

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

On Tuesday, September 29, 2020 Via Webex Teleconference Meeting

COMMITTEE MEMBERS PRESENT		STAFF PRESENT	
Chair:	Mayor Ted Lojko	Brenda Guy, Mgr of Planning and Development	
Members:	Councillor Mike Kench		
	John Beddows		
	Brian Brooks		
	Lynda Garrah		
	Emery Groen		
	Chris McDonald		
	Jana Miller		
	Marion Sprenger		
Regrets:			
1. Call Meeting to Order			

1.	Call Meeting to Order		
	Chair Ted Lojko called the meeting to order at 6:00 PM.		
	Oriali Ted Lojko called the meeting to order at 0.00 T W.		
	The Chair thanked Councillor Dave Anderson for sitting on the Committee and		
	welcomed Councillor Mike Kench and Marion Sprenger to the Committee.		
2.	Adoption of the Agenda		
	PAC-COA-PSC Motion #2020-15		
	Moved by: Brian Brooks Seconded by: Chris McDonald		
	BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF		
	ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA		
	DATED SEPTEMBER 29, 2020, AS POSTED.		
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	CARRIED		
3.	Disclosure of Pecuniary Interest & General Nature Thereof – None		
4.	Deputations – None		
7.	Bopatationo Mono		

#### 5. Reports/New Business

## Consent Application – B04-20 – Rocky Acres Estates Inc. – 700 Second Street

Staff summarized the application for the Committee of Adjustment and the Public

The application is to sever a parcel of land, which was an unopen road allowance and conveyed to the property owner, Rocky Acres Estates Inc. in 1971 by the Town. In 2019, a building permit was applied and issued, which included the deed for the lands. Upon completion and assessment, it was determined that the lands had merged in title with the adjacent lands under the same ownership.

Staff noted that the draft reference plan submitted complies with the provisions of the residential designation as set out in the bylaw.

#### PAC-COA-PSC Motion #2020-16

**Moved By:** Lynda Garrah **Seconded By:** John Beddows THAT COMMITTEE OF ADJUSTMENT APPROVE CONSENT APPLICATION B04-20 FOR THE PROPERTY AT 700 SECOND STREET PROVIDED THE FOLLOWING CONDITIONS ARE MET:

- 1. New deeds and reference plan be prepared and submitted to the Town,
- That a final as-built survey be submitted and a Development Permit be applied should the setbacks not meet the minimum requirements as submitted, if required,
- 3. That the balance of any outstanding taxes, including penalties and interest shall be paid to the Town of Gananoque, if required,
- 4. That all conditions of this decision be fulfilled and the documents presented to the Town for issuance of the Certificate of Consent within a period not to exceed 12 months from the date of decision,
- 5. All costs related to fulfilling the conditions are borne by the applicant.

**CARRIED** 

### Consent Application - B05-20 - Rocky Acres Estates Inc. (Haynes) - 700 Second St

Staff summarized the application for the Committee of Adjustment and the Public

The applicant, Mr. Robert Haynes was in attendance (via telephone). The application is to sever a parcel of land (2.75ha/6.8ac) from an overall holding of 79.9 acres. The lands are designated both residential and rural in the Official Plan and Development Permit Bylaw. The proposed severed lands fall within the residential designation. The intent of the application is to convey the lands to a new a third party for the purposes of a future plan of subdivision. The plan of subdivision was originally layout out and known as Phase IV in the early 2000s, however, it was never developed.

For the purposes of severance, the application meets the requirements of site provisions for the residential designation including frontage on a maintained roadway (both severed and retained).

Comments were received from adjacent properties in regards to blasting of rock and the CRCA indicated that they would have comments at the time of subdivision. No objections were received in regards to the severance.

	Committee members discussed the application before them and the intent of the				
	plan of subdivision. Discussions considered First Street extension, affordable housing and parkland relating to the future plan of subdivision.				
	Housing and parkiand relating to the luttile plan of subdivision.				
	PAC-COA-PSC Motion #2020-17				
	Moved By: Brian Brooks	Seconded By: Marion Sprenger			
		T APPROVE CONSENT APPLICATION			
	B05-20 FOR THE PROPERTY AT 700 SECOND STREET PROVIDED THE				
	FOLLOWING CONDITIONS ARE MET:  1. New deeds and reference plan be prepared and submitted to the Town,				
	2. That a final reference plan be submitted and registered, to the satisfaction of				
	the Town,	•			
	3. Payment be made for cash-in-lieu of parkland for the new lot,				
		ding taxes, including penalties and interest			
	shall be paid to the Town of Gar				
	<ol><li>That all conditions of this decision be fulfilled and the documents presented to the Town for issuance of the Certificate of Consent within a period not to</li></ol>				
	exceed 12 months from the date	·			
	6. All costs related to fulfilling the conditions are borne by the applicant.				
		CARRIED			
6.	Correspondence/Other				
	LPAT Update – Short Term Accommodations				
	Staff indicated that the Case Management Conference was held and the				
		e issues to LPAT September 30, 2020. This			
	will define the length of time for a future Hearing.  2. Town Waterlots				
		n the waterlots with the geographical area of			
	<ul> <li>Staff provided an overview on the waterlots with the geographical area of the Town including provision in the Development Permit Bylaw, leases,</li> </ul>				
	locations and ownership.	,			
	3. OP Update				
	<ul> <li>Staff indicated that the review for the OP will be moving forward. The</li> </ul>				
	consultant, JL Richards and Staff are scheduling a meeting with the various Ministries at the end of October.				
	<ul> <li>Mayor Lojko sought members to undertake some background work on Affordable Housing in light of the Official Plan. Members John Beddows,</li> </ul>				
	Lynda Garrah & Marion Sprenger identified that they would be interested.				
7.	Next Regular Meeting - October 27, 2020				
8.	Questions From the Media – None				
9.	. Adjournment				
	PAC-COA-PSC Motion #2020-18				
	Moved By: Chris McDonald				
	THAT PAC/COA/PSC BE ADJOURNED AT 7:20 PM.				
Ted Lojko, Chair		Brenda Guy, Committee Secretary			