

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

On Tuesday, July 27, 2021 @ 6:00 PM Via Webex Teleconference Meeting

COMMITTEE MEMBERS PRESENT			STAFF PRESENT
Chair:		Chris McDonald	Brenda Guy, Mgr of Planning/Development
Members:		Mayor Ted Lojko	Chanti Birdi, Assistant Planner
		John Beddows	
		Lynda Garrah	
		Emery Groen	
		Chris McDonald	
		Jana Miller	
		Marion Sprenger	
Regrets:		Brian Brooks	
		Councillor Mike Kench	
1.	Call Meeting to Order		
2.	Chair Ted Lojko called the meeting to order at 6:01 PM. Adoption of the Agenda		
	PAC-COA-PSC Motion #2021-27 Moved by: Lynda Garrah Seconded by: Chris McDonald BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA DATED JULY 27, 2021. CARRIED		
	*Note: J Beddows requesting update on 235 Georgiana Street for next meeting.		
3.	Disclosure of Pecuniary Interest & General Nature Thereof – None		
4.	•	ption of Minutes	
	PAC-COA-PSC Motion #2021-28 Moved by: Jana Miller Seconded by: Marion Sprenger BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE MINUTES DATED JUNE 22, 2021. CARRIED		
5.	Deputa	ations – None	
6.	Unfinis	shed Business	

Lowertown Study Critical Review

The Committee considered the previously deferred motion in regards to a proposal for Critical Review of the December 2005 Gananoque Lowertown Study.

PAC-COA-PSC Motion #2021-29

Moved by: John Beddows **Seconded by:** Marion Sprenger THAT PLANNING ADVISORY COMMITTEE recommends to Council that the Planning Advisory Committee undertake a critical review of the Lowertown Study, as presented in correspondence by John Beddows dated March 11, 2021.

And further that this review be undertaken prior to or concurrently to the Official Plan 2021.

DEFEATED

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

The Committee considered the two deferred Development Permit applications from the June 22, 2021 meeting. Further information was being sought in terms of parking, front yard and access to the secondary suite.

Staff reported back that the owner has proposed to:

- Reduce the parking space sizes to 2.7m x 6m to reduce front yard coverage
- Incorporate a man-door in the garage door for access to the secondary suite

Committee members discussed the additional information noting that the entrance while being a man-door in the garage door is still located on the front elevation of the dwelling which goes against the regulations set out in the Development Permit Bylaw for a secondary suite. Additionally, some members maintained concerns of the proposed asphalt parking area – grading and drainage.

PAC-COA-PSC Motion #2021-30

Moved By: John Beddows Seconded By: Ted Lojko

THAT PLANNING ADVISORY COMMITTEE approves DP2021-16 (Patterson) at 70 Hickory Street for a secondary suite containing two bedrooms and an entrance located on the same elevation as the primary unit provided the following conditions are met:

- Owner obtain Building Permit for use, as applicable,
- 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.

DEFEATED

PAC-COA-PSC Motion #2021-31

Moved By: Marion Sprenger Seconded By: Jana Miller THAT PLANNING ADVISORY COMMITTEE approves DP2021-16 (Patterson) at 70 Hickory Street for a secondary suite containing two bedrooms and an entrance located on the same elevation as the primary unit provided the following conditions are met:

Owner obtain Building Permit for use, as applicable,

- 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.

DEFEATED

7. Reports/New Business

DP2021-12 Knotek - 670 King Street East (McDonald's Canada)

The Committee considered a proposal to expand the existing single lane drivethrough to a dual lane drive-through on the east side of the property as well as a new entrance on the west side of the property along King Street East.

Staff outlined the report to the Committee identifying that the proposal before the committee was recently updated July 23, 2021 to relocate the drive-through to the east side of the property. The proposal as presented is considered more vehicular and pedestrian safe with the separation of the drive-through and parking lot and further eliminates the crossing of pedestrians on the east side parking through the drive-through. The secondary entrance was introduced to further mitigate congestion and provide for access for delivery and garbage removal.

The Committee discussed the application in terms of pedestrian access, cyclists, King Street East traffic volumes and how the second drive-through would move traffic easier and faster around the site.

Overall, committee members agreed that the proposal would be an improvement as they identified local knowledge of congestion at the current drive-through access, particularly during meal time periods, which as seen traffic backing up on King Street East.

PAC-COA-PSC Motion #2021-32

Moved by: Emery Groen **Seconded by:** Chris McDonald THAT PLANNING ADVISORY COMMITTEE recommends to Council that DP2021-12 (Knotek) at 670 King Street East be approved for a site plan amendment to relocate the drive-through to the east side of the property and incorporate a second drive-through lane, provided the following conditions are met:

- Confirmation that patio door will be re-instated for accessibility due to proximity of accessible parking spaces
- The curb at the east entrance be rounded into the drive-through entrance,
- Approvals be obtained from Enbridge Gas in regards to any works being undertaken,
- Approvals be obtained from the Ministry of Transportation, if required,
- Pedestrian access be incorporated on the site plan from the sidewalk on King Street E
- All costs associated with fulfilling the conditions of this decision are borne by the Owner,
- Owner enter into an agreement with the Town within one year of approval.

CARRIED

B2-2021 Xue - 110 Clarence Street

Committee of Adjustment considered an application for consent to sever the subject property, which consists of a single family dwelling and a parking area. The lot is 20,160 sq.ft. which is considered a double lot for this area.

The property is located in the Lowertown mixed use area and will meet the provisions of the bylaw in terms of lot area, lot frontage and side yard setbacks.

The Committee discussed the application and wish to seek clarification on the lot coverage for the retained parcel. Lot coverage in the Lowertown area is 35%.

PAC-COA-PSC Motion #2021-33

Moved By: John Beddows **Seconded By:** Marion Sprenger THAT COMMITTEE OF ADJUSTMENT defers consent application B2/2021 (Xue) at 110 Clarence Street to sever the subject lands for the purposes of a new lot, subject to confirmation of lot coverage on the retained parcel.

DEFERRED

8. Correspondence

OP - Tag Line Logo

The Committee considered layouts for the tag line – GanPLAN and identified the following to be the favoured one:



JL Richards Consultants reached out and asked committee members for thoughts on Gananoque in the summer season and what areas of the OP are relevant to summer, how these areas can be modified or enhanced to better address present and future objectives:

- Connectivity of trails, downtown core, cycling paths to other areas such as Township or Arch Biosphere Network
- Increased widths of trails particularly along the waterfront
- Awareness of kayak/canoe launches signage
- Strategic park plans

Ted Lojko, Chair

- Parkland Town accept parkland as opposed to cash-in-lieu

	- Gananoque River – missed opportunities		
9.	Next Regular Meeting – August 24, 2021		
10.	Questions From the Media – None		
11.	Adjournment		
	PAC-COA-PSC Motion #2021-34		
	Moved by: THAT PAC/COA/PSC BE ADJOURNED AT 8:07 PM.		

Brenda Guy, Committee Secretary