



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

Tuesday, November 26, 2019 @ 6:00 PM  
At Council Chambers – Second Floor, 30 King Street East, Gananoque

Item	Title/Description	
1	<p><b>CALL TO ORDER</b> Vice Chair Chris McDonald called the meeting to order at 6:00 pm.</p> <p>Chair: Chris McDonald (Vice Chair)</p> <p>Members: Councillor Dave Anderson John S. Beddows Lynda Garrah Emery Groen Bernie Latremouille</p> <p>Regrets: Mayor Ted Lojko Jana Miller</p> <p>Staff: Brenda Guy, Manager of Planning and Development Chanti Birdi, Assistant Planner</p>	
2	<p><b>ADOPTION OF THE AGENDA</b></p> <p><b>MOTION No. 2019-34</b> <b>Moved by:</b> Councillor Dave Anderson <b>Seconded by:</b> John S. Beddows</p> <p>BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE adopt the agenda dated November 26, 2019, as posted.</p>	Carried.
3	<b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b>	None.
4	<b>MINUTES OF COMMITTEE (ADOPTION)</b>	
	<p><b>MOTION No. 2019-35</b> <b>Moved by:</b> Lynda Garrah <b>Seconded by:</b> Emery Groen</p> <p>BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE adopt the minutes dated October 22, 2019, as posted.</p>	Carried.
5	<b>REPORTS/NEW BUSINESS</b>	

## Development Permit Application:

 **DP2019-06**

575 King Street East (Pavarani Holdings Inc.)

The applicant and approximately 7 members of the public were present.

Staff provided a summary of the application. The Applicant provided an additional overview of the application which included summary of a market analysis of fuel sales in the area. The Applicant indicated that an alternative site on Stone Street North was also considered but was not deemed desirable or feasible by the proposed gas brand.



The Applicant stated willingness to meet design amendments suggested by staff and the committee which included additional brick veneer, stone accents, adjusted window sizes, added parapets and reshaping of stairs to reduce intrusion into side yard buffer.

The Committee discussed the following items related to the application:

- Potential future driveway access to Pine Street. Applicant indicated that there was no planned driveway entrance at the rear of property.
- Number of gas stations currently in operation. Committee members noted that the Town of Gananoque currently has 4 gas stations to serve its population.
- Policies within Section 1.1 of the Provincial Policy Statement may be better upheld through consideration of new businesses over established businesses for reasons including long-term economic health.
- Lighting as potential nuisance to adjacent residential use and on the nearby Pine Street and Elmwood Drive residential areas.
- Concern over potential hours of operation and commercial sign location. Committee members offered for consideration the relocation of the sign to the center median in the front yard of the subject property.
  - The Applicant indicated intent to limit hours of operation to 10 PM or 11 PM for both gasoline and take-out restaurant uses, subject to franchise approval.
- Concern over environmental impact of infrastructure related to gasoline sale use.
  - The Applicant stated the underground gasoline tank would be double-walled ceramic, meet TSSA requirements and have an anticipated lifespan of 25-30 years.
- Length of fence not meeting sidewalk/property line and concern over seasonal durability of fence discussed.

The following members of the public provided comment related to the application:

