

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF January 29, 2013 @ 6:00 PM

Members Present:

Chair Chuck Marquardt , Sheila Burtch, Heather Gallacher,
Councillor Joe Jansen, Nicole St. Onge.

Members Absent:

Jonathon Allen, Councillor Jeff Girling

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2013-1

Moved by: Sheila Burtch

Seconded by: Joe Jansen

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated October 30, 2012.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT: None

E) DEVELOPMENT PERMIT:

🚧 DP2012-07 1000 Islands Development Corporation
650 Charles Street North

Peter Hipwell and his partner were in attendance.
Four members of the public were in attendance.
Letter from Cataraqui Region Conservation Authority was received by committee members.

The applicant, 1000 Islands Development Corporation are proposing four additional storage units at an existing storage facility.

The Official Plan and Development Permit By-law allows the use in the Employment Lands

Staff had no objection to the application, however, a letter was just received from the Cataraqui Region Conservation Authority with concerns regarding setbacks and stormwater management. Staff requested the committee to defer the application in order to correspond with the CRCA.

The committee discussed approving the application subject to the CRCA conditions or deferring the application.

MOTION NO. 2013-2

Moved by: Joe Jansen

Seconded by: Heather Gallacher

That Development Permit DP2012-7 1000 Islands Development Corporation at 650 Charles Street North be deferred to a special meeting.

- CARRIED

DP2012-08 1518017 Ontario Ltd.
460 Second Street

Four members of the public were in attendance.

The applicant, 1518017 Ontario Inc, is applying to renovate and existing building into four apartments.

The Official Plan and Development Permit designate the property residential. It is a Class III permit for an apartment in this area to address parking and other outside works. There are two unopen road allowances on both sides of the property.

Parking requirements for four units is 1.25 spaces/unit and the applicant has 8 indicated on the site. Parking space 3 as identified on the plan is not require and therefore being requested to be removed completely. Public Works department have requested that the water services be segregated if it is possible.

Staff have no objection to the application provided the conditions outlined in the staff report dated January 8, 2013 are met.

MOTION NO. 2013-3

Moved by: Heather Gallacher
Seconded by: Nicole St. Onge

That Planning Advisory Committee/Committee of Adjustment has no objection to Development Permit 2012-08 1518017 Ontario Ltd. at 460 Second Street provided the applicant enter into an agreement with the Town and meet the conditions as outlined in the report dated January 8, 2013.

- CARRIED

DP2012-09 Bickerton
259 Pine Street

Todd Bickerton was in attendance.
Three members of the public were in attendance.

The applicant, Todd and Julie Bickerton, are proposing the construction of decking around a pool and hot tub at 259 Pine Street.

The Official Plan and Development Permit By-law designates the lands as Traditional Residential and the proposed is accessory to the primary dwelling unit.

The application is before the committee as the construction will exceed the maximum 10% in the Development Permit By-law with respect to accessory structures and the overall maximum lot coverage will exceed 35% to 45.2%.

Staff have no objection to the application provided that any removal of trees on the lot be replaced and that the decking not be enclosed to create additional indoor living space.

MOTION NO. 2013-4

Moved by: Joe Jansen
Seconded by: Heather Gallacher

That Planning Advisory Committee/Committee of Adjustment has no objection to Development Permit 2012-09 Bickerton at 259 Pine Stret provided the applicant does not enclose any of the decking to create more indoor space and that all trees removed, if required, be replaced on the lot.

DP2013-01/02 Brown Hospitality Corporation
50 Main Street/28 Main Street/11 King Street W
/Vacant Land

Jeff Brown was in attendance.
Two members of the public were in attendance.
Letter from Leeds Condominium Corporation #9 was received by committee members.

The applicant, Brown Hospitality, is proposing a redevelopment on the property. The approvals involve two development permits at this time subject to consent applications.

The Official Plan and Development Permit By-law designates the lands as Lowertown – Mixed Use.

The redevelopment will see demolition of existing slab on grade portions of the property and a consent to sever the original Blinkbonnie from the motel. The motel will have an additional of 12 motel units and the entrance will be relocated.

Staff do have concerns with respect to opening the entrance immediately north of the apartment at 28 Main Street as this is a highly travelled roadway and should a severance be applied and approved for directly north as indicated on the plan there will be two entrances within metres. A further plan detailing the existing intersection is required.

28 Main Street will not have a lot of change other than a lot line adjustment from the rear of the property to the motel lot. It is suggested that at the time of consent a right-of-way be registered on title for access purposes or alternatively in the case of a sale an entrance will be required.

The original Blinkbonnie is proposed to be a pub/inn with five guest rooms. The plan indicates 19 spaces based on one per guest room and the remaining for the pub.

Staff are recommending that the garbage enclosures on both properties be provided with soft landscaping around the enclosure.

Jeff Brown clarified that the front yard of the apartment will increase and that the Town changed the location of the depressed curb at International Square when King Street West was reconstructed.

A representative from the Leeds Condominium Corporation #9 expressed a concern with regards to parking in relation to the Townhouses. The townhouses will be an application at a later date and the requirement for residential parking is 2 spaces/townhouse on site which could include a garage with parking space in the driveway. Construction hours will be required to meet the Noise By-law which is Town wide.

Staff have no objection to the overall redevelopment and is seeking approval in principle prior to applications for consent and subject to further plans to be provided by the applicant.

MOTION NO. 2013-4

Moved by: Joe Jansen
Seconded by: Sheila Burtch

That Planning Advisory Committee/Committee of Adjustment has no objection to the overall development of Development Permit 2013-01 (Clarion Inn) and 2013-02 (Blinkbonnie) at 50 Main Street/28 Main Street/11 King Street W/Vacant Land pending consent approvals, elevation, drainage, landscape and servicing plans.

- CARRIED

F) SUBDIVISION AGREEMENT: None

G) CONTINUING BUSINESS/CORRESPONDENCE:

 B3/12 MacIntyre No appeals received

H) NEW BUSINESS: None

I) PUBLIC QUESTION PERIOD:

J) ADJOURN

MOTION NO. 2013-5

Moved by: Joe Jansen

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