







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

Tuesday August 27, 2019 @ 6:00 PM
At Council Chambers – Second Floor, 30 King Street East, Gananoque

Item	Title/Description	
1	<p>CALL TO ORDER Major Ted Lojko called the meeting to order at 6:00 pm.</p> <p>Chair: Mayor Ted Lojko</p> <p>Members: Councillor Dave Anderson John S. Beddows Lynda Garrah Emery Groen Bernie Latremouille Chris McDonald</p> <p>Regrets: Jana Miller Angie Tingren-Watkins</p> <p>Staff: Brenda Guy, Manager of Community Development Chanti Birdi, Assistant Planner</p>	
2	<p>ADOPTION OF THE AGENDA</p> <p>MOTION No. 2019-22</p> <p>Moved by: Chris McDonald Seconded by: Dave Anderson</p> <p>BE IT RESOLVED THAT PAC/COA adopt the agenda dated August 27, 2019, as posted.</p>	Carried.
3	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF	None.
4	<p>MINUTES OF COMMITTEE (ADOPTION)</p> <p>MOTION No. 2019-23</p> <p>Moved by: Chris McDonald Seconded by: Dave Anderson</p> <p>BE IT RESOLVED THAT PAC/COA/PSC hereby adopt the minutes dated August 7, 2019, as posted.</p>	Carried.

5	DEPUTATIONS	None.
6	REPORTS/NEW BUSINESS	
	<p>Consent Application:  B03/2019 AND B04/2019 Bosica – 830 King Street West</p> <p>The application proposed to sever two residential vacant lots and retain one residential lot with an existing single family dwelling and garage situated on the retained property.</p> <p>Members of the committee inquired about the proximity of fire hydrants to the subject property and whether any comment had been received from the Fire Department regarding the proposal. No comments had been received from the Fire Department in this regard.</p> <p>The Committee inquired whether the previous use might be industrial or if lands may be contaminated. There is no known history of industrial use on the subject property.</p> <p>The Committee further inquired whether the comment from the CRCA regarding preservation of existing trees could be enforced. The Development Permit By-law addresses site alteration and tree preservation.</p> <p>Discussion between the Applicant and the Committee determine that the existing curb-cuts along the subject property may not align with the proposed severed lots. These existing curb-cuts may be considered during the entrance permit stage. The condition to retain an engineer for the location of the driveways may be required at the entrance permit stage, at the discretion of the Manager of Public Works.</p> <p>Motion No. 2019-24 Moved by: Bernie Latremouille Seconded by: Emery Groen</p> <p>THAT COMMITTEE OF ADJUSTMENT grants consent to sever for applications B03/2019 and B04/2019 at 830 King Street West provided the following conditions are met:</p> <ul style="list-style-type: none"> • New reference plan of conveyed lands to be provided to the Town at the cost of the Owner, • New deeds prepared at the cost of the Owner, • An undertaking from the applicant’s solicitor confirming that the deeds will be registered on title within two years from the date of the certificate, 	Carried.

	<ul style="list-style-type: none"> • The Owner enter into an agreement agreeing that should municipal water and wastewater services be extended to the property, the Owner shall be required to connect to the municipal services, • Final approval from the Leeds Grenville Health Unit for the proposed private septic system, • At the discretion of the Manager of Public Works, new entrances may require the location to be endorsed by a qualified Engineer, • The balance of any outstanding taxes, including penalties and interest shall be paid to the Town, if required, • Cash-in-lieu of parkland be provided. 	
	<p>Development Permit Application:  DP2019-07 Cummings – 995 King Street West</p> <p>The application proposed to amend the existing site plan to include the addition of two new commercial storage buildings and one parking lot with 12 standard parking spaces in the rear yard of the subject property.</p> <p>Public comment, received the day of the meeting, was circulated to the Committee for review.</p> <p>The Committee expressed the desire for natural buffering to be in place along both the eastern and southern property line where the subject property meets lands designated as Residential.</p> <p>A member of the public urged consideration be given to the impact of changing weather patterns on any Stormwater Management Plans.</p> <p>Motion No. 2019-25 Moved by: Chris McDonald Seconded by: Dave Anderson</p> <p>THAT PLANNING ADVISORY COMMITTEE recommends to Council approval of Development Permit DP2019-07 for the property at 995 King Street West, provided the following conditions are met:</p> <ul style="list-style-type: none"> • That the owner enter into an amending agreement with the Town for the layout as approved by the property owner within one year of approval, • That Stormwater Management and drainage plans be submitted to the satisfaction of the Manager of Public Works and the CRCA, • That a final site plan, stamped by a qualified architect or engineer, be provided indicating the exact location of buildings and that appropriate fire and access separation requirements have been met, • That natural buffering be implemented along the south-east property line, adjacent the Residential designation, and • That one accessible parking space be incorporated in the parking plan. 	<p>Carried.</p>

