




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

Tuesday March 26, 2019 @ 6:00 PM  
At Town Hall, Council Chambers – 30 King Street East

Item	Title/Description	
1	<p><b>CALL TO ORDER</b> Acting Chair Ted Lojko called the meeting to order at 6:00 pm.</p> <p>Chair: Chris McDonald (Acting Chair)</p> <p>Members: Mayor Ted Lojko Councillor Dave Anderson John S. Beddows Lynda Garrah Jana Miller Emery Groen</p> <p>Absent Members: Bernie Latremouille Angie Tingren-Watkins</p> <p>Staff: Brenda Guy, Manager of Community Development Chanti Birdi, Assistant Planner</p>	
2	<p><b>ADOPTION OF THE AGENDA</b> Mayor Ted Lojko proposed to defer Appointment of Chair, due to the absence of Committee Members. Chris McDonald to act as Chair ad interim. Mayor Ted Lojko proposed moving Correspondence/Other before Reports/New Business for this meeting and further proposed the addition of 'Parking' as an additional item to Correspondence/Other.</p> <p style="text-align: center;"><b>MOTION No.      2019-01</b></p> <p><b>Moved by:</b> Lynda Garrah <b>Seconded by:</b> Chris McDonald</p> <p style="text-align: center;">BE IT RESOLVED THAT PAC/COA/PSC adopt the agenda dated March 26, 2019, as amended.</p>	Carried.
3	<b>HEALTH SAFETY &amp; WELLNESS</b>	None.
4	<b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b>	None.

5	<p><b>PUBLIC QUESTION/COMMENT</b> Acting Chair Chris McDonald proposed hearing public questions and comments on items within the Agenda after each item is presented.</p>	None.
6	<p><b>MINUTES OF COMMITTEE (ADOPTION)</b></p> <p><b>MOTION No.           2019-02</b> <b>Moved by:</b>           Chris McDonald <b>Seconded by:</b>       Emery Groen</p> <p>BE IT RESOLVED THAT PAC/COA/PSC hereby adopt the minutes dated September 25, 2018.</p>	Carried.
7	<p><b>DEPUTATIONS</b></p>	None.
8	<p><b>CORRESPONDENCE</b> Lynda Garrah summarized proposed changes to the Committee agenda format. Public comments will not be given a time limit however it is expected that the Chair and Committee will monitor and guide comment periods as appropriate within the Terms of Reference of the Committee. It was further noted by John Beddows that public comments should be kept to the current item.</p> <p><b>MOTION No.           2019-03</b> <b>Moved by:</b>           Chris McDonald <b>Seconded by:</b>       Emery Groen</p> <p>BE IT RESOLVED THAT PAC/COA/PSC hereby adopt the changes proposed to the Agenda being that the public questions period be part of each agenda item rather than only at the beginning of the meeting. It would follow the presentations by staff, members of the committee and any comments from the applicant, and precede the vote on the item. It is further moved that this be applicable to all meetings of PAC/COA during this term of Council.</p>	Carried.
9	<p><b>REPORTS/NEW BUSINESS</b></p>	

 **SD2019-01**      Castlegrove  
 1622378 Ontario Inc. (Veenstra)

Evan Veenstra, Paul Veenstra Jr., and Isaac Veenstra attended on behalf of the Applicant (Paul Veenstra), in support of the application. Mark Touw (IBI Group) attended as Planner to the Applicant, in support of the application. Approximately 10 members of the public attended.

Staff provided a summary of the application for Plan of Subdivision, highlighting that the Subdivision application is separate from the Development Permit Application and will require two separate motions.

Planning and Public Works staff provided an updated list of Draft Conditions that would apply to an approved Subdivision Application. A need for additional details relating to stormwater management was identified by staff, the committee.

Committee member Lynda Garrah noted concern over the use of swales as opposed to ditches as a means of stormwater management. Acting Chair Chris McDonald noted concern over the reduced road width approved by Public Works for this development.


Members of the public noted that the recent work on the subject property has aided in overland water flow issues historically present in lands adjacent to the subject property.

It was asked when the new Pine Street portion would connect with the existing Pine Street portion – these connections, along with sidewalk connections, will be determined following a full traffic study to be undertaken in Phase II of the proposed development. A sidewalk will be considered on at least 1 side of each new street and may serve as part of a multi-use recreational path.

**MOTION No.**      **2019-04**  
**Moved by:**      Ted Lojko  
**Seconded by:**    Emery Groen

BE IT RESOLVED THAT THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE recommends to Council that SD2019-01 Phase 1 be issued Draft Plan Approval subject to stormwater management concerns being addressed to the satisfaction of the Public Works Department and the CRCA.

Carried.

	<p> <b>DP2019-01</b>      Castlegrove 1622378 Ontario Inc. (Veenstra)</p> <p>Staff provided a summary of the Development Permit Application. The applicant presented on behalf of the application, highlighting that construction traffic is planned to access the site from the North, off Carmichael Drive.</p> <p>Mark Touw, Planner for the Applicant, presented on behalf of the application and answered questions from the Committee in regards to design, building elevation and accessibility.</p> <p>A member of the public expressed concern over the reduced road width and concern over potential overflow on-street parking created by the size of proposed driveways and layout of lots. The applicant explained that the width of the driveable portion of road will remain the same, the non-paved boulevards on either side of the road would be reduced to accommodate the overall reduced road allowance.</p> <p>Members of the public also expressed:</p> <ul style="list-style-type: none"> <li>• concern over the closure of the path connecting MacDonald Drive to Carmichael Drive, and</li> <li>• favourability for slab-on-grade for accessibility purposes.</li> </ul> <p><b>Motion No.</b>      <b>2019-05</b> <b>Moved by:</b>      Ted Lojko <b>Seconded by:</b>      Emery Groen</p> <p>THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE recommends to Council that DP2019-01 Castlegrove be approved as presented for Phase 1 with relief for lot coverage, parking provisions, minimum lot area of 327 m<sup>2</sup> for Lot 1A and front yard setback for Lot 1A and Lot 6A.</p>	<p>Carried.</p>
10	<b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b>	None.
11	<b>ADJOURNMENT</b>	
	<p><b>MOTION No.</b>      <b>2019-06</b> <b>Moved by:</b>      Lynda Garrah <b>Seconded by:</b>      Chris McDonald</p> <p>That PAC/COA/PSC adjourn this regular meeting.</p>	

Chair, Chris McDonald

Committee Secretary, Brenda Guy