

A G E N D A

LOCATION: TOWN ADMINISTRATION OFFICE, 2ND FLOOR, 30 KING STREET EAST, GANANOQUE

WELCOME:

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS:

C) MINUTES OF PREVIOUS MEETING: Adoption of the Committee's minutes of the previous meeting.
✦ COA/PAC September 27, 2011.

D) CONSENT: n/a

E) MINOR VARIANCE: n/a

F) SITE PLAN APPLICATION: n/a

G) ZONING BY-LAW AMENDMENT:

- ✦ Z02/11 Canadian Tire Real Estate Limited
705 King Street East

H) CONTINUING BUSINESS/NEW BUSINESS:

- ✦ Update from Minutes of September 27, 2011
- i. A2-3/11 McIntyre (83 James Street and 93 James Street)
Appeal period ends October 17, 2011
 - ii. SP08/11 Canadian Tire Real Estate (399 King Street East)
Council approved site plan agreement October 4, 2011 Motion 2011-303
 - iii. SP09/11 Triangle Pump Service (675 Stone Street North)
Council approved site plan agreement October 4, 2011 Motion 2011-302
 - iv. Z01/11 Burtch
Appeal period ends October 25, 2011

I) PUBLIC QUESTION PERIOD

J) ADJOURN

Next regular meeting of COA/PAC is scheduled for November 22, 2011 at 6 p.m.

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF September 27, 2011 @ 6:00 PM

Members Present:

Chair Chuck Marquardt, Councillor Joe Jansen, Councillor Jeff Girling, Heather Gallacher, Nicole St. Onge, Stacie Amo Teasdale.

Members Absent:

Councillor Jeff Girling, Jonathan Allen

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2011-22

Moved by: Joe Jansen

Seconded by: Nicole St. Onge

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated August 23, 2011.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT: None

E) MINOR VARIANCE:

4 A2-3/11 McIntyre
83 James Street and 93 James Street

The application before committee to recognize the structures on both parcels of land. The minor variance comes to committee as a result of Consent application B1/11 approved in May 2011.

Both parcels of land have existing homes on the property with no proposed addition.

MOTION NO. 2011-23

Moved by: Jeff Girling

Seconded by: Nicole St. Onge

Be it resolved that the Planning Advisory Committee/Committee of Adjustment has no objection to Minor Variance Applications A2-A3/11 McIntyre at 83 James Street and 93 James Street to recognize the existing structures on the properties.

CARRIED

F) SITE PLAN APPLICATION:

4 SP08/11 Canadian Tire – Partsource
399 King Street East

Emily Chan was in attendance on behalf of Canadian Tire. The applicant is applying for a site plan amendment to recognize storage containers that are currently located on the site at 399 King Street East.

A request was made by the Town staff to remove the containers off the laneway at the rear of the building to maintain the laneway for emergency purposes.

The containers are being relocated to a gravelled portion of parking at the rear. The placement of the parking of containers does not interfere with the parking requirements for the retail portion of the business.

Eastern Ontario Power noted that they have a power line in the vicinity of the containers.

MOTION NO. 2011-24

Moved by: Joe Jansen

Seconded by: Nicole St. Onge

Be it resolved that the Planning Advisory Committee recommends to Council that they have no objection to Site Plan Application SP08/11 Canadian Tire Real Estate - Partsource at 399 King Street East for the placement of storage containers.

CARRIED

↓ SP09/11 Triangle Pump Service - Esso
675 Stone Street North

The applicant is applying for a site plan amendment to change the gas pumps, construct a canopy at 675 Stone Street North.

The renovation includes the spaces out of the 3 existing dispenses plus the replacement of, removal of the booth in the area of the gas pumps and the construction of a canopy over the pumps.

There is no addition to the buildings. Staff reviewed the parking as there were no plans with the initial site plan agreement. All parking remains and is in compliance.

Staff are requesting that the landscaped area at the front of the property be increased a minimum of 3m wide and the plantings of trees be made 6-8m apart. Additionally, the line paint of parking spaces on the south side of the building be freshened up.

MOTION NO. 2011-25

Moved by: Stacie Amo Teasdale

Seconded by: Heather Gallacher

Be it resolved that the Planning Advisory Committee recommends to Council that they have no objection to Site Plan Amendment SP09/11 Triangle Pump Service at 675 Stone Street North for the site renovation provided the conditions are met for landscaping/painting of parking lines.

CARRIED

G) SUBDIVISION AGREEMENT: None

H) ZONING BY-LAW AMENDMENT:

↓ Z01/11 Burtch
85 Elm Street

Carol Burtch and Ken Hatt, were in attendance.

