



PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE AGENDA

On June 28, 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 April 26, 2016 Minutes of May 10, 2016		Motion
7	DEPUTATIONS		
	None		
8	REPORTS/NEW BUSINESS		
	Brenda Guy		
	Minor Variance to Sign Permit Application: <div style="margin-left: 20px;"> ↓ SMV1/16 Stone and South Condominiums 5 King Street E </div> Development Permit Update: <div style="margin-left: 20px;"> ↓ DP2016/03 Harry Schur Build Constr. 825 Stone Street N </div>		Motion Motion
9	CORRESPONDENCE		
	n/a		
10	MEMBERS OF THE PRESS QUESTIONS OR COMMENTS		
11	ADJOURNMENT		



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

on April 26, 2016 @ 6:00 PM
At Town Hall – 30 King Street East

Item	Title/Description	
1	CALL TO ORDER Chair: Chris McDonald Members: Councillor Brian Brooks Councillor Anne Warren Chuck Marquardt Chris McDonald Ken Wilson Kevin Wood Absent Members: Sheila Burtch Staff: Brenda Guy, Manager of Community Development	
2	ADOPTION OF THE AGENDA MOTION No. 2016-01 Moved by: Chuck Marquardt Seconded by: Ken Wilson Be it resolved that PAC/COA/Property Standards Committee hereby adopt the agenda dated April 26, 2016 as posted.	Carried.
3	HEALTH SAFETY & WELLNESS Councillor Anne Warren reminded everyone that ticks and lyme disease are common in Leeds and Grenville.	
4	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF	None.
5	PUBLIC QUESTION/COMMENT The Chair moved the Public Question/Comment period to after all presentations were completed.	
6	MINUTES OF COMMITTEE (ADOPTION) MOTION No. 2016-02 Moved by: Kevin Wood Seconded by: Chuck Marquardt Be it resolved that PAC/COA/Property Standards Committee hereby adopt the minutes of September 28, 2015.	Carried.
7	DEPUTATIONS	None.

<p>8</p>	<p>REPORTS/NEW BUSINESS</p> <p>Brenda Guy <u>Development Permit:</u> ↓ B1/6 and DP2016-03 – Harry Schur Contract Ltd. 825 Stone Street N</p> <p>The applicant, Harry Schur was in attendance. Staff reported on both the consent and development permit applications simultaneously.</p> <p>B1/16 is a lot line adjustment which would result in a vacant parcel of land merging in title with an adjacent property owner, Tennant Welding. All parcels would be in compliance with the site provisions and meeting the intent of the Provincial Policy Statement, Official Plan and Development Permit Bylaw. The conveyance of land will create cleaner lot lines for both the retained as well as the severed lands in conjunction with the existing Tennant Welding lands.</p> <p>The Development Permit is required due to B1/16 as there is a current site plan registered on title. The Development Permit will recognize the change in lot parcel.</p> <p>As part of the Development Permit the Town has requested that the parking along Stone Street N be removed from Town property and it is proposed along the north side of the building. Additionally, the Town is requesting placement of trees along Stone Street N and the corner of Charles Street N/James A. Brennan Road.</p> <p>Staff wish to consult with the new owners of the property prior to registration on the Development Permit to ensure that the proposal will meet with their intent of the property.</p> <p>MOTION No. 2016-03 Moved by: Brian Brooks Seconded by: Kevin Wood</p> <p>THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT approve the amendment as outlined in the application for the relocation of parking spaces and installation of trees.</p> <p>AND FURTHER THAT THE Development Permit DP2016-03 be deferred until such time as the new owner has reviewed and/or confirms the amendments.</p>	<p>Carried.</p>
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	<p>Development Permit:</p> <p>⚡ DP2016-04 – Gan Brewing Company 9 King Street East</p> <p>The applicant Bruce Davis was in attendance. The applicant has applied for an outdoor patio under the Development Permit Bylaw. Staff identified this as a Class II.</p> <p>The applicant is seeking to install a patio on the north east portion of the building. Approval was sought by the Heritage Committee for changing an existing window to a doorway to accommodate an entrance/exit for patrons. Council approved the recommendation by Heritage provided a Development Permit was obtained.</p> <p>Staff identified that there is no objection to the outdoor provided that the agencies of Eastern Ontario Power, Ottawa Energy are conditions of approval. This relates to a potential right of way in favour of the these agencies.</p> <p>MOTION No. 2016-04 Moved by: Brian Brooks Seconded by: Anne Warren</p> <p>THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT approve Development Permit DP2016-04 Gananoque Brewing Company provided the following conditions are met:</p> <ul style="list-style-type: none"> • That the property owner enter into an agreement with the Town • That the agencies of Eastern Ontario Power and Ottawa Energy are satisfied with the proposed layout will provide access to the transformers within two weeks • That the Chief Building Official confirm washroom requirements. 	<p>Carried.</p>
<p>9</p>	<p>CORRESPONDENCE</p>	<p>None.</p>
<p>10</p>	<p>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</p>	<p>None.</p>
<p>11</p>	<p>ADJOURNMENT</p> <p>MOTION No. 2016-05 Moved by: Ken Wilson</p> <p>That PAC/COA adjourn this regular meeting.</p>	<p>Carried.</p>



