

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

On Tuesday, June 22, 2021 @ 6:00 PM Via Webex Teleconference Meeting

COMMITTEE MEMBERS PRESENT		ITEE MEMBERS PRESENT	STAFF PRESENT	
Chair:		Chris McDonald	Brenda Guy, Mgr of Planning/Development	
Members:		Councillor Mike Kench	Chanti Birdi, Assistant Planner	
		Lynda Garrah		
		Emery Groen		
		Chris McDonald		
		Jana Miller		
		Marion Sprenger		
		Brian Brooks		
Regr	ets:	Mayor Ted Lojko		
		John Beddows		
1.	Call Meeting to Order Chair Chris McDonald called the meeting to order at 6:01 PM.			
2.	Adopt	Adoption of the Agenda		
	PAC-COA-PSC Motion #2021-20 Moved by: Marion Sprenger Seconded by: Jana Miller BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA DATED JUNE 22, 2021. CARRIED			
3.	Disclo	Disclosure of Pecuniary Interest & General Nature Thereof – None		
4.	Adopt	loption of Minutes		
	PAC-COA-PSC Motion #2021-21 Moved by: Brian Brooks Seconded by: Emery Groen BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE MINUTES DATED MAY 25, 2021.  CARRIED			
5.	Deput	Deputations – None		
6.	Repor	Reports/New Business		
	DP2021-10 Lund/Poole – 90-96 King Street East The Committee considered a proposal to permit a permanent outdoor patio, a discretionary use in the Commercial Traditional Core. The patio is located in the			

side yard of the subject property (east) and will be accessed via an entrance adjacent the sidewalk on King Street East. The proposal included a service window, to be installed in the east wall of the existing building.

The Committee discussed the application in terms of accessibility (particularly in regards to site access and service window design), location and relation of the proposal to the primary restaurant/take-out use.

#### PAC-COA-PSC Motion #2021-22

**Moved by:** Mike Kench **Seconded by:** Marion Sprenger BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT approves DP2021-10 – Lund/Poole at 90-96 King Street East for an outdoor patio including new service window in the east elevation of the existing building provided the following conditions are met:

- As-built grading and drainage plan be approved by Public Works,
- Owner enter into a Development Permit Agreement within one year of approval,
- All costs associated with fulfilling the conditions of this decision are borne by the Owner.

**CARRIED** 

### DP2021-14 Mackin - 160 Sydenham Street

The Committee considered a proposal to permit a tiered deck in the front yard setback of the subject property, which would require relief from the front yard setback, side yard setback and lot coverage provisions of the By-law.

The Owners, Micheline and Gerard Mackin, were present at the meeting and addressed the intent to utilize the tiered-deck as "walker steps" in order to improve accessibility into the dwelling.

The Committee discussed the application in terms of structure type (tiered deck vs. steps), neighbourhood character and fit, and accessibility.

## PAC-COA-PSC Motion #2021-23

**Moved By:** Marion Sprenger **Seconded By:** Jana Miller THAT PLANNING ADVISORY COMMITTEE approves DP2021-14 for a tiered deck provided the following conditions are met:

- Owner obtain Building Permit for use,
- Confirmation from Utilities that deck will not interfere with the curb stop valve.
- Owner enter into a Development Permit Agreement within one year of approval, if required,
- All costs associated with fulfilling the conditions of this decision are borne by the Owner.

CARRIED

## **B1-2021 Patterson – 70 Hickory Street**

Committee of Adjustment considered an application for consent to sever the subject property, containing an existing semi-detached dwelling, in order to create a new residential lot. The application was discussed in conjunction with DP2021-16 and DP2021-17.

The Committee discussed the application in terms of planning and building process (including order of build and consents), condition to provide a building location survey), and consistency with the Official Plan and Development Permit By-law.

#### PAC-COA-PSC Motion #2021-24

**Moved By:** Mike Kench **Seconded By:** Emery Groen THAT THE COMMITTEE OF ADJUSTMENT approves B1/2021 Patterson at 70 Hickory Street to sever an existing semi-detached into two freehold units provided the following conditions are met:

- New deeds be prepared and submitted to the Town,
- That a final reference plan be submitted and registered, to the satisfaction of the Town,
- That an acceptable consent form be submitted for endorsement by the Town,
- Payment be made for cash-in-lieu of parkland for the new lot,
- That the installation of separate water and sewer connections for each dwelling unit be finalized to the satisfaction of Public Works,
- That a building location survey be submitted to confirm compliance with all site provisions of the Residential designation or a Development Permit be applied and approved, if required,
- 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,
- All costs related to fulfilling the conditions are borne by the applicant,
- 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.

CARRIED

## **DP2021-16 & DP2021-17 Patterson – 70 Hickory Street**

The Committee considered two Development Permit applications for secondary suites within each semi-detached dwelling at the subject property. The DP was considered pending approval and all appeals exhausted with the concurrent application for consent (B1-2021). Each application requires identical relief for the number of bedrooms permitted within a secondary suite and for the proposed percentage of the front yard to be covered by parking.

The Committee discussed the intent of the by-law requirement for secondary suites to contain no more than one bedroom and the potential impact on density as a result of two bedrooms being introduced, secondary suite vs. semi-detached as well as the value of rental housing and need for affordable housing options locally.

The proposal included 4 parking spaces for each semi-detached side (post-severance) through surface parking and one garage space. The requirement under the by-law is 3 (2 residential, 1 secondary suite). The parking layout is wholly provided in front of the dwellings and the Committee had concerns with the impact of increased surface parking (including impact on neighbourhood character/aesthetic, environment, and drainage).

The Committee further discussed the compliance of the proposal in terms of the bylaw requirement for secondary suites to provide a separate external entrance. The proposal requested the entrance to the secondary suite to be located within the garages of each dwelling. The Committee expressed concern over the location and access of these entrances. PAC-COA-PSC Motion #2021-25 Seconded By: Jana Miller **Moved By:** Marion Sprenger THAT PLANNING ADVISORY COMMITTEE defer application DP2021-16 and DP2021-17 Patterson at 70 Hickory Street until such time as the owner provide information to the Committee regarding: Greening of property in terms of parking and front yard, Access to the secondary suite from the exterior of the building. CARRIED 7. **Unfinished Business Lowertown Study Overview - Critical Review** Discussion of the motion by John Beddows in regards to a review of the Lowertown Study was deferred to the next regular meeting at the request of Mr. Beddows due to his absence. Correspondence 8. **OACA Virtual Conference** Staff provided an overview of OACA Conference topics, held digitally this year due to the pandemic. **OP – Tag Line** The Committee considered a number of Tag Lines to assist in branding and engagement activities related to the Official Plan Update. The Tag Line "PlanGAN" was considered favourable and to be forwarded to the OP Consultants J.L. Richards for consideration. Next Regular Meeting – July 27, 2021 9. 10. **Questions From the Media** – None 11. Adjournment PAC-COA-PSC Motion #2021-26 Moved by: THAT PAC/COA/PSC BE ADJOURNED AT 8:07 PM.

Brenda Guy, Committee Secretary

Chris McDonald, Acting Chair