





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

Tuesday, July 24<sup>th</sup>, 2018 @ 6:00 PM  
At EMS Board Room – 340 Herbert Street, Gananoque

Item	Title/Description	
1	<p><b>CALL TO ORDER</b> Chair Chris MacDonald called the meeting to order at 6:00 pm.</p> <p>Chair: Chris MacDonald Members: Councillor Anne Warren Sheila Burtch Chuck Marquardt Kevin Wood</p> <p>Regrets: Councillor Brian Brooks Ken Wilson</p> <p>Staff: Brenda Guy, Manager of Community Development Chanti Birdi, Junior Planner/Department Assistant</p>	
2	<p><b>ADOPTION OF THE AGENDA</b></p> <p><b>Motion No. 2018-21</b> Moved by: Chuck Marquardt Seconded by: Kevin Wood</p> <p>BE IT RESOLVED THAT PAC/COA/PSC adopt the agenda dated July 24, 2018 as posted.</p>	Carried.
3	<p><b>HEALTH SAFETY &amp; WELLNESS</b></p> <p>Committee member warned about the dangers of ticks in the Eastern Ontario region and recommends that residents check themselves and their pets after working in the garden or enjoying trails. Committee member restated the problem with goose and pigeon feces. Committee member noted a shortage of affordable and emergency housing in the area.</p>	
4	<b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b>	None.
5	<b>PUBLIC QUESTION/COMMENT</b>	
6	<b>MINUTES OF COMMITTEE (ADOPTION)</b>	
	<p><b>MOTION No. 2018-22</b> Moved by: Kevin Wood Seconded by: Chuck Marquardt</p> <p>BE IT RESOLVED THAT PAC/COA/PSC adopt the Minutes dated June 26, 2018, as amended.</p>	Carried.
7	<b>DEPUTATIONS</b>	None.

8	<b>REPORTS/NEW BUSINESS</b>	
	<p><b>Community Planning Permit</b>   CPPS2018-08      113 River Street  Demchuk</p> <p>Bob Wright (Designer), Erika and Gary Demchuk were in attendance on behalf of the application. Approximately 12 members of the public were present.</p> <p>The application proposed the construction of a single-level single-family dwelling on an existing undersized lot. The maximum permitted lot coverage in this designation is 35% and the application sought a lot coverage of 42.9% for this development.</p> <p>The application was summarized by staff, including the comments and submissions received on the circulation. Staff indicated that they could support a 40% lot coverage based on previously approved properties within the Town.</p> <p>Committee members considered the impact of the decision of this application on future decisions and the decisions potential impact on the Official Plan Review.</p> <p>The Chair opened questions to the public and members of the public expressed concern over drainage, proposed style and character, removal of tree(s), setbacks and lot coverage.</p> <p>Member of the public (Kathy Warren, 150 River Street) expressed concern over flooding of the lot stating that the subject property floods every year and that a development with a lot coverage of 40% is still too high.</p> <p>Member of the public (Jayne Christopher, 180 First Street) expressed concern over water on the subject lot and concern over the style of the proposed dwelling.</p> <p>Member of the public (Theresa Killan, 170 First Street) agreed with previous public comments and emphasized concern over the aesthetic fit of the proposal to the existing neighbourhood.</p> <p>Members of the public (Bruce and Nancy Burt, 125 River Street) expressed concern that the development would cause water to drain from the subject lot into their adjacent dwelling.</p> <p>Member of the public (Steve Elliott, 120 River Street) expressed concern over the proposed driveway location as it would require removing an existing tree.</p> <p>Committee members identified concern over the removal of the mature tree in front of the proposed driveway. Additionally, the proposed lot coverage of 40% or higher is not considered to be appropriate for the subject property, and that the style of the proposed dwelling is not in keeping with the neighbourhood.</p>	

	<p><b>Motion No. 2018-23</b>  <b>Moved by:</b> Anne Warren  <b>Seconded by:</b> Kevin Wood</p> <p>THAT PLANNING ADVISORY COMMITTEE approve CPPS2018-08 – Demchuk at 113 River Street be approved provided the following conditions are met:</p> <ul style="list-style-type: none"> <li>• A tree be replaced due to the removal of a tree at the driveway entrance, in a location approved by the Town,</li> <li>• The footprint of the dwelling be adjusted to meet a maximum coverage of 40%</li> <li>• Should the dwelling not be constructed within one year, the approval is automatically deemed void.</li> </ul>	<p>Defeated.</p>
	<p><b>Community Planning Permit</b>   CPPS2018-09                      277 Brock Street  Mangan</p> <p>Applicants Richard Mangan and Nancy Carpenter were in attendance.</p> <p>The applicant is proposing to construct an accessory dwelling unit on the subject property, attached to the existing dwelling.</p> <p>The proposed dwelling unit meets all Community Planning Permit provisions with the exception of the front yard setback as the new construction is proposed to be flush to the existing legal non-confirming setback of the main dwelling.</p> <p><b>Motion No. 2018-24</b>  <b>Moved by:</b> Chuck Marquardt  <b>Seconded by:</b> Kevin Wood</p> <p>THAT PLANNING ADVISORY COMMITTEE recommends to Council approval of CPPS2018-09 – Mangan at 277 Brock Street be approved provided the following conditions are met:</p> <ul style="list-style-type: none"> <li>• Should the secondary suite not be constructed within one year, the approval is automatically deemed void.</li> </ul>	<p>Carried.</p>
<p>9</p>	<p><b>CORRESPONDENCE/OTHER</b></p> <ul style="list-style-type: none"> <li>• Township of Leeds and the Thousand Islands – Notice of Statutory Public Meeting: Official Plan Review 2017-18</li> <li>• Official Plan Review Introduction – Staff provided the committee with a preliminary outlined of the Official Plan review citing specific areas.</li> </ul>	
<p>10</p>	<p><b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b></p>	<p>None.</p>

11	<b>ADJOURNMENT</b>	
	<p><b>MOTION No. 2018-25</b>  <b>Moved by:</b> Anne Warren</p> <p>THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE adjourn.</p>	Carried.
		Chair, Chris MacDonald
Chair, Chris MacDonald	Committee Secretary, Brenda Guy	