



# PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE AGENDA

On April 26, 2016 @ 6:00 PM

At Town of Gananoque Administration Office - Boardroom – 30 King Street East

Item	Title/Description	Recommended Action/ Attachment	Draft Motion
1	CALL TO ORDER		
2	ADOPTION OF THE AGENDA		Motion
3	HEALTH SAFETY & WELLNESS		
4	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF		
5	PUBLIC QUESTION/COMMENT		
6	MINUTES OF COMMITTEE (ADOPTION)		
	Minutes of September 28, 2015		Motion
7	DEPUTATIONS		
	None		
8	REPORTS/NEW BUSINESS		
	Brenda Guy		
	Consent:		
	↓ B1/16      Harry Schur Build Constr. 825 Stone Street N		Motion
	Development Permit:		
	↓ DP2016/03    Harry Schur Build Constr. 825 Stone Street N		Motion
	↓ DP2016/04    Gananoque Brewing Company 9 King Street E		Motion
9	CORRESPONDENCE		
	n/a		
10	MEMBERS OF THE PRESS QUESTIONS OR COMMENTS		
11	ADJOURNMENT		



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

On, September 28, 2015 @ 6:00 PM  
At Town Hall – 30 King Street East

Item	Title/Description	
1	<p><b>CALL TO ORDER</b></p> <p>Chair: Chris McDonald</p> <p>Members: Councillor Brian Brooks Councillor Anne Warren Mayor Erika Demchuk (ex-officio) Sheila Burtch Chuck Marquardt Ken Wilson Kevin Wood</p> <p>Absent Members: n/a</p> <p>Staff: Jane Almond, Consultant Bonnie Dingwall, Clerk Brenda Guy, Manager of Community Development</p>	
2	<p><b>ADOPTION OF THE AGENDA</b></p> <p><b>MOTION No. 2015-17</b></p> <p><b>Moved by:</b> Anne Warren</p> <p><b>Seconded by:</b> Kevin Wood</p> <p>Be it resolved that PAC/COA hereby adopt the September 28, 2015 agenda as posted.</p>	Carried.
3	<p><b>HEALTH SAFETY &amp; WELLNESS</b></p> <p>Reminder: October is Breast Cancer Awareness Month.</p>	
4	<b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b>	None.
5	<b>PUBLIC QUESTION/COMMENT</b>	None.
6	<b>DEPUTATIONS</b>	None.
7	<p><b>MINUTES OF COMMITTEE (ADOPTION)</b></p> <p>Meeting Minutes of June 23, 2015</p> <p><b>MOTION No. 2015-18</b></p> <p><b>Moved by:</b> Councillor Brian Brooks</p> <p><b>Seconded by:</b> Sheila Burtch</p> <p>That PAC/COA approves the minutes dated August 25, 2015.</p>	Carried.

8

**REPORTS/NEW BUSINESS**

Jane Almond, Consultant and Brenda Guy  
Development Permit:

DP2014/03 Island Harbour (RMP Construction)  
 175 St. Lawrence Street

Robert Pelda was present on behalf of the application.

Staff informed the committee that it was conveyed by the Town to the applicant through an expression of interest and request for proposal process in 2012 and 2013, closing in February 2014.

Mr. Pelda provided an overview of the proposed development being a multi-residential building consisting of 68 residential units and commercial space. The property has been designed for public and residential use.

Staff reviewed the Provincial Policy Statement, Official Plan and Development Permit Bylaw identifying that relief was being sought for height (tower area only), front and sideyard setbacks, parking and loading.

Members of the Committee asked questions with regards to the road widening, brownfield remediation, boat launch, parking and lot coverage.

Members of the public inquired about blasting of the site, construction timeframes, heavy truck traffic, changes to the façade from the original proposal, open space.

**MOTION No.** 2015-19  
**Moved by:** Councillor Brian Brooks  
**Seconded by:** Sheila Burtch

That the Planning Advisory Committee recommend to Council to approve application DP2014-03 RMP Construction (Island Harbour Club) and require that the following conditions be included in the Development Permit:

1. Final Grading and Landscaping Plan be prepared and approved to the satisfaction of the Town and the CRCA;
2. Final Erosion and Sediment Control Plan be prepared and approved to the satisfaction of the Town and the CRCA;
3. Final Floodproofing measures be implemented and approved to the satisfaction of the Town and the CRCA;
4. All necessary permit approval from CRCA under O.Reg 148/06;

	<ol style="list-style-type: none"> <li>5. Record of Site Condition under Ministry of Environment;</li> <li>6. Cash-in-lieu of parkland be provided with consideration to the public piazza;</li> <li>7. That the road widening as identified on SP1 be conveyed to the Town.</li> <li>8. That the current Road Condition and a Road Use Agreement applies during construction to the satisfaction of the Town’s Director of Public Works.</li> <li>9. That the Gananoque Heritage Committee review the peer review by Bray Heritage and the Accessibility Committee recommendations be incorporated.</li> <li>10. That signage to recognize the past use of the property as per the Archeological Report be implemented in a format approved by the Town.</li> <li>11. Provisions in the Condominium Agreement shall include:             <ol style="list-style-type: none"> <li>a. Loading and unloading will occur from Monday to Friday between the hours of 7:00 am and 12:00 pm for a maximum of 15 minutes. Signage to be provided by the condominium corporation.</li> <li>b. The Town reserves the right to sub-lease the parking spaces within their allocated parking with passes.</li> <li>c. Clause shall be placed in the Purchase and Sale Agreements with owners noting the Joel Stone Heritage Park may have events occurring at various times of the year.</li> <li>d. Ownership and maintenance of sidewalks on private lands as per Public Works.</li> <li>e. Purchase and Sale Agreement clauses for green space, public space and parking be incorporated.</li> </ol> </li> </ol>	
9	<b>CORRESPONDENCE</b>	None.
10	<b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b>	None.
11	<p><b>ADJOURNMENT</b></p> <p><b>MOTION NO.                    2015-20</b>  <b>Moved by:                      Sheila Burtch</b></p> <p>That PAC/COA adjourn this regular meeting.</p>	Carried.