The applicant is applying for a reduced front yard setback to construct an addition to a single family dwelling to be a family room and workshop/garage.

Circulation was sent to neighbours and agencies. One call was received from an adjacent property owner to confirm the location of the addition but no objection/concern placed.

Elm Street has a variation of setbacks, some being closer, some being further back. The addition does not appear to hinder other adjacent properties.

The public meeting will be held at Council on October 4, 2011.

One question came from the owner requesting timelines and if Council would consider 3 readings in one night. Councillor Jansen recommended that it be raised at Council at the time of the public meeting.

MOTION NO. 2011-25

Moved by: Nicole St. Onge
Seconded by: Heather Gallacher

Be it resolved that the Planning Advisory Committee recommends to Council that they have no objection to Zoning By-law amendment Z01/11 Burtch at 85 Elm Street to reduce the front yard setback to 3.65m to accommodate an addition.

CARRIED

⚡ Z02/11 Canadian Tire Real Estate
705 King Street East

Emily Chan was in attendance on behalf of Canadian Tire Real Estate. The applicant is applying for a reduction of 19 spaces within the parking requirements of the zoning by-law.

The application came before us as a result of a mobile canteen site plan application where it was noted that the storage of seasonal goods on the parking lot was not included in the site plan agreement but had been situated on the lot for a number of years.

Upon review of the number of spaces, staff requested a zoning by-law amendment, which upon approval would be followed by an amendment to the site plan agreement.

One question came from the public whether the parking requirements included the greenhouse areas attached to the building. Staff confirmed that the original site plan did include this area and should have been included at that time. Upon confirmation with the Ms. Chan it was confirmed that it did not.

MOTION NO. 2011-26

Moved by: Joe Jansen
Seconded by: Nicole St. Onage

Be it resolved that the Planning Advisory Committee defers Zoning By-law Amendment Z02/11 Canadian Tire Real Estate (705 King Street East) until clarification of parking for temporary seasonal area (east side of building) is determined.

CARRIED

I) CORRESPONDENCE:

J) CONTINUING BUSINESS:

- ⚡ Update from Minutes of August 23, 2011
Verbal report

K) NEW BUSINESS: None

L) PUBLIC QUESTION PERIOD:

- ⚡ Member of the public noted the property at 341 Garden Street under property standards
- ⚡ Member of the public noted the property at James and King, 396 King Street and the number of vehicles parked on the site

M) ADJOURN

MOTION NO. 2011-27

Moved by: Stacie Amo Teasdale

Be it resolved that Committee of Adjustment/Planning Advisory Committee adjourn this regular meeting.

Chair, Chuck Marquardt

Secretary -Treasurer, Brenda Guy

PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE

FROM: Brenda Guy
Planning Approvals Coordinator

DATE: Friday, October 14, 2011

SUBJECT: Z02/11 – CANADIAN TIRE (705 KING STREET EAST)
ZONING BY-LAW AMENDMENT

Background:

Owner: Canadian Tire Corporation Limited

Property: Leeds Con.1 Pt. Lot 16 Plan 28R-1928 Parts 1-3 subject to easement over Plan 28R-10429 Pts.1, 3-6, 9-10

Street Access: 705 King Street East

Proposal: Reduce the parking requirements by 16 during the spring/summer season and 3 year round for a total of 19

Acreage: 4.196 acres
91m (298') frontage along King Street East
143m (469') along Carmichael Drive

Lot Coverage: 40% Maximum Coverage

Official Plan: Highway Commercial

Zoning: C2 - Highway Commercial

This report is to be read in conjunction with the previous report regarding Z02/11 Canadian Tire Real Estate dated September 17, 2011.

The concern raised at the previous meeting was regarding parking requirements for the seasonal centre located east of the building. Staff had indicated that the previous site plan agreement illustrated this area but could not confirm if parking was taken into consideration at that time. The Committee deferred the application.

The staff recommendation remains the same as per the previous report:

"Staff have no objection to this zoning by-law amendment as it legalizes an existing situation. If approved, Canadian Tire will be required to update the site plan agreement for this site to include the seasonal storage and parking of the trailer at the rear of the property."

