



**PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/PROPERTY
STANDARDS COMMITTEE MEETING MINUTES**

On Tuesday, July 27, 2021 @ 6:00 PM
Via Webex Teleconference Meeting

COMMITTEE MEMBERS PRESENT		STAFF PRESENT
Chair:	Chris McDonald	Brenda Guy, Mgr of Planning/Development
Members:	Mayor Ted Lojko	Chanti Birdi, Assistant Planner
	John Beddows	
	Lynda Garrah	
	Emery Groen	
	Chris McDonald	
	Jana Miller	
	Marion Sprenger	
Regrets:	Brian Brooks	
	Councillor Mike Kench	
1.	Call Meeting to Order Chair Ted Lojko called the meeting to order at 6:01 PM.	
2.	Adoption of the Agenda PAC-COA-PSC Motion #2021-27 Moved by: Lynda Garrah Seconded by: Chris McDonald BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA DATED JULY 27, 2021. <p align="right">CARRIED</p> *Note: J Beddows requesting update on 235 Georgiana Street for next meeting.	
3.	Disclosure of Pecuniary Interest & General Nature Thereof – None	
4.	Adoption of Minutes PAC-COA-PSC Motion #2021-28 Moved by: Jana Miller Seconded by: Marion Sprenger BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE MINUTES DATED JUNE 22, 2021. <p align="right">CARRIED</p>	
5.	Deputations – None	
6.	Unfinished Business	

	<p>Lowertown Study Critical Review</p> <p>The Committee considered the previously deferred motion in regards to a proposal for Critical Review of the December 2005 Gananoque Lowertown Study.</p> <p>PAC-COA-PSC Motion #2021-29 Moved by: John Beddows Seconded by: Marion Sprenger THAT PLANNING ADVISORY COMMITTEE recommends to Council that the Planning Advisory Committee undertake a critical review of the Lowertown Study, as presented in correspondence by John Beddows dated March 11, 2021.</p> <p>And further that this review be undertaken prior to or concurrently to the Official Plan 2021.</p> <p style="text-align: right;">DEFEATED</p>
	<p>DP2021-16 & DP2021-17 Patterson – 70 Hickory Street</p> <p>The Committee considered the two deferred Development Permit applications from the June 22, 2021 meeting. Further information was being sought in terms of parking, front yard and access to the secondary suite.</p> <p>Staff reported back that the owner has proposed to:</p> <ul style="list-style-type: none"> • Reduce the parking space sizes to 2.7m x 6m to reduce front yard coverage • Incorporate a man-door in the garage door for access to the secondary suite <p>Committee members discussed the additional information noting that the entrance while being a man-door in the garage door is still located on the front elevation of the dwelling which goes against the regulations set out in the Development Permit Bylaw for a secondary suite. Additionally, some members maintained concerns of the proposed asphalt parking area – grading and drainage.</p> <p>PAC-COA-PSC Motion #2021-30 Moved By: John Beddows Seconded By: Ted Lojko THAT PLANNING ADVISORY COMMITTEE approves DP2021-16 (Patterson) at 70 Hickory Street for a secondary suite containing two bedrooms and an entrance located on the same elevation as the primary unit provided the following conditions are met:</p> <ul style="list-style-type: none"> • Owner obtain Building Permit for use, as applicable, • Owner enter into a Development Permit Agreement within one year of approval, • All costs associated with fulfilling the conditions of this decision are borne by the Owner. <p style="text-align: right;">DEFEATED</p> <p>PAC-COA-PSC Motion #2021-31 Moved By: Marion Sprenger Seconded By: Jana Miller THAT PLANNING ADVISORY COMMITTEE approves DP2021-16 (Patterson) at 70 Hickory Street for a secondary suite containing two bedrooms and an entrance located on the same elevation as the primary unit provided the following conditions are met:</p> <ul style="list-style-type: none"> • Owner obtain Building Permit for use, as applicable,

	<ul style="list-style-type: none"> • Owner enter into a Development Permit Agreement within one year of approval, • All costs associated with fulfilling the conditions of this decision are borne by the Owner. <p style="text-align: right;">DEFEATED</p>
7.	Reports/New Business
	<p>DP2021-12 Knotek - 670 King Street East (McDonald's Canada) The Committee considered a proposal to expand the existing single lane drive-through to a dual lane drive-through on the east side of the property as well as a new entrance on the west side of the property along King Street East.</p> <p>Staff outlined the report to the Committee identifying that the proposal before the committee was recently updated July 23, 2021 to relocate the drive-through to the east side of the property. The proposal as presented is considered more vehicular and pedestrian safe with the separation of the drive-through and parking lot and further eliminates the crossing of pedestrians on the east side parking through the drive-through. The secondary entrance was introduced to further mitigate congestion and provide for access for delivery and garbage removal.</p> <p>The Committee discussed the application in terms of pedestrian access, cyclists, King Street East traffic volumes and how the second drive-through would move traffic easier and faster around the site.</p> <p>Overall, committee members agreed that the proposal would be an improvement as they identified local knowledge of congestion at the current drive-through access, particularly during meal time periods, which as seen traffic backing up on King Street East.</p> <p>PAC-COA-PSC Motion #2021-32 Moved by: Emery Groen Seconded by: Chris McDonald THAT PLANNING ADVISORY COMMITTEE recommends to Council that DP2021-12 (Knotek) at 670 King Street East be approved for a site plan amendment to relocate the drive-through to the east side of the property and incorporate a second drive-through lane, provided the following conditions are met:</p> <ul style="list-style-type: none"> • Confirmation that patio door will be re-instated for accessibility due to proximity of accessible parking spaces • The curb at the east entrance be rounded into the drive-through entrance, • Approvals be obtained from Enbridge Gas in regards to any works being undertaken, • Approvals be obtained from the Ministry of Transportation, if required, • Pedestrian access be incorporated on the site plan from the sidewalk on King Street E • All costs associated with fulfilling the conditions of this decision are borne by the Owner, • Owner enter into an agreement with the Town within one year of approval. <p style="text-align: right;">CARRIED</p>
	B2-2021 Xue – 110 Clarence Street

