



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

On Tuesday, August 24, 2021 @ 6:00 PM
Via Webex Teleconference Meeting

COMMITTEE MEMBERS PRESENT		STAFF PRESENT
Chair:	Chris McDonald	Brenda Guy, Mgr of Planning/Development
Members:	Brian Brooks	Chanti Birdi, Assistant Planner
	John Beddows	
	Lynda Garrah	
	Chris McDonald	
	Marion Sprenger	
Regrets:	Mayor Ted Lojko	
	Councillor Mike Kench	
	Emery Groen	
	Jana Miller	
1.	<p>Call Meeting to Order Acting Chair Chris McDonald called the meeting to order at 6:08 PM.</p> <p>*Due to technical difficulties, commencement of the meeting was postponed to ensure that the meeting video link was publically available on the Town website.</p>	
2.	<p>Adoption of the Agenda</p> <p>PAC-COA-PSC Motion #2021-35 Moved by: Lynda Garrah Seconded by: Marion Sprenger BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA DATED AUGUST 24, 2021.</p> <p align="right">CARRIED</p>	
3.	<p>Disclosure of Pecuniary Interest & General Nature Thereof – None</p>	
4.	<p>Adoption of Minutes</p> <p>PAC-COA-PSC Motion #2021-36 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 JULY 27, 2021.</p> <p align="right">CARRIED</p>	
5.	<p>Public Question/Comments – None</p>	
6.	<p>Unfinished Business</p>	

	<p>Consent Application – B02-12 (XUE) – 110 Clarence Street</p> <p>The Committee considered the previously deferred application for consent to sever the property at 110 Clarence Street. The subject application proposed to sever the existing parking area adjacent Market Street and to retain the existing dwelling and garage with access via Clarence Street and Main Street.</p> <p>The Committee considered the application in terms of:</p> <ul style="list-style-type: none"> • Lot coverage of structures and buildings on retained lot, • Size and configuration of existing driveways and parking areas on both severed and retained portions, • Preference to be maintenance of curb cut/driveway entrances on Clarence Street as opposed to Market St (for severed lot) and Main St (for retained portion), • Servicing of new lot (confirmed to be subject to Public Works and Utilities policies), and • Setbacks of existing garage on retained portion of lot. <p>PAC-COA-PSC Motion #2021-37 Moved by: Marion Sprenger Seconded by: Lynda Garrah THAT COMMITTEE OF ADJUSTMENT approves B2/2021 (Xue) at 110 Clarence Street to sever the subject property to create a new lot and to retain a portion containing the existing single detached dwelling and garage.</p> <ul style="list-style-type: none"> • New deeds be prepared and submitted to the Town, • That a final reference plan be submitted and registered, to the satisfaction of the Town, • Payment be made for cash-in-lieu of parkland for the new lot, • 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, • Site Plan for the use of a Bed and Breakfast be removed from Title, • 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. • Secondary access be removed from Main Street and restricted on Clarence Street by means of a reserve. <p style="text-align: right;">CARRIED</p>
7.	<p>Reports/New Business</p>
	<p>Official Plan Review – Climate Change Discussion</p> <p>At the request and prompt of consultants J.L. Richards, the Committee considered aspects of climate change on Official Plan policies.</p> <p>The Committee discussed a timeline to forward additional climate change comments to J.L. Richards for incorporation in an upcoming draft background report.</p>
8.	<p>Correspondence</p>
	<p>Official Plan Review – Member Comments</p> <p>In conjunction with the topic of climate change discussed during agenda item #7, the Committee discussed the place of individual topics within the overall Official</p>

	Plan process. It was further requested that the consultants attend an upcoming meeting of the committee to provide a schedule update and guidance on topic discussion.
9.	Next Regular Meeting – September 28, 2021
10.	Questions From the Media – None
11.	Adjournment
	PAC-COA-PSC Motion #2021-38 Moved by: THAT PAC/COA/PSC BE ADJOURNED AT 7:17 PM.
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Chris McDonald, Acting Chair	Brenda Guy, Committee Secretary