Following the last committee meeting whereby the application to provide a relief of parking for the Canadian Tire Real Estate at 705 King Street East, staff reviewed previous applications. These applications included:

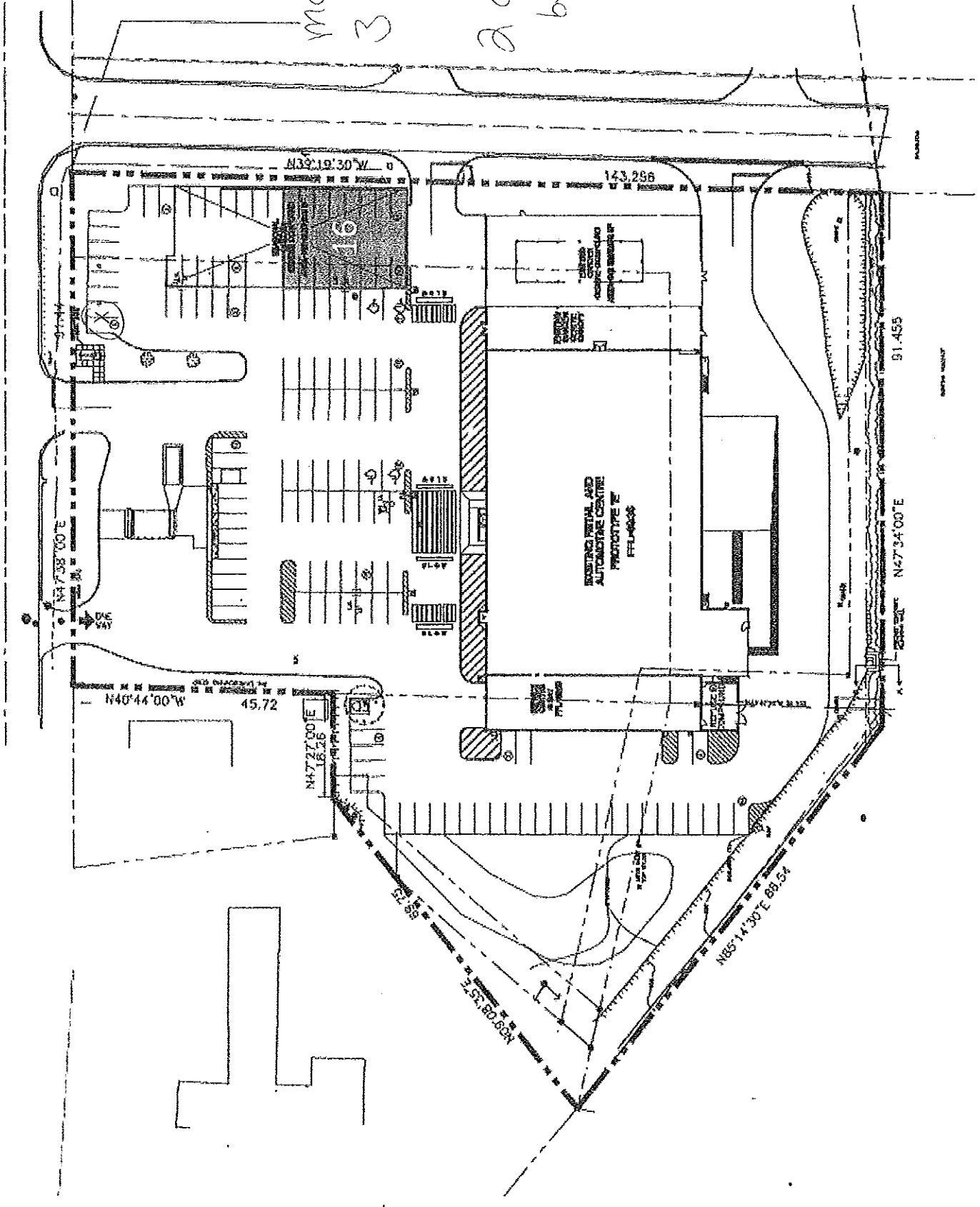
1. Amending site plan agreement June 10, 1993 for a seasonal centre on the east side of the building to construct a roof over the fenced, wall area on east side of building
2. Amending site plan agreement October 4, 1993 for a seasonal centre on the east side of the building to construct a roof over the fenced/wall area on east of building
3. Amending site plan agreement February 25, 1998 for a garden centre area in front of the retail store
4. Amending site plan agreement March 23, 1999 for an expansion and redevelopment of existing building

Staff referred to the minutes of the meetings for the above noted items. The minutes were brief with exception to the last site plan amendment. Unfortunately, there was no mention of parking requirements being considered or not being considered.

Given that the items identified are on site and have been existing for a period of time, it would be a forward move to approve the zoning by-law for parking and future site plan agreement resolving the issues currently on the site with respect to parking, seasonal storage of goods.

Staff would propose that the proposed by-law be reflective of the number of parking spaces located on the site.

mobile center
3 spaces
parking
2 occupied
by center



DATE: 11/11/11