

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF October 30, 2012 @ 6:00 PM

Members Present:

Chair Chuck Marquardt , Jonathon Allen, Sheila Burtch,
Councillor Jeff Girling, Councillor Joe Jansen, Nicole St. Onge.

Members Absent:

Heather Gallacher

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2012-31

Moved by: Joe Jansen
Seconded by: Nicole St. Onge

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated September 25, 2012.

CARRIED


A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT: None

E) DEVELOPMENT PERMIT:

 DP2012-06 McCormack
130 King Street West

One member of the public was in attendance.

The applicants, Bruce and Esther MacCormack are proposing a Bed and Breakfast in a single family dwelling at 130 King Street West.

The Official Plan and Development Permit By-law allows the use in residential dwelling units provided the applicant apply for a Class III permit.

The property requires 4 parking spaces – 2 residential and 1 per guest room. The options are through cash-in-lieu of parking, parking at front of dwelling unit or creating a driveway to the rear of the property. Parking at the front of the property is not desirable as there are mature trees on site, on-street parking in this area would be a safety concern given the King Street West roadway.

Parking area proposed is at the rear of the property as there are mature trees in the back yard as well. The side yards appear to be a good buffer with hedges, shrubs. The rear yard is fairly open.

There is a concern and correspondence (including photos) received from an adjacent property owner regarding drainage and a retaining wall that was not constructed by the current owners but by previous owners which is not sufficient. Mr. Rob Branscombe of 45 Centre Street, was in attendance to confirm.

Planning Advisory Committee agreed that the photos indicated a substandard retaining wall and that the retaining wall should be brought to proper standards.

MOTION NO. 2012-32

Moved by: Joe Jansen
Seconded by: Jonathon Allen

That Planning Advisory Committee approves Development Permit DP2012-06 MacCormack at 130 King Street West for a Bed and Breakfast (2 guest rooms) provided the parking requirement is met, drainage has been properly accommodated and the retaining wall brought to a proper standard.

- CARRIED

F) SUBDIVISION AGREEMENT: None

G) CONTINUING BUSINESS/CORRESPONDENCE:

 B3/12 MacIntyre No appeals received

H) NEW BUSINESS: None

I) PUBLIC QUESTION PERIOD:

J) ADJOURN

MOTION NO. 2012-32

Moved by: Jeff Girling

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