



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

On Tuesday, June 22, 2021 @ 6:00 PM
Via Webex Teleconference Meeting

COMMITTEE MEMBERS PRESENT		STAFF PRESENT
Chair:	Chris McDonald	Brenda Guy, Mgr of Planning/Development
Members:	Councillor Mike Kench	Chanti Birdi, Assistant Planner
	Lynda Garrah	
	Emery Groen	
	Chris McDonald	
	Jana Miller	
	Marion Sprenger	
	Brian Brooks	
Regrets:	Mayor Ted Lojko	
	John Beddows	
1.	Call Meeting to Order Chair Chris McDonald called the meeting to order at 6:01 PM.	
2.	Adoption of the Agenda PAC-COA-PSC Motion #2021-20 Moved by: Marion Sprenger Seconded by: Jana Miller BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA DATED JUNE 22, 2021. <p align="right">CARRIED</p>	
3.	Disclosure of Pecuniary Interest & General Nature Thereof – None	
4.	Adoption of Minutes PAC-COA-PSC Motion #2021-21 Moved by: Brian Brooks Seconded by: Emery Groen BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE MINUTES DATED MAY 25, 2021. <p align="right">CARRIED</p>	
5.	Deputations – None	
6.	Reports/New Business	
	DP2021-10 Lund/Poole – 90-96 King Street East The Committee considered a proposal to permit a permanent outdoor patio, a discretionary use in the Commercial Traditional Core. The patio is located in the	

	<p>side yard of the subject property (east) and will be accessed via an entrance adjacent the sidewalk on King Street East. The proposal included a service window, to be installed in the east wall of the existing building.</p> <p>The Committee discussed the application in terms of accessibility (particularly in regards to site access and service window design), location and relation of the proposal to the primary restaurant/take-out use.</p> <p>PAC-COA-PSC Motion #2021-22 Moved by: Mike Kench Seconded by: Marion Sprenger BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT approves DP2021-10 – Lund/Poole at 90-96 King Street East for an outdoor patio including new service window in the east elevation of the existing building provided the following conditions are met:</p> <ul style="list-style-type: none"> • As-built grading and drainage plan be approved by Public Works, • Owner enter into a Development Permit Agreement within one year of approval, • All costs associated with fulfilling the conditions of this decision are borne by the Owner. <p style="text-align: right;">CARRIED</p>
	<p>DP2021-14 Mackin – 160 Sydenham Street The Committee considered a proposal to permit a tiered deck in the front yard setback of the subject property, which would require relief from the front yard setback, side yard setback and lot coverage provisions of the By-law.</p> <p>The Owners, Micheline and Gerard Mackin, were present at the meeting and addressed the intent to utilize the tiered-deck as “walker steps” in order to improve accessibility into the dwelling.</p> <p>The Committee discussed the application in terms of structure type (tiered deck vs. steps), neighbourhood character and fit, and accessibility.</p> <p>PAC-COA-PSC Motion #2021-23 Moved By: Marion Sprenger Seconded By: Jana Miller THAT PLANNING ADVISORY COMMITTEE approves DP2021-14 for a tiered deck provided the following conditions are met:</p> <ul style="list-style-type: none"> • Owner obtain Building Permit for use, • Confirmation from Utilities that deck will not interfere with the curb stop valve, • Owner enter into a Development Permit Agreement within one year of approval, if required, • All costs associated with fulfilling the conditions of this decision are borne by the Owner. <p style="text-align: right;">CARRIED</p>
	<p>B1-2021 Patterson – 70 Hickory Street Committee of Adjustment considered an application for consent to sever the subject property, containing an existing semi-detached dwelling, in order to create a new residential lot. The application was discussed in conjunction with DP2021-16 and DP2021-17.</p>

The Committee discussed the application in terms of planning and building process (including order of build and consents), condition to provide a building location survey), and consistency with the Official Plan and Development Permit By-law.

PAC-COA-PSC Motion #2021-24

Moved By: Mike Kench

Seconded By: Emery Groen

THAT THE COMMITTEE OF ADJUSTMENT approves B1/2021 Patterson at 70 Hickory Street to sever an existing semi-detached into two freehold units provided the following conditions are met:

- New deeds be prepared and submitted to the Town,
- That a final reference plan be submitted and registered, to the satisfaction of the Town,
- That an acceptable consent form be submitted for endorsement by the Town,
- Payment be made for cash-in-lieu of parkland for the new lot,
- That the installation of separate water and sewer connections for each dwelling unit be finalized to the satisfaction of Public Works,
- That a building location survey be submitted to confirm compliance with all site provisions of the Residential designation or a Development Permit be applied and approved, if required,
- That the balance of any outstanding taxes, including penalties and interest (and any local improvement charges) shall be paid to the Town of Gananoque, if required,
- All costs related to fulfilling the conditions are borne by the applicant,
- 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.

CARRIED

DP2021-16 & DP2021-17 Patterson – 70 Hickory Street

The Committee considered two Development Permit applications for secondary suites within each semi-detached dwelling at the subject property. The DP was considered pending approval and all appeals exhausted with the concurrent application for consent (B1-2021). Each application requires identical relief for the number of bedrooms permitted within a secondary suite and for the proposed percentage of the front yard to be covered by parking.

The Committee discussed the intent of the by-law requirement for secondary suites to contain no more than one bedroom and the potential impact on density as a result of two bedrooms being introduced, secondary suite vs. semi-detached as well as the value of rental housing and need for affordable housing options locally.

The proposal included 4 parking spaces for each semi-detached side (post-severance) through surface parking and one garage space. The requirement under the by-law is 3 (2 residential, 1 secondary suite). The parking layout is wholly provided in front of the dwellings and the Committee had concerns with the impact of increased surface parking (including impact on neighbourhood character/aesthetic, environment, and drainage).

