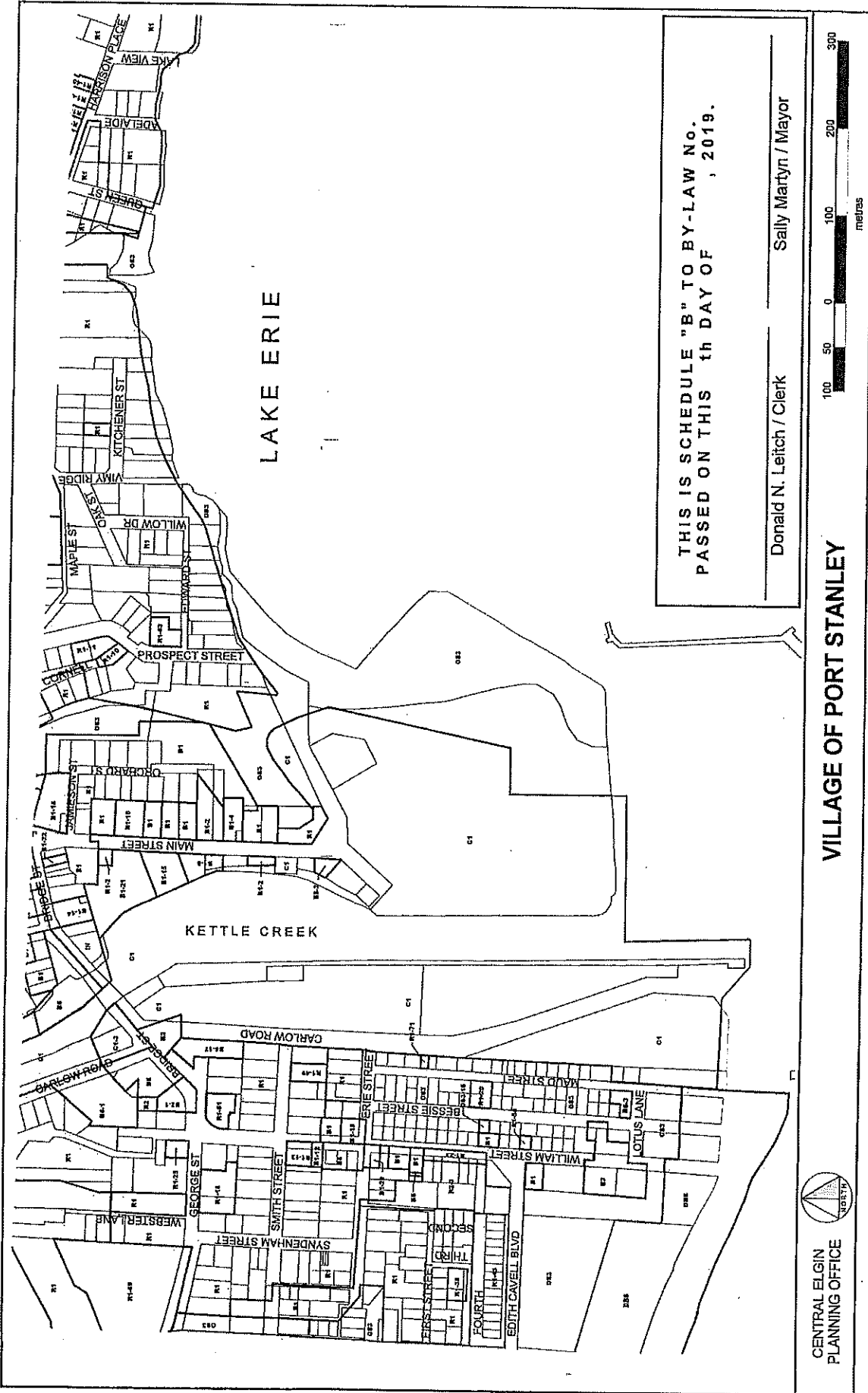
MAP PART 1(bw)



VILLAGE OF PORT STANLEY BY-LAW NO. 1507  
ZONING MAP AND SCHEDULES

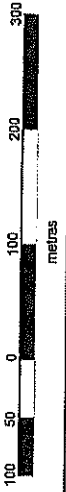
SECTION 3

MAP PART 1



THIS IS SCHEDULE "B" TO BY-LAW NO.  
PASSED ON THIS 14th DAY OF 2019.

Donald N. Leitch / Clerk                      Sally Martyn / Mayor



VILLAGE OF PORT STANLEY



CENTRAL ELGIN  
PLANNING OFFICE