

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF April 24, 2012 @ 6:00 PM

Members Present:

Chair Chuck Marquardt, Councillor Jeff Girling, Jonathan Allen,
Nicole St. Onge.

Members Absent:

Councillor Joe Jansen, Sheila Burtch, Heather Gallacher

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2012-14

Moved by: Nicole St. Onge

Seconded by: Jeff Girling

That Planning Advisory Committee accepts the minutes of the Committee of
Adjustment & Planning Advisory Committee dated March 27, 2012.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT: None

E) DEVELOPMENT PERMIT:

 DP02012-04 Children's Mental Health of Leeds & Grenville
215 Stone Street South

Kevin Kaplan, Executive Director for the Children's Mental Health
of Leeds & Grenville, applicant was in attendance.

Joy Cuthbert and Jim Campanaro, Sylvia and Jim Muir, Lynda
Garrah were in attendance.

Peter Coughlin, Program Director/Property Manager for the
Children's Mental Health of Leeds & Grenville attended during the
meeting.

The application is to add to the current permitted use of a clinic at
215 Stone Street South.

The applicants had a site specific zoning by-law amendment in
2001 to permit a clinic at the location. The organization no longer
requires the entire building for their services and wishes to expand
the use to allow them to rent approximately 1,000 sq.ft.

The property is Residential in the Official Plan and the
Development Permit By-law but does not have a residential
component to it since the rezoning.

Staff noted that they could support the application provided the
permitted uses be those under the Home Occupations –
Residential, inspections conducted by fire and building
department and that the parking be maintained. If the parking
was no longer available from St. John's Church the property
would be in non-compliance.

Adjacent property owners expressed concern about the increase
in traffic overall in this area of Town, people blocking driveways
and/or parking on sidewalks, transports using Sydenham Street as

an access to King Street East resulting in a relatively quiet street turned active.

The garage on the property is leaning on an adjacent house and is unsafe.

Another concern related to the number of vacant commercial properties in the downtown core (approximately 15) and that is not good planning to permit the use in this area. The use should be in the commercial core. The use was intended to be temporary and became permanent as a clinic by amendment. Additionally, the taxation is residential in this area and the use is commercial.

Mr. Kaplan was asked what the intent was for that location and responded that the use would be professional offices. The organization would receive rent to cover their expenses. Additionally, the families that the organization serves are sensitive and the priority is their needs. Therefore, they would need to be selective in the professional use that they lease to.

It was confirmed that there are two parking spaces currently on the lot and there were no more proposed.

Committee members discussed that the use of a clinic in the entire building has been existing for over 10 years, the organization is a valued service to the Town but there has been no problem expressed with the use. There are other open spaces that the organization could move to.

Adjacent property owners feel their concerns are traffic and parking, state of the building, property value but overall the use has not been an issue.

Committee member noted that the property is an established clinic in the building and that the change is potentially 1-2 offices, the parking concerns appear to be overall but not necessarily geared to this property

Suggestions were made that the applicants post signs at their offices to direct their visitors on their parking area.

MOTION NO. 2012-15

Moved by: Nicole St. Onge
Seconded by: Jeff Girling

That PAC/COA recommends to Council that Development Permit DPS 2012-04 be approved with the following stipulations:

1. That the space be rented for professional uses only
2. Parking is restricted on the property to two spaces and
3. 15 spaces at St. John's are provided by agreement. If the agreement is withdrawn then the property would be in non-compliance.
4. Building and Fire Inspections must be concluded.

CARRIED.

F) SUBDIVISION AGREEMENT: None

G) CONTINUING BUSINESS/CORRESPONDENCE:

✚ DPS 2012-04 Chiasson (Code Ford)
655 Stone Street North
Application was approved at Council

✚ Youth Representation on Council approved Committees
Council has discussed having a youth representative on each Council committee. Details as to how/when (possibly September) have not been decided.
Committee members felt that this was a good idea.

H) NEW BUSINESS: None

I) PUBLIC QUESTION PERIOD:

J) ADJOURN

MOTION NO. 2012-16

Moved by: Jonathan Allen

Be it resolved that Committee of Adjustment/Planning Advisory Committee adjourn this regular meeting.

Original Signed by Chair _____
Chair, Chuck Marquardt

Original Signed by Staff _____
Secretary –Treasurer, Brenda Guy