<p>Robert Simonson indicated his representation on behalf of Jack Whyte, owner of the adjacent property (595 King Street East). Mr. Simonson spoke to the following:</p> <ul style="list-style-type: none"> <li>• Size of the proposed silt retainer, indicating that impact of soil materials on the adjacent property was a concern.</li> <li>• The proposed fence does not meet the property line and may result in pedestrian access over the adjacent property.</li> <li>• Stair access to the second floor was preferred on the south side of the building for safety reasons.</li> </ul> <p>Jack Whyte (595 King Street East) spoke to the following:</p> <ul style="list-style-type: none"> <li>• Existing number of entrances along King Street.</li> <li>• Removal of existing trees at 575 King Street East.</li> <li>• Potential for motorists to drive over the truck-mountable curb.</li> <li>• Concern over potential conversion of the rooftop into patio or amenity space.</li> </ul> <p>Angela Turcotte spoke to the following:</p> <ul style="list-style-type: none"> <li>• Concern over number of gas stations.</li> <li>• Concern over potential for noise and lighting disturbance as a result of the proposed development.</li> <li>• Concern over removal of existing trees.</li> </ul> <p><b>Motion No. 2019-35</b>  <b>Moved by:</b> Lynda Garrah  <b>Seconded by:</b> Emery Groen</p> <p>THAT THE PLANNING ADVISORY COMMITTEE RECOMMENDS TO COUNCIL APPROVAL OF DEVELOPMENT PERMIT DP2019-06 FOR THE PROPERTY AT 575 KING STREET EAST, PROVIDED THE FOLLOWING CONDITIONS ARE MET:</p> <ul style="list-style-type: none"> <li>• The Owner enter into a Development Permit agreement with the Town for the layout as approved by the property Owner within 1 (one) year of approval.</li> <li>• Final Plans for Site Plan, Drainage and Stormwater Management and applicable Reports for final approval by the Town.</li> <li>• Final Plans for Elevation and Renderings pertaining to design criteria:             <ul style="list-style-type: none"> <li>○ Equal size windows on residential unit to improve visual scale and appeal, or remove; subject to Ontario Building Code,</li> <li>○ North elevation (being the wall adjacent the accessible parking spaces) be of brick or brick veneer material, matching or accenting brick used on other parts of the building,</li> <li>○ Parapet accents be added to the residential unit to match commercial detail,</li> <li>○ Corner brick accent to be added to the residential unit, to match corner brick on the rest of building,</li> </ul> </li> </ul>	<p style="text-align: center;">Defeated.</p>
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	<ul style="list-style-type: none"> <li>○ Additional brick accents or other material choice or colour to avoid large, uniform design on stucco walls,</li> <li>○ Accessible parking be relocated to south side of building as previously discussed to create additional landscaping.</li> <li>● Landscape plan be amended to replace granular landscaping adjacent building along east buffer and be replaced with grass. Proposed trees to remain.</li> <li>● Clearance Letter from Eastern Ontario Power for relocation of lines be submitted.</li> <li>● Clearance Letter from all other utilities and agencies be submitted (i.e. TSSA).</li> <li>● Relocation of staircase to south side of building.</li> <li>● Fence posts are installed below frost to maintain stability.</li> <li>● Wood fence on east side of property be extended to property line.</li> <li>● Investigate relocation of signage to central median.</li> </ul> <table border="1" data-bbox="204 842 932 1165"> <thead> <tr> <th>Recorded Vote</th> <th>Aye</th> <th>Nay</th> </tr> </thead> <tbody> <tr> <td>Anderson, D.</td> <td></td> <td>X</td> </tr> <tr> <td>Beddow, J.</td> <td></td> <td>X</td> </tr> <tr> <td>Garrah, L.</td> <td></td> <td>X</td> </tr> <tr> <td>Groen, E.</td> <td></td> <td>X</td> </tr> <tr> <td>Latremouille, B.</td> <td>X</td> <td></td> </tr> <tr> <td>McDonald, C.</td> <td>X</td> <td></td> </tr> <tr> <td><b>Total</b></td> <td><b>2</b></td> <td><b>4</b></td> </tr> </tbody> </table> <p style="text-align: center;"><b>Defeated – 2 Ayes, 4 Nays</b></p>	Recorded Vote	Aye	Nay	Anderson, D.		X	Beddow, J.		X	Garrah, L.		X	Groen, E.		X	Latremouille, B.	X		McDonald, C.	X		<b>Total</b>	<b>2</b>	<b>4</b>	
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7	<b>CORRESPONDENCE/OTHER</b>																									
	<p>Updates:</p> <ul style="list-style-type: none"> <li> Short Term Accommodation Verbal Update</li> </ul> <p>The Public Meeting for proposed amendments to the Development Permit By-law related to Short Term Accommodations was held at the November 19, 2019 meeting of Council. A related Licensing By-law is being prepared.</p> <ul style="list-style-type: none"> <li> LPAT Hearing Update</li> </ul> <p>The written decision for the LPAT hearing for 175 St. Lawrence Street (Island Harbour Club) is now available on the LPAT website.</p>																									
8	<b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b>	None.																								
9	<b>ADJOURNMENT</b>																									

	<p><b>MOTION No.</b>                               <b>2019-36</b> <b>Moved by:</b>                               John S. Beddows <b>Seconded by:</b>                       Councillor Dave Anderson</p> <p>That PAC/COA/PSC be adjourned at 8:00 PM.</p>	<p>Carried.</p>
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Chair, Mayor Ted Lojko

Committee Secretary, Brenda Guy