

	<p>Jason Ferrigan and Tori Ruck, Consultants for J.L. Richards provided a verbal summary of the Public Consultation Memo (summarizing feedback received at the stakeholder group meetings and the Public Open House of Tuesday, March 8, 2022).</p> <p>The Committee reiterated the importance of and challenges associated with encouraging affordable housing (including developer investment, definitions of affordable, availability of local statistics, and tools within the Planning Act which may assist in achieving housing goals).</p> <p>Next steps: Direction Paper</p>
8.	<p>Reports/New Business</p>
	<p>Consent Application B01-22 – Bonas – 50 King Street East The consent application sought to sever a 943m² parcel of land from 50 King Street East to transferred to the adjacent property (57-59 Garden Street).</p> <p>The Committee discussed the following aspects of the application:</p> <ul style="list-style-type: none"> • Site access, including existing entrances and the possibility of a future entrance to be located at the corner of Adelaide Street and Garden Street. • The location of existing services, including the potential impact of services crossing adjacent properties on future development. The owner would be responsible for working with utilities agencies to ensure any proposed development would meet respective requirements. <p>PAC-COA-PSC Motion #2022-19 Moved by: John Beddows Seconded by: Chris McDonald BE IT RESOLVED THAT COMMITTEE OF ADJUSTMENT approve Consent Application B01-22 – Bonas for a lot line addition from the property of 50 King Street East to 57-59 Garden Street provided the following conditions are met:</p> <ul style="list-style-type: none"> • New deeds be prepared and submitted to the Town, • A final reference plan be submitted and registered, to the satisfaction of the Town, • The lands to be severed are for a lot addition only, to be merged with the adjacent lands at 57-59 Garden Street, • The balance of any outstanding taxes, including penalties and interest (and any local improvement charges) shall be paid to the Town of Gananoque, if required. • All costs related to fulfilling the conditions are borne by the applicant, • All conditions of this decision to be fulfilled and the documents presented to the Town for issuance of the Certificate of Consent within a period not to exceed 24 months from the date of decision. <p style="text-align: right;">CARRIED</p>
	<p>Development Permit Application DP2022-03 – 233 Garden Street/236 Coopers Alley A Class II Development Permit DP2022-03 was introduced for the property at 233 Garden Street/236 Coopers Alley to permit a secondary suite within an existing legal non-conforming building at the subject property.</p>

	<p>The owner and applicant, Stewart MacLean was in attendance virtually.</p> <p>The Committee discussed the parking configuration presented. The applicant clarified that the measurements shown on the submitted plan did not accurately reflect the size of the parking area and identified that the parking area could accommodate up to 6 vehicles. Given the foregoing, Staff requested that an updated plan be required to confirm the correct sizes.</p> <p>PAC-COA-PSC Motion #2022-20 Moved by: John Beddows Seconded by: Emery Groen BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE approve DP2022-03 – MacLean for the expansion of a legal non-conforming use to permit a secondary unit within an existing dwelling (236 Coopers Alley) provided:</p> <ul style="list-style-type: none"> • The applicant provide an updated site plan illustrating parking, • All costs associated with fulfilling the conditions of this decision are borne by the Owner, and • The owner complete the permit within one year of the Notice of Decision or the permit will lapse. <p style="text-align: right;">CARRIED</p>
9.	Correspondence/Other – Con't
	<p>TLTI – Notice of Public Meeting Received for information.</p>
	<p>EOI for Bioeconomy Development Zones (BDO) Received for information.</p>
	<p>Bill 109 – MAH slide deck presentation to municipalities Received for information.</p>
	<p>PlanGan – Official Plan – J.L. Richards and Associates Item moved under Item 7, above.</p>
10.	Next Regular Meeting – May 24, 2022
11.	Questions From the Media – None
12.	Adjournment
	<p>PAC-COA-PSC Motion #2022-21</p> <p>Moved by: Councillor Mike Kench THAT PAC/COA/PSC BE ADJOURNED AT 7:50 PM.</p>
<p>_____ Major Ted Lojko, Chair</p>	<p>_____ Brenda Guy, Committee Secretary</p>