

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF June 26, 2012 @ 6:00 PM

Members Present:

Chuck Marquardt, Jonathon Allen, Sheila Burtch, Heather Gallacher, Councillor Jeff Girling, Nicole St. Onge.

Members Absent:

Councillor Joe Jansen

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2012-21

Moved by: Nicole St. Onge

Seconded by: Jeff Girling

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated May 22, 2012.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT:

 B2-12 Thomas
101 South Street

Three members of the public were in attendance.

The applicant is proposing to sever an existing dwelling unit from an accessory structure which has living accommodations.

Both the Official Plan and Development Permit permit residential on the site. The Development Permit provisions will be met with exception to the front yard setback on both existing structures.

Within the OP and Lowertown Study, when opportunity arises, the Town identifies areas for walkways along the waterfront. Upon review of the site it was identified by staff that a walkway in this area will be difficult to achieve.

Parking requirements for the severed parcel are met. The retained parcel will require two spaces for the dwelling unit. This will be a condition of an entrance permit.

A question from the public (Brian Adams) regarding future development, sight lines. A Development Permit would be required if there were changes to the severed parcel. There was no objection to the severance.

Millard Wright had no concern with the application, however, concerns with the parking not only for the site but the general area as the south side of South Street does not permit parking.

Parking requirements for the dwelling units are to be met on site. Mr. Wright identified apartments in the retained unit and the number of spaces required.

MOTION NO. 2012-22

Moved by: Jeff Girling

Seconded by: Heather Gallacher

That PAC/COA recommends that the application B2-12 Thomas be deferred until the parking requirements and use of property is confirmed by the applicant.

CARRIED.

E) DEVELOPMENT PERMIT: None

F) SUBDIVISION AGREEMENT: None

G) CONTINUING BUSINESS/CORRESPONDENCE:

 DPS 2012-05 United Pentecostal Church
600 MacDonald Drive
Application was approved at Council

H) NEW BUSINESS: None

I) PUBLIC QUESTION PERIOD:

J) ADJOURN

MOTION NO. 2012-23

Moved by: Sheila Burtch

Be it resolved that Committee of Adjustment/Planning Advisory Committee adjourn this regular meeting.

Original Signed by Chair _____
Chair, Chuck Marquardt

Original Signed by Staff _____
Secretary –Treasurer, Brenda Guy