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

May 10, 2016 @ 6:00 PM

At Lou Jeffries, Gananoque & TLTI Recreation Centre – 600 King Street East

Item	Title/Description
1	<p>CALL TO ORDER</p> <p>Chair: Chris McDonald</p> <p>Members: Councillor Brian Brooks Sheila Burtch Chuck Marquardt Ken Wilson Kevin Wood</p> <p>Absent Members: Councillor Warren</p> <p>Staff: Brenda Guy, Manager of Community Development Kelly Shipclark, Recording Secretary Jane Almond, Town Planning Consultant Shellee Fournier, CAO Chris Wagar, Director of Public Works</p> <p>Guests: Margo Watson, Fotenn Consultant Inc. Adrian Mauro, Chamberlain Architects</p>
2	<p>ADOPTION OF THE AGENDA</p> <p>MOTION No. 2016-006 Moved by: Ken Wood Seconded by: Chuck Marquardt</p> <p>BE IT RESOLVED THAT PAC/COA/Property Standards Committee hereby adopt the agenda dated May 10, 2016 as posted.</p> <p align="right">CARRIED</p>
3	HEALTH SAFETY & WELLNESS - NONE
4	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF - NONE
5	MINUTES OF COMMITTEE (ADOPTION) – Deferred to Next Meeting
6	DEPUTATIONS - NONE

7	REPORTS/NEW BUSINESS
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Brenda Guy, Manager of Community Development
 Jane Almond, PMP Consulting

Development Permit:

- ↓ DP2014-03 – Riviyrá Developments
 Amendment to Approved Application

Anita Blommestyn, Margo Watson (Fotenn Consultant Inc.), Adrian Mauro (Chamberlain Architects) on behalf of Stone & South Condominium were in attendance.

Ms. Guy and Ms. Almond presented the staffing and planning reports highlighting on:

- Town received a request by Stone & South (Riviyrá) for changes to the approved plan (dated March 10, 2016)
- Change in design request is due to an increase in the number of units. Due to the request the following was required:
 - o Updated Traffic Impact Study which was peer reviewed
 - o A peer review by Brandt (HIS) was also undertaken to review the proposed design.
- Conditions from previous motion 2014-219 still remain as conditions of approval.

Approved/Proposed Conditions for setbacks and development standards

	PREVIOUSLY APPROVED	PROPOSED CHANGES
Front Yard	6 metres	6 metres
Setback from the St. Lawrence River	6.5 metres	6.2 metres
Rear Yard	4.3 metres	4.5 metres
Exterior Side Yard	6 metres	6.3 metres
Lot Coverage	35%	30.7%
Height	22.8 metres	22.8 metres
High Watermark	6.5 metres west and 24.2 metres east	6.8 metres west and 25.4 metres east

Ms. Watson presented and touched on the following:

- New Site Plans and noted that the setbacks are better than before.
- Amendment to application still meets the Development Permit by-law requirements.
- Updated Traffic Impact Study will be submitted.

Mr. Mauro from Chamberlain Architects presented the renderings and the proposed exterior designs.

