







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

Tuesday, October 22, 2019 @ 6:00 PM  
At Council Chambers – Second Floor, 30 King Street East, Gananoque

Item	Title/Description	
1	<p><b>CALL TO ORDER</b> Vice Chair Chris McDonald called the meeting to order at 6:00 pm.</p> <p>Chair: Chris McDonald (Vice Chair)</p> <p>Members: John S. Beddows Lynda Garrah Emery Groen Bernie Latremouille Jana Miller</p> <p>Regrets: Councillor Dave Anderson Mayor Ted Lojko Angie Tingren-Watkins</p> <p>Staff: Brenda Guy, Manager of Planning and Development Chanti Birdi, Assistant Planner</p>	
2	<p><b>ADOPTION OF THE AGENDA</b></p> <p><b>MOTION No. 2019-29</b> <b>Moved by:</b> Emery Groen <b>Seconded by:</b> Bernie Latremouille</p> <p>BE IT RESOLVED THAT PAC/COA adopt the agenda dated October 22, as posted.</p>	Carried.
3	<b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b>	None.
4	<b>MINUTES OF COMMITTEE (ADOPTION)</b>	
	<p><b>MOTION No. 2019-30</b> <b>Moved by:</b> Emery Groen <b>Seconded by:</b> Bernie Latremouille</p> <p>BE IT RESOLVED THAT PAC/COA/PSC hereby adopt the minutes dated August 27, 2019, as posted.</p> <p><b>MOTION No. 2019-31</b> <b>Moved by:</b> Emery Groen <b>Seconded by:</b> Bernie Latremouille</p> <p>BE IT RESOLVED THAT PAC/COA/PSC hereby adopt the minutes dated September 24, 2019, as posted.</p>	Carried.     Carried.

5	<b>REPORTS/NEW BUSINESS</b>	
	<p>Consent Application:   <b>B05/2019</b>  1873279 Ontario Inc. c/o Dillon Consulting Limited</p> <p>Gareth Mogg of Dillon Consulting Limited was present on behalf of the applicant.</p> <p>Staff provided a summary of Consent Application #B05-19, being an application for consent to register a lease over part of the subject lands for a period of 21 years or more, including renewal options. The application pertains to the existing restaurant and surrounding drive-through facility located at 709-713 King Street East, Gananoque (Tim Horton’s).</p> <p>The Committee noted that the area proposed under the agreement included the restaurant building and surrounding drive-through but not a driveway or connection to King Street East. Mr. Mogg confirmed that while the agreement would be registered over the restaurant and drive-through, access to the public road would be secured within the lease agreement between the land owner and lessee.</p> <p>Committee Member noted that, while the overall site plan could not be addressed under the consent application, the congestion created by the drive-through facility poses safety and traffic concerns on King Street being a highly travelled roadway. It was requested that Mr. Mogg convey this information with the property owner.</p> <p><b>Motion No. 2019-32</b>  <b>Moved by:</b> John S. Beddows  <b>Seconded by:</b> Lynda Garrah</p> <p>THAT COMMITTEE OF ADJUSTMENT grants consent to register a lease over part of the subject lands for a period of more than 21 years, provided the following conditions are met:</p> <ul style="list-style-type: none"> <li>• The balance of any outstanding taxes, including penalties and interest shall be paid to the Town, if required,</li> <li>• Deposited Registered Plan, and</li> <li>• 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.</li> </ul>	<p style="text-align: right;">Carried.</p>

7	<b>CORRESPONDENCE/OTHER</b>	
	<p>Staff Report:</p> <p> Short Term Accommodation – Discussion Paper</p> <p>The Committee received the above-noted report for consideration and discussion. Council is implementing a MAT Tax and consideration is required to the Development Permit Bylaw definitions and terms for the regulation and licensing of Short Term Accommodations (STA’s).</p> <p>The Development Permit Bylaw currently provides for Bed and Breakfast and Heritage Tourist Inn accommodation in all residential designations.</p> <p>The Discussion included amendments to the definitions, provisions and the permitting of STA’s in upper storeys of the commercial designations and in lowertown designations. Citing that Development Permit Approvals would be required for all STA’s.</p> <p>The Committee noted:</p> <ul style="list-style-type: none"> <li>• A Licensing or a Development Permit Bylaw amendment may require the inclusion of multiple classes of STA’s in order to address a range of types.</li> <li>• Differences in nature of use and level of potential nuisance/concern between the various types.</li> <li>• Potential concerns include parking, guest knowledge regarding local bylaws and regulations, and neighbourhood nuisance i.e: noise/traffic.</li> <li>• The use of residential lands for purposes similar to commercial uses by way of STA rentals.</li> <li>• Impact on the long-term rental market</li> <li>• Potential to provide economic opportunity to local residents.</li> </ul> <p>Licensing was considered favourable in addition to Development Permit approvals.</p> <p>Member of the public, Don Matthews, spoke in support of a licensing system. Mr. Matthews additionally provided recommendation that the proposed change of the Bed and Breakfast Establishments remain at 28 consecutive days in keeping with Fire Code regulations and consideration be given to type-of-use, minimum and maximum sizes.</p> <p>The Committee recommended that all STA’s be permitted in the Lowertown, Lowertown Residential, Traditional Residential, Residential, Estate Residential designations provided all planning approvals are obtained. Additionally that all STA’s be owner-occupied single family dwellings.</p>	

	<p>Updates:</p> <p> Official Plan Update</p> <p>Background studies and information collection has proceeded, however, the Public Consultation process will not proceed as per advisement of the Ministry of Municipal Affairs and Housing. Further changes may be pending.</p> <p> LPAT Hearing Update</p> <p>An LPAT hearing was held on October 17, 2019 in relation to the Development Permit Application DP2019-03 (175 St. Lawrence Street). An oral decision was delivered on that date, that will require the Town to issue a Development Permit be for the proposed use of a clinic on the subject property.</p>	
8	<b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b>	None.
9	<b>ADJOURNMENT</b>	
	<p><b>MOTION No.</b>                               <b>2019-33</b></p> <p><b>Moved by:</b>                                 Chris McDonald</p> <p><b>Seconded by:</b></p> <p>That PAC/COA/PSC be adjourned at 7:45 PM.</p>	Carried.

Chair, Mayor Ted Lojko

Committee Secretary, Brenda Guy