

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

On Tuesday, July 28, 2020 Via Webex Teleconference Meeting

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

1.	Call Meeting to Order
	Chair Ted Lojko called the meeting to order at 6:05 PM.
	The Chair announced that Bernie Latremouille has resigned from the Committee
	and a new member will be nominated by Council from a list of interested
2.	individuals. Adoption of the Agenda
۷.	Adoption of the Agenda
	PAC-COA-PSC Motion #2020-06
	Moved by: Chris McDonald Seconded by: Lynda Garrah
	BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF
	ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA
	DATED JULY 28, 2020, AS POSTED.
	CARRIED
3.	Disclosure of Pecuniary Interest & General Nature Thereof – None
4.	Approval of Minutes – January 28, 2020
	PAC-COA-PSC Motion #2020-07
	Moved by: Brian Brooks Seconded by: John Beddows
	BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF
	ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE MINUTES DATED JANUARY 28, 2020.
	CARRIED

5. Deputations – None

6. Reports/New Business

Consent Application – B03-20 – Washburn – 833/835 Queen Street

Staff summarized the application for the Committee of Adjustment and the Public

Property Owners, Curtis Washburn and Adam Abrams were on the line. Abutting Property Owner, Crystal Dano (830 Stone Street N) was on the line. The application proposed a severance of the subject property to allow an existing semi-detached unit to be freehold units. The application meets the site provisions and setbacks for a semi-detached dwelling unit. Conditions of approval would include new deeds, new survey, cash in lieu of parkland, separate water and sewer services for each unit and all costs associated.

Staff noted that correspondence was received from the property owner at 830 Stone Street N noting that their existing water and sewer connection is from Queen Street and not Stone Street N. Dano had no objection to the severance provided the existing services would be dealt with.

Public Comment

The Applicant addressed concerns related to the existing services (Dano property) and confirmed that they would be relocating the services for 830 Stone Street N from Queen Street to Stone Street N at their cost (Owners' of 833/835 Queen Street)

The property owner, Crystal Dano, at 831 Stone Street North noted that Staff spoke to her letter submission well and requested that the minutes reflect the owner's agreement to bare the costs associated with relocation of water and sewer services.

Committee Comment

Members of the Committee discussed the requirement for site servicing plans to be included on all future consent applications. Staff agreed that this would be of benefit to applications.

PAC-COA-PSC Motion #2020-08

Moved By: Chris McDonald **Seconded By:** John Beddows THAT COMMITTEE OF ADJUSTMENT APPROVE CONSENT APPLICATION B03-20 FOR THE PROPERTY AT 833/835 QUEEN STREET PROVIDED THE FOLLOWING CONDITIONS ARE MET:

- 1. THAT A REFERENCE PLAN AND DEED BE PROVIDED TO THE TOWN,
- 2. THAT INSTALLATION OF SEPARATE WATER SERVICE AND SEWER LATERAL CONNECTION FOR EACH DWELLING UNIT BE FINALIZED TO THE SATISFACTION OF PUBLIC WORKS.
- 3. THAT PAYMENT BE MADE FOR CASH-IN-LIEU FOR EACH NEW LOT,
- 4. THAT BALANCE OF ANY OUTSTANDING TAXES, INCLUDING PENALTIES AND INTEREST SHALL BE PAID TO THE TOWN OF GANANOQUE, IF APPLICABLE,

- 5. 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 NOT TO EXCEED 12 MONTHS FROM THE DATE OF DECISION,
- 6. ALL COSTS RELATED TO FULFILLING THE CONDITIONS ARE BORNE BY THE APPLICANT.

	CARRIED		
Committee Mandate - Discussion			
	Chair Ted Lojko and member Chris McDonald provided an overview of the proposed Terms of Reference changes.		
	Proposed changes include the ability of the Committee to offer expertise to Council on directed topics of Planning nature, outside of Planning Act application reviews.		
	PAC-COA-PSC Motion #2020-09 Moved by: Chris McDonald Seconded by: Ted Lojko BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE RECOMMENDS TO COUNCIL THAT THE TERMS OF REFERENCE AS AMENDED BE APPROVED BY COUNCIL.		
	CARRIED		
7.	Correspondence/Other		
	 Township of Leeds and the Thousand Islands – Notice of Virtual Public Meeting – Proposed Zoning By-law 07-079 Township Initiated Amendments Received for information. 		
8.	Next Regular Meeting – August 25, 2020		
9.	Questions From the Media – None		
10.	Adjournment		
	PAC-COA-PSC Motion #2020-10		
	Moved By: John Beddows Seconded By: Chris McDonald		
	THAT PAC/COA/PSC BE ADJOURNED AT 7:06 PM.		

Ted Lojko, Chair

Brenda Guy, Committee Secretary