8	COMMITTEE MEMBERS QUESTION/COMMENTS
<p>Committee members had the following concerns:</p> <ul style="list-style-type: none"> • Increased density to a 125 units and the impact on traffic • Flow of traffic and parking availability • Impact on the Playhouse with the increase in traffic • Public concerns being taken into account 	
9	PUBLIC QUESTION/COMMENT
<p>Several members of the public spoke to the following concerns:</p> <ul style="list-style-type: none"> • Protection and quality of life of the residents/neighbourhood. • Height of Building. • Traffic study not including pedestrians, peak seasonal/times of travel on Stone and South Streets. • Intent of Official Plan. • Impact on Playhouse with increase in traffic. • Parking availability. • Liability on the Town. • Losing the view of the water. • Accessibility considerations regarding the walkway along the river and being barrier free. 	
<p>Chair McDonald relinquished the Chair and Mr. Woods to speak to the application.</p>	
10	CONSIDERATION OF MOTION

MOTION No. 2016-007 Moved by: Chuck Marquardt **Seconded by:** Chris McDonald

WHEREAS on March 15, 2015 a re-design was approved for DP2013-04 Riviya Developments for a condominium project on South Street along with all other conditions under Motion 2014-219.

NOW THEREFORE PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT recommends to Council that the proposed redesign dated April 28, 2016 for DP2013-04 be approved for the following reasons:

- The 2014 Provincial Policy Statement requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the PPS. The PPS directs municipalities to intensify settlement areas. Settlement areas shall be the focus of growth and development.
- The original proposal was deemed to be in compliance with the Official Plan which permits mixed use development and higher density residential development in the Lowertown.
- The Development Permit bylaw addresses density in the form of height and site provisions.
- The changes proposed to the exterior design of the building have also been reviewed and are not significant enough to result in further impact to the neighbourhood.
- The peer review of the updated Traffic Study indicates that there needs to be clarification and/or resubmission to address minor concerns which may result in some mitigation measures. It does remain a condition of approval.

AND FURTHER THAT

- The accessibility parking spaces in the underground level and grade level be redesigned to reflect the proper buffer and space requirements of the Development Permit Bylaw.
- That the developer adhere to all Building Code Act and Integrated Accessibility Standard Regulations of Ontario in regards to accessibility and further take into consideration the recommendations by the Gananoque Accessibility Advisory Committee.

DEFEATED

10	MEMBERS OF THE PRESS QUESTIONS OR COMMENTS - NONE
11	ADJOURNMENT
	Moved by Ken Wilson That PAC/COA adjourn this regular meeting at 8:03 PM.
Chair, Chris McDonald	Recording Secretary, Kelly Shipclark

PLANNING REPORT

TO: **PAC/COA**

FROM: Brenda Guy
Manager of Community Development

DATE: Friday, June-24-16

SUBJECT: Sign Minor Variance
- SMV01/16 – Stone and South Condos

Background:

Property: 5 KING STREET EAST

Legal Desc: PLAN 86 PT LOT 1027 BLK N AND RP 28R14468 PART 1
TOWN OF GANANOQUE

Acreage: 0.67 acres
103King Street E

Lot Coverage: 75% Maximum Coverage

Official Plan: LOWERTOWN

DP Designation: LOWERTOWN – MIXED USE

Purpose and Effect:

The applicant is seeking a minor variance from the Sign Bylaw 2005-41. Section 3.10 permits an applicant to file for a minor variance should they wish to deviate from the bylaw.

Overview:

It is noted that this is a bylaw that does require an update. The bylaw is not user friendly and staff have identified this as one that needs to be completely reworked.

For the purposes of this application, the subject property falls under Schedule A of the Bylaw noting it as the Special Sign Zone.

The General Conditions under this bylaw relates to sign materials used within the area which is wood or wood-like materials. Materials such as plastic, plexiglass, aluminum, vinyl and other synthetics materials may be used provided it is appropriate to the age and style of the building.

The first decision for PAC under this application is the number of signs. The bylaw permits that "one fascia, ground, projecting or pylon sign may be erected in front of each business frontage". The applicant has applied for a total of four. These are identified as four as the name of the business 'Stone & South' is considered a sign although used within other signs the logo still identifies the business name.

If the business was located on a corner lot there are provisions where a business may advertise on two streets. However, in this case the building fronts onto King Street East only.