<p>Development Permit Application:  DP2019-08 Leeds Condo Corporation #8 – adjacent 235 South Street</p> <p>The application proposed changes to the previously approved shape and size of two docks adjacent 235 South Street. The original application received approval in July 2018 for improvements to an existing dock and for one new dock. Since the original approval, it was found that the original dock could not be repaired. The proposal was amended to include two identical docks, with 5 slips each.</p> <p>The Committee discussed the potential liability risk associated with the use of and installation of a concrete pad on the 3 meter wide parcel of municipally owned lands along the waterfront. This risk will be addressed through the standard liability and insurance conditions of the waterlot lease.</p> <p>Committee member Lynda Garrah expressed objection to the creation of new waterlots, the use of public lands for private use and the reduction of public access to the waterfront.</p> <p>The Applicant noted that the 3 meter parcel of public land is currently not accessible by the public and is used almost exclusively by residents of the adjacent condominium.</p> <p>Motion No. 2019-26 Moved by: Bernie Latremouille Seconded by: Emery Groen</p> <p>THAT PLANNING ADVISORY COMMITTEE recommends to Council approval of Development Permit Amendment DP2019-08 for the docks at 235 South Street, provided the following conditions are met:</p> <ul style="list-style-type: none"> • Preparation of a survey plan to include both docks, • Obtain all necessary permits from the CRCA and all other applicable agencies, • Obtain approval from Council for a new waterlot lease to include the proposed docks and the maintenance and use of Parts 5 and Part 7 Plan 28R-4572 being lands owned by the Town, and • The owner enter into a Development Permit Agreement for the proposed docks within one year of approval. 	<p>Carried.</p>
<p>Development Permit Application:  DP2019-09 Dennis – 40 Princess Street</p> <p>The application proposed the operation of a Bed and Breakfast establishment, a discretionary use within the Development Permit Bylaw, containing two guest rooms.</p>	

	<p>Tandem parking for 4 required spaces was proposed. Staff noted the potential for increased street parking as a result. The Committee discussed varying views on the potential impact of allowing tandem parking.</p> <p>The Owners suggested that overflow parking could be provided off-site at a nearby church. Staff and Committee members suggested that a formal agreement be obtained to this effect would be favourable. Staff also provided a summary of cash-in-lieu as an alternative to on-site parking however Committee members noted that this would not address concerns of street parking on Princess Street.</p> <p>Motion No. 2019-27 Moved by: Dave Anderson Seconded by: John S. Beddows</p> <p>THAT PLANNING ADVISORY COMMITTEE recommends to Council approval of Development Permit DP2019-09 for the operation of a Bed and Breakfast with a maximum of two guest rooms at 40 Princess Street, provided the following conditions are met:</p> <ul style="list-style-type: none"> • Allow tandem parking, as proposed by the applicant • The Owner obtain clearance letters from the Chief Building Official and the Fire Department, and • The Owner enter into an agreement with the Town within one year of approval. 	Carried.
7	<p>CORRESPONDENCE/OTHER</p> <p>Staff provided an updated Official Plan Review Work Schedule. The Kick-Off and initial work will begin in September 2019. Update work on the Development Permit Bylaw is anticipated to start alongside the Official Plan Review and be completed after the Official Plan receives final approval from the Ministry of Municipal Affairs and Housing (the approval authority).</p>	
8	MEMBERS OF THE PRESS QUESTIONS OR COMMENTS	None.
9	ADJOURNMENT	
	<p>MOTION No. 2019-28 Moved by: Chris McDonald Seconded by: Dave Anderson</p> <p>That PAC/COA/PSC be adjourned at 7:30 PM.</p>	Carried.

Chair, Mayor Ted Lojko

Committee Secretary, Brenda Guy