



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

On Tuesday, January 28, 2020
At Town Hall Council Chambers, 2nd Floor, 30 King Street East

COMMITTEE MEMBERS PRESENT		STAFF PRESENT
Chair:	Ted Lojko	Brenda Guy, Manager of Planning and Development
Members:	Dave Anderson	
	John S. Beddows	
	Brian Brooks	
	Lynda Garrah	
	Emery Groen	
	Bernie Latremouille	
	Chris McDonald	
Regrets:	Jana Miller	Chanti Birdi, Assistant Planner

1.	Call Meeting to Order Chair Ted Lojko called the meeting to order at 6:00 PM.
2.	Adoption of the Agenda
	PAC-COA-PSC Motion #2020-01 Moved by: John S. Beddows Seconded by: Brian Brooks BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA DATED JANUARY 28, 2020, AS POSTED. CARRIED – UNANIMOUS
3.	Disclosure of Pecuniary Interest & General Nature Thereof – None
4.	Approval of Minutes – November 26, 2019.
	PAC-COA-PSC Motion #2020-02 Moved by: John S. Beddows Seconded by: Emery Groen BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE MINUTES DATED NOVEMBER 26, 2019. CARRIED – UNANIMOUS
5.	Deputations – None

6.	Reports/New Business
Consent Application – B06-19 – King Street West – 45 King St West Ltd	
	<p>The applicant applied for consent to sever and convey 0.95 hectares of vacant land for the purpose of lot addition. Specifically, the driveway entrance on King Street West crosses from one property to another. The purpose of the lot addition is to include the driveway to be contained on one property, being 791 Windsor Lane.</p> <p>Staff identified that they have no objection to the application as it is an adjustment of boundaries that does not impact on site provisions for retained or severed portions and it is not the creation of a new lot.</p> <p>As the property crosses municipal boundaries, consent from the County of Leeds and Grenville and the Township of Leeds and Thousand Islands will be required as well.</p> <p>PAC-COA-PSC Motion #2020-03</p> <p>Moved By: Bernie Latremouille Seconded By: Brian Brooks</p> <p>THAT COMMITTEE OF ADJUSTMENT APPROVE CONSENT APPLICATION B06-19 45 KING ST WEST LTD. PROVIDED THE FOLLOWING CONDITIONS ARE MET:</p> <ol style="list-style-type: none"> 1. PREPARATION OF A REFERENCE PLAN, 2. NEW DEEDS PREPARED AND SUBMITTED TO THE TOWN, 3. THAT THE LANDS MERGE IN TITLE WITH THE PROPERTY AND NOT CREATE A NEW LOT, 4. THAT THE BALANCE IF ANY OUTSTANDING TAXES, INCLUDING PENALTIES AND INTEREST (AND ANY LOCAL IMPROVEMENT CHARGES) SHALL BE PAID TO THE TOWN OF GANANOQUE, IF REQUIRED, 5. THAT ALL CONDITIONS OF THIS DECISION BE FULFILLED AND THE DOCUMENTS PRESENTED TO THE TOWN FOR ISSUANCE FOR THE CERTIFICATE OF CONSENT WITHIN A PERIOD NOT TO EXCEED 12 MONTHS FROM THE DATE OF DECISION, 6. CLEARANCE LETTER FROM EASTERN ONTARIO POWER BE SUBMITTED FOR THE EXISTING ANCHOR LOCATED ON THE PROPERTY, 7. CONSENT BE GRANTED BY THE COUNTY OF LEEDS AND GRENVILLE. <p style="text-align: right;">CARRIED</p>
Consent Application – B07-19 – 93 James Street – McIntyre	
	<p>The applicant applied for consent to sever approximately 94 sq. m. of the subject property (93 James Street) to be conveyed to the adjacent property (83 James Street) for the purpose of lot addition.</p> <p>The proposed addition would provide an increase in lot area to 83 James Street including a driveway to form part of the property.</p> <p>Consent applications were previously applied for under B1/11 and B3/12 which either lapsed or were not completed upon approvals being issued. Conditions of a</p>

	<p>reference plan, conveyance of easement to Eastern Ontario Power were completed and therefore no longer a requirement of B7/19.</p> <p>PAC-COA-PSC Motion #2020-04</p> <p>Moved By: Lynda Garrah Seconded By: Bernie Latermouille</p> <p>THAT COMMITTEE OF ADJUSTMENT APPROVE OF CONSENT APPLICATION B07-19 MCINTYRE PROVIDED THE FOLLOWING CONDITIONS ARE MET:</p> <ol style="list-style-type: none"> 1. NEW DEEDS PREPARED AND SUBMITTED TO THE TOWN, 2. THAT THE BALANCE OF ANY OUTSTANDING TAXES, INCLUDING PENALTIES AND INTEREST (AND ANY LOCAL IMPROVEMENT CHARGES) SHALL BE PAID TO THE TOWN OF GANANOQUE, IF REQUIRED, 3. THAT ALL CONDITIONS OF THIS DECISION BE FULFILLED AND THE DOCUMENTS PRESENTED TO THE TOWN FOR ISSUANCE OF THE CERTIFICATE OF CONSENT WITHIN A PERIOD OF NOT TO EXCEED 12 MONTHS FROM THE DATE OF DECISION, 4. CLEARANCE LETTER FROM EASTERN ONTARIO POWER BE SUBMITTED FOR AN EASEMENT FOR OVERHEAD WIRES. <p style="text-align: right;">CARRIED</p>
7.	Unfinished Business – None
8.	Correspondence/Other
	<ol style="list-style-type: none"> 1. City of Kingston – LPAT Decision, Case No.:PL170714 <ul style="list-style-type: none"> • Staff provided a summary of the recent LPAT decision from the City of Kingston. 2. Notice of Appeal – 575 King Street East <ul style="list-style-type: none"> • Staff noted that an appeal has been received related to the Development Permit Application for the property at 575 King Street East, File No. DP2019-06.
9.	Next Regular Meeting – February 25, 2020
10.	Questions From the Media – None
11.	Adjournment
	<p>PAC-COA-PSC Motion #2020-05</p> <p>Moved By: Bernie Latremouille Seconded By: Brian Brooks</p> <p>THAT PAC/COA/PSC BE ADJOURNED AT 7:45 PM.</p>
<p>_____</p> <p>Ted Lojko, Chair</p>	<p>_____</p> <p>Brenda Guy, Committee Secretary</p>