






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

Tuesday, September 25<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 Councillor Brian Brooks Kevin Wood Sheila Burtch Ken Wilson Chuck Marquardt 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. 2018-30</b> Moved by: Chuck Marquardt Seconded by: Brian Brooks</p> <p>BE IT RESOLVED THAT PAC/COA/PSC adopt the agenda dated September 25, 2018 as posted.</p>	Carried.
3	<p><b>HEALTH SAFETY &amp; WELLNESS</b></p> <p>Councillor Anne Warren made note of the coming flu season, indicating that residents should keep in contact with their doctors or druggists in regards to upcoming flu strains and vaccinations. Committee member Sheila Burtch noted a shortage of affordable housing and a need for hostels in Gananoque and the City of Brockville.</p>	
4	<p><b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b></p> <p>Councillor Anne Warren declared interest in the Community Planning Permit Applications known as DP2013-04 and 2014-07 due to her ownership of property across the street from the subject property.</p>	Declaration Attached.
5	<p><b>PUBLIC QUESTION/COMMENT</b></p>	None.
6	<p><b>MINUTES OF COMMITTEE (ADOPTION)</b></p>	
	<p><b>MOTION No. 2018-31</b> Moved by: Bob Brooks Seconded by: Ken Wilson</p> <p>BE IT RESOLVED THAT PAC/COA/PSC adopt the Minutes dated August 28, 2018.</p>	Carried.
7	<p><b>DEPUTATIONS</b></p>	None.

8	<b>REPORTS/NEW BUSINESS</b>	
	<p><b>Community Planning Permit</b>   CPPS2018-11      235 Georgiana Street                  Catholic District School Board of Eastern Ontario</p> <p>The Catholic District School Board proposed to construct an addition to the existing school to accommodate a day care facility. A new entrance and parking area would be created to serve the new use.</p> <p>No applicant or agent of the application was present to represent the application. Approximately 18 members of the public were in attendance.</p> <p>Committee members noted existing congestion during peak student pick-up and drop-off hours and contemplated whether the addition would worsen the condition. Chair Chris MacDonald noted that the application before the committee met all the criteria of the Community Planning Permit.</p> <p>Residents communicated that existing pick-up and drop-off activities have been observed where the day care development is proposed.</p> <p>Community members expressed concerns over traffic circulation and parking in relation to pedestrian and vehicular safety.</p> <p><b>Motion No. 2018-32</b>  <b>Moved by:</b> Sheila Burtch  <b>Seconded by:</b> Anne Warren</p> <p>THAT PLANNING ADVISORY COMMITTEE recommends to Council the approval of CPPS2018-11, the addition to the school for the day nursery, provided:</p> <ul style="list-style-type: none"> <li>• The owner enter into an amending agreement with the Town for the layout as approved by the property owner within 1 (one) year of approval.</li> <li>• The applicant finalize all civil drawings to the satisfaction of Public Works Department prior to obtaining a building permit.</li> <li>• The school board address the concerns as identified with the drop-off and pick-up area at Charles Street N. and Georgiana Street.</li> </ul>	Carried.
	<p><b>Community Planning Permit</b>   DP2013-04      129 South Street                  Stone and South Developments Inc.</p> <p>Councillor Anne Warren vacated the room for the rest of the Committee meeting.</p> <p>The applicant proposed to amend the previously approved application to reduce the overall number of condominium units to 70 units, altering the overall footprint of the development and altering the associated parking requirements.</p>	

<p>The applicant, planning consultant and architect were present in support of the application.          Staff summarized the proposed amendments and indicated that an updated Traffic Impact Study has been requested of the applicant.          The Planning Consultant, Margo Watson, explained that the design change was driven by change in demand and presented renderings for viewing by the Committee and public.</p> <p>Discussion between committee members and the planning consultant clarified that design elements of the development would be incorporated into and upheld by the Community Planning Permit amendment.          Committee member Sheila Burtch expressed concern over the design/character of the development, highlighting the success in reduction of units but indicating that the development height is still not appropriate within the neighbourhood.</p> <p>Chair Chris MacDonald expressed concern over the character fit of the development with the existing neighbourhood. The Chair additionally noted the importance of time limits on permits and agreements.</p> <p>Members of the public inquired about the remediation of the subject lands from potential contaminants to which is was explained that remediation measures must meet Ministry of the Environment standards, as dictated in the Community Planning Permit agreement held in the previously approved Community Planning Permit 2013-04.</p> <p>Members of the public expressed further concern over design compatibility with the surrounding neighbourhood and the impact of construction and traffic noise on the playhouse adjacent the subject property. It was noted by the applicant that consultation with the adjacent playhouse business did occur during early phases of the development.</p> <p><b>Motion No. 2018-33</b>  <b>Moved by:</b> Chuck Marquardt  <b>Seconded by:</b> Brian Brooks</p> <p>THAT PLANNING ADVISORY COMMITTEE recommends to Council the approval of DP2013-04 as per the plans dated September 4, 2018 provided the following conditions are met:</p> <ul style="list-style-type: none"> <li>• The parking space at Stone Street South be removed.</li> <li>• The loading area adjacent Phase II be removed.</li> <li>• One entrance be incorporated along South Street.</li> <li>• All removals above be landscaped.</li> <li>• Phase II proceed within 3 years of occupancy of Phase I or it is not approved.</li> <li>• All previously approved conditions be met.</li> </ul>	<p>Carried.</p>
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	<p><b>Community Planning Permit</b>   DP2014-07      Water lots adjacent 129 South Street                      Stone and South Developments Inc.</p> <p>The applicant proposed to reduce the maximum number of dock slips to 44 slips.</p> <p>Members of the public expressed concern over increased noise traffic created from boats and boating-related activities.</p> <p>The applicant explained that condominium rules will be in place to manage and regulate boating activities related to the docks and condominium.</p> <p>Staff explained that in addition to this application, a waterlot lease must be approved by Council before the dock development can proceed.</p> <p><b>Motion No. 2018-34</b>  <b>Moved by:</b> Sheila Burtch  <b>Seconded by:</b> Kevin Wood</p> <p>THAT PLANNING ADVISORY COMMITTEE recommends to Council the approval of DP2014-07, to reduce the maximum number of dock slips to 44 provided that all prior conditions for the previously approved application continue to apply.</p>	<p>Carried.</p>
<p>9</p>	<p><b>CORRESPONDENCE/OTHER</b>                      Official Plan Review Update – The Official Plan RFP closing date has been extended to Tuesday, October 9, 2018.</p>	
<p>10</p>	<p><b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b></p>	<p>None.</p>
<p>11</p>	<p><b>ADJOURNMENT</b></p>	
	<p><b>MOTION NO. 2018-35</b></p> <p>THAT PAC/COA/PSC adjourn this regular meeting.</p>	<p>Carried.</p>

Chair, Chris MacDonald

Committee Secretary, Brenda Guy