Historically, the Town has not permitted an increase in the number of signs under Sign Minor Variance approvals. There are two instances that staff are aware of an increase; one being the 1000 Islands Boat Museum in its' campus style setting with four individual buildings and each identifying the use of the building such as education, workshop, etc and; the Home Hardware was permitted additional signs that front Stone Street N and Highway 401.

Staff recommend that an increase in the number of signs be not approved on this downtown, albiet, Lowertown-Mixed use property.

The applicants are permitted to have an additional sign located on the site of the development under Section 12.0 of the Sign Bylaw. Additionally, there is another opportunity to be located on the joint Development Sign located at King Street West and Bay Road and another permitted at King Street West at Wilson Drive. These were permitted by Council for the use of developers.

Should PAC approve the additional signs staff would request that all additional signage be reduced. On the north elevation consideration to the existing windows on the building, suggesting that the width be reduced to 30' being the estimated distance from the first windows shutter to the third window shutter and removal of either the reference to stoneandsouthcondos.ca or the additional logo above. On the north elevation the signage should be reduced to reflect no encroachment and in keeping with the width of the building as well.

With respect to the use of the "plastic" sign as referenced in the application in staff's opinion is compatible with the building as illustrates as it uses the texture of the wall which gives a historical style.



APPLICATION FOR SIGN MINOR VARIANCE

SMV 1/16

The undersigned hereby applies to the Council of the Corporation of the Town of Gananoque for a minor variance from the

SIGN AND MERCHANDISE DISPLAY BY-LAW NO.2005-41

Please include the following with your submission:

- complete application form and photo or drawing of sign(s)
- photo or drawing of location of proposed sign/sign on building or property including dimensions
- application fee of \$50 (fifty dollars)

Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2004-63 and By-law 2007-29) being a by-law to establish general fees and rates for various services provided by the municipality)

Name of Applicant: <u>STONE & SORBY.</u>	Name of Property Owner (if different than applicant): <u>EO GENERATION LP</u>
Address: <u>P.O. Box 70, GLENBURNE ONT, KENNE KENT 150.</u>	Address: <u>5 KING.</u>
Telephone: <u>613 542 8400 x 109</u>	Telephone: <u>1-613-382-7312</u>
E-mail: <u>ken@caraco.net.</u>	E-mail: <u>murrayhall@energyofhawa.com</u>

Street or Property Address (if applicable):			
Legal Description:			
Frontage:	Exterior Side Yard (if applicable):		Area (acres):
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Agricultural/Recreational	Special Sign Zone (Schedule A): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Heritage Directional Sign (Section 6.13): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Historical Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Type of Sign (check all that apply):			
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Ground	<input type="checkbox"/> Canopy/Soffit	<input type="checkbox"/> Other
<input type="checkbox"/> Window	<input type="checkbox"/> Sandwich Board	<input type="checkbox"/> Projecting	<input type="checkbox"/> Temporary, time period:

Type of Construction (check all that apply):			
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

If Illuminated (type of illumination):	<u>NONE.</u>
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Dimensions of Sign:	Length <u>AS PER ATTACHED.</u>	Height
Weight of Sign:	<u>30 LBS.</u>	

Type and Number of Existing Signs (indicate number):			
Wall <u>1 WOOD</u>	Ground	Roof	Other

Reason for Minor Variance from Sign and Merchandise Display By-law:

VARIANCE NEEDED FOR:

1 HEIGHT ABOVE SIDEWALK.

2 NUMBER OF SIGNS

3 AREA OF SIGNS / SIZE OF SIGNS (BANK WIDTH) EXCEEDED PER VII)

4 MATERIAL TO BE AS PER SAMPLE. - (GRAPHIC WIDTH EXCEEDED PER VIII)

SEE ATTACHED

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize _____ (print) to be the applicant in the submission of this application.

