



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

On Tuesday, January 23, 2024 @ 6:00 PM
In Person and Via Webex Teleconference Meeting

COMMITTEE MEMBERS PRESENT		STAFF PRESENT
Acting Chair:	Brian Brooks	Trudy Gravel, Assistant Planner
Members:	Lynda Garrah	Lynsey Zufelt, Administrative Assistant
	Emery Groen	
	Neil McCarney	
	Marion Sprenger	
	Kathy Warren	
	Councillor Anne Marie Koiner	
	Councillor Colin Brown (online)	
Regrets:	Jana Miller	Brenda Guy, Mgr of Planning/Development
1.	Call Meeting to Order Acting Chair Brian Brooks called the meeting to Order at 6:00PM	
2.	Adoption of the Agenda	
	PAC-COA-PSC Motion #2024-01 Moved by: Linda Garrah Seconded by: Emery Groen BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA DATED JANUARY 23, 2024. <div style="text-align: right;">- CARRIED</div>	
3.	Disclosure of Pecuniary Interest & General Nature Thereof - None	
	Councillor Colin Brown submitted the Conflict-of-Interest form for the November 28, 2023 meeting of Planning Advisory Committee. The form has been received by staff.	
4.	Adoption of Minutes	
	PAC-COA-PSC Motion #2024-02 Moved by: Linda Garrah Seconded by: Emery Groen BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE ADOPT MINUTES DATED NOVEMBER 28 (PAC) and NOVEMBER 30 (OP REVIEW), 2023.	

	- CARRIED
5.	Public Question/Comments - None
6.	Unfinished Business – None
7.	Reports/New Business
	<p>OPA Amendment OPA6-2023 – 740 KING ST W – ISLAND CANVAS INC</p> <p>Planning staff presented the application for Official Plan Amendment for Island Canvas Inc. to redesignate the lands from Residential to Highway Commercial Special Exception. The purpose of the application would enable the owners to operate a commercial business from the main floor and a residential unit on the second floor. The application was circulated 120m to the public from the subject site. No comments were received from the public at the time of the writing of the report. No members of the public were in attendance at the meeting to speak to the applications.</p> <p>Tyler Hamilton, on behalf of FoTenn Consulting, spoke to a Power Point presentation prepared in support of the applications. Mr. Hamilton indicated no nuisances will occur on site with the proposed custom boat canvas business. Proposed changes will only be to the interior of the existing building. Applicants are requesting to remove the requirement for a Landscape Plan. The proposal represents a technical amendment to align an existing legal non-conforming building with the current policy framework. The proposal does not include any exterior changes. The proposed commercial use supports the local economy and provides for one residential unit in the second storey of the existing building.</p> <p>Committee members noted that landscaping might not be helpful for this site based on traffic volumes in the area. Landscaping may compromise visibility, hindering vehicular safety along King Street. The committee members removed the requirement for landscaping along King Street East.</p>
	<p>PAC-COA-PSC Motion #2024-03</p> <p>Moved By: Neil McCarney Seconded By: Kathy Warren</p> <p>BE IT RESOLVED THAT THE PLANNING ADVISORY COMMITTEE RECOMMEND TO COUNCIL THAT THEY HAVE NO OBJECTION TO OPA6-2023 – ISLAND CANVAS INC AT 740 KING STREET WEST TO REDESIGNATE THE LANDS FROM RESIDENTIAL TO HIGHWAY COMMERCIAL EXCEPTION ON SCHEDULE A OF THE OFFICIAL PLAN AND SPECIAL POLICY TEXT FOR INCLUSION OF A DWELLING UNIT IN THE UPPER STOREY AND NO OUTSIDE STORAGE.</p> <p style="text-align: right;">- CARRIED</p>
	Development Permit Amendment - DP2023-17-2023 – 740 KING ST W – ISLAND CANVAS INC.

	<p>Planning Staff presented the application for Development Permit, for Island Canvas Inc., outlining the provisions for use and design. No comments were received by the public as of writing of the report.</p> <p>Fotenn Consultants reiterated that a landscaping plan should not be required at this time. Committee members agreed to remove the landscape requirement, that the use is in keeping with historical uses of the site, and that the proposed business will be an asset to the Gananoque community.</p>
	<p>PAC-COA-PSC Motion #2024-04</p> <p>Moved By: Councillor Anne Marie Koiner Seconded By: Councillor Colin Brown BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE RECOMMEND TO COUNCIL THAT THEY HAVE NO OBJECTION TO DP2023-18 ISLAND CANVAS INC. – 740 KING STREET WEST, TO REDESIGNATE THE SITE TO GATEWAY COMMERCIAL SPECIAL EXCEPTION TO PRECLUDE OUTDOOR STORAGE, PERMIT A RESIDENTIAL UNIT IN THE UPPER STOREY, RECOGNIZE THE REDUCTION OF 10M TO 8.2M FRONT YARD SETBACK AND 6M TO 3.5M FOR REAR YARD SETBACK, ELIMINATE REQUIREMENT FOR ONE LOADING SPACE PROVIDED:</p> <ul style="list-style-type: none"> • A FINAL SET OF DRAWINGS BE APPROVED FOR INCORPORATION INTO A DEVELOPMENT PERMIT AGREEMENT; • THE OWNER ENTER INTO AN AMENDING DEVELOPMENT PERMIT AGREEMENT WITHIN ONE YEAR OF THE NOTICE OF DECISION OR THE APPROVAL MAY LAPSE; AND • ALL COSTS ASSOCIATED WITH FULFILLING THE CONDITIONS OF THIS DECISION ARE BORNE BY THE OWNER. <p style="text-align: right;">- CARRIED</p>
8.	Correspondence/Other
	<p>OLT Case Number: OLT-24-000050 – 263 Sydenham Street</p> <p>Staff informed the Committee that an appeal was received on the 21st of December and the submission was submitted to the Ontario Land Tribunal (OLT) by the Clerk and assigned a File Number.</p>
9.	<p>Special Meeting (OP) - February 8, 2024 @ 1pm Regular Meeting - February 27, 2024</p>
10.	Questions From the Media – None
11.	Adjournment
	<p>PAC-COA-PSC Motion #2024-05</p> <p>Moved by: Kathy Warren Seconded by: Lynda Garrah BE IT REOLVED THAT PAC/COA/PSC ADJOURN THE TUESDAY, JANUARY 23RD. 2024 MEETING AT 6:45 PM.</p> <p style="text-align: right;">- CARRIED</p>

Brian Brooks, Acting Chair

Lynsey Zufelt, Acting Recording Secretary