



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

On Tuesday, February 8, 2024 @ 1:00 PM
In Person and Via Webex Teleconference Meeting

COMMITTEE MEMBERS PRESENT		STAFF PRESENT
Chair:	Councillor Colin Brown	Brenda Guy, Mgr of Planning/Development
Members:	Lynda Garrah	Trudy Gravel, Assistant Planner
	Councillor Anne Marie Koiner	
	Emery Groen	
	Neil McCarney	
	Jana Miller	
	Marion Sprenger	
	Kathy Warren	
	Brian Brooks	
1.	Call Meeting to Order The meeting was call to order at 1:00pm	
2.	Adoption of the Agenda	
	PAC-COA-PSC Motion #2024-06 Moved by: Seconded by: Marion Springer BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE adopt the special agenda dated February 8, 2024.	
	CARRIED	
3.	Disclosure of Pecuniary Interest & General Nature Thereof - None	
4.	Adoption of Minutes - None	
5.	Public Question/Comments - None	
6.	Unfinished Business – None	
7.	Reports/New Business - None	
8.	Correspondence/Other – None Official Plan Lowertown and Lowertown Study. Member Lynda Garrah and Brenda Guy noted that a review was undertaken with the intent to provide or implement policies from the Study into the Official Plan for consideration. A number of policies are currently incorporated in the Official Plan. Staff will seek input from consultants for additional mapping/concepts to be incorporated in Official Plan. Committee Members and Staff continued to work through the Residential designation of the Official Plan 3.2 Where We Live – Planning Sustainable Residential Neighbourhoods:	

- Permitted Uses identifies a variety of dwelling types, home occupations, churches, day cares as well as local commercial. Discussion on home occupations, home based businesses and local commercial and what that looks like determined that clarification may be required.
- Waterfront Residential
It was recommended that policies from the Lowertown Study be included such as shoreline protection, walkways. Residential uses and restrictions of low medium and high density along the waterfront. Maximum number of storeys in Gananoque. The committee members recommended looking at each proposal on its own merits and look at higher density in certain areas.
- The committee discussed the water lots owned by the Town along the Gananoque River to the St. Lawrence River and the Marina to Bay Road. The Town has water lot lease agreements. All leases are approved through Council and leases are site specific. The MNR deal with docks beyond municipal boundaries. Incorporate policies pertaining to docks recommended.
- Non-residential Uses
The committee recommended to include the word “scale” to ensure compatibility. The word “scale” was also recommended to use in Section 3.2.2.4 Compatibility.
- Energy Efficiency
Additional items were suggested from members such as a rain garden, natural species and permeable pavers where new or additional driveways are being sought due to intensification.
- Residential Density and Affordable Housing
The members discussed the requirement of 12 units per gross hectare. It was questioned as to what is the required unit per gross hectare is for neighbouring municipalities. It was noted that this may be tied to servicing capacity.
- Residential Density and Housing Supply
Developers are encouraged to build higher density residential development by building up as opposed to out in the Town. Staff to review residential density that approved for the Castlegrove Subdivision as the OP identifies 6.8 units under this policy. Members questioned as to how we quantify that there is enough land designated for residential development to meet anticipated demand over a 25 year period.
- The design of a subdivision in appropriate residential areas for intensification was discussed and how to strengthen the policies to require more intense forms of development.
- Discussions on rentals identified that the Town does not have a full picture on the rental housing market in the Town as data is very limited or the Town data is part of a larger region such as the Leeds and Grenville or Kingston. Housing affordability is addressed in the Provincial Policy Statement and from the County’s homelessness plan.

9. Next Regular Meeting – February 27, 2024

10.	Questions From the Media – None	
11.	Adjournment	
	<p>PAC-COA-PSC Motion #2024-07</p> <p>Moved by: Councillor Colin Brown Seconded by: Brian Brooks THAT PAC/COA/PSC BE ADJOURNED AT 4:00 PM.</p>	
<p>_____</p> <p>Colin Brown, Chair/Councillor</p>	<p>_____</p> <p>Brenda Guy, Committee Secretary</p>	