Furthermore, I/we, being the registered owner(s) of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

Signature of Owner

Signature of Owner

Signature of Witness (not applicant)

Signature of Witness (not applicant)

DECLARATION OF APPLICANT

I, Ken DANTON of the CITY of KINGSTON in the COUNTY of FRONTENAC solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

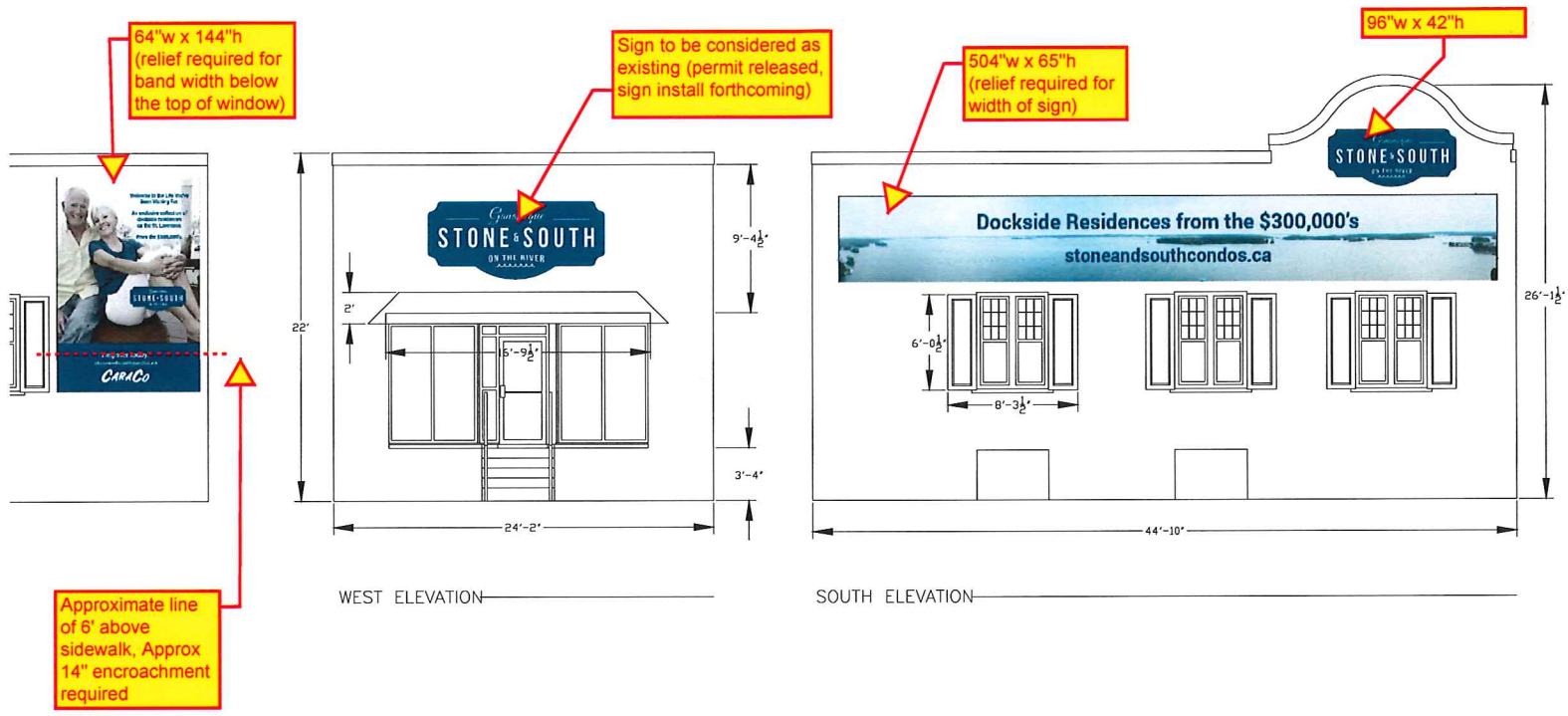
Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

Declared before me at the _____ of _____ in the _____ of _____ this _____ day of _____, 20____

Signature of a Commissioner, etc

[Signature]
Signature of Applicant

Office Use Only		Roll No: <u>020 23600</u>
Official Plan Designation: <u>Lowertown</u>	Development Permit Designation: <u>Lowertown - Mixed Use</u>	Other: _____
Date of Submission: <u>May 25 / 2016</u>	Reviewed by: <u>[Signature]</u> Manager of Community Development	Date: <u>June 22 / 16</u>



DIMENSIONS ARE APPROXIMATE FRIDAY, APRIL 19, 2016



Sample:
'Plastic' Sign, intended to
show texture of the wall
applied to