

PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE MINUTES

Tuesday, February 27th, 2018 @ 6:00 PM At EMS Board Room – 340 Herbert Street, Gananoque

Item	Title/Description			
1	CALL TO ORDER			
1	Chair Chris MacDonald called the meeting to order at 6:00 pm			
	Chair: Chris MacDonald			
	Members: Councillor Anne Warren			
	Councillor Brian Brooks			
	Kevin Wood			
	Ken Wilson			
	Sheila Burtch			
	Regrets: Chuck Marquardt			
	Staff: Brenda Guy, Manager of Community Development			
_	ADOPTION OF THE AGENDA			
2	Chair Chris MacDonald noted that all public comments may be made following the appli	cation		
	presentation.			
	Motion No. 2018-1			
	Moved by: Councillor Brian Brooks			
	Seconded by: Kevin Wood			
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	BE IT RESOLVED THAT PAC/COA/PSC adopt the agenda dated February 27, 2018 as	Carada		
	posted.	Carried.		
3	HEALTH SAFETY & WELLNESS			
	Committee members noted a current shortage of doctors.	Nana		
4	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF	None.		
5	PUBLIC QUESTION/COMMENT	None.		
6	MINUTES OF COMMITTEE (ADOPTION) MOTION NO. 2018-2			
	Seconded By: Kevin Wood			
	BE IT RESOLVED THAT PAC/COA/PSC adopt the Minutes dated October 31, 2017.	Carried.		
7	DEPUTATIONS	None.		

8 REPORTS/NEW BUSINESS

Community Planning Permit

♣ CPPS2018-01

Vacant Land and 22 Main Street Brown Hospitality Corporation

Jeff Brown was in attendance on behalf of the application. The application proposed to add 18 motel units to an existing motel adjacent to the property. The properties would merge in title.

Motion No. 2018-3

Moved by: Councillor Brian Brooks

Seconded by: Kevin Wood

THAT PLANNING ADVISORY COMMITTEE recommends to Council approval of CPPS2018-01 – Brown Hospitality at 22 Main Street and Vacant Land be approved provided the following conditions are met:

Applicant will be required to merge the two parcels back together

• Final storm drainage area plans, site servicing plans, grading plans approved to the satisfaction of Public Works

• Enter into an agreement with the Town within one year of approval

Carried.

Community Planning Permit

4 CPPS2018-02

125 Water Street

1000 Islands Boat Museum

The applicant is requesting an amendment to an approved Development Permit under DP2014-02 and DP2016-07 being a dock, yacht house and breakwater/docking facility. The applicant was asked why this change was being made. The reduction to a single slopped roof is for aesthetic reasons, as they will not be docking higher vessels as originally anticipated.

Motion No. 2018-04
Moved by: Anne Warren
Seconded by: Sheila Burtch

THAT PLANNING ADVISORY COMMITTEE recommends to Council approval of CPPS2018-02 – 1000 Island Boat Museum at 125 Water Street be approved provided the following conditions are met:

- Proper permits and approvals from the CRCA and Federal approvals are obtained and submitted to the Town.
- Council of the Town of Gananoque approve the amendment as per the waterlot lease.
- The owner enter into an amending agreement with the Town for the layout as approved by the property owner within 1 (one year) of approval.

Carried.

CONSENT

♣ B01/2018

760 Stone Street N 995423 Ontario Inc.

The application is to consider a lot line adjustment.

This property is subject to OPA5/2018 to redesignate the retained land to commercial. Additionally, the Committee approved B1-3/2017 for the creation of three residential lots along Queen Street in 2017.

The purpose of this adjustment is to correct the lot line between 760 Stone Street N and 710 Stone Street N which currently runs through the middle of the single family dwelling of 710 Stone Street N. The proposed severed land from 760 Stone Street N will merge in title with the adjacent property of 710 Stone Street N.

Motion No. 2018-5

Moved by: Anne Warren **Seconded by:** Sheila Burtch

That COMMITTEE OF ADJUSTMENT approved B1/2018 995423 Ontario Inc. for a lot line adjustment to convey a portion of land from 760 Stone Street N to 710 Stone Street N provided the conditions as outlined in the Notice of Decision are met.

Carried.

Official Plan Amendment

OPA5-2018

760 Stone Street N 995423 Ontario Inc.

The Owner is seeking an Official Plan Amendment to redesignate the land from residential uses to commercial uses. It is unknown at this time what the intended commercial use will be.

Patricia Herkimer of 30 Booth Street expressed concerns over tax and property tax implications of this amendment.

John Atkins of 35 Albert Street expressed concerns about the uncertain nature of what the commercial use would be. He does not want the use to be a bar that would operate into the early morning hours.

Cliff Weir noted that bars are not a significant source of profit anymore.

Owner of the property, Jeff Brown, stated that he does not intend to open a bar on the property. His intent is to have the property market ready for a commercial use.

	Motion No. 2018-6 Moved by: Sheila Burtch	
	Seconded by: Anne Warren	
	That PLANNING ADVISORY COMMITTEE recommends that Council approve OPA5/2018 995423 Ontario Inc. at 760 Stone Street N to redesignate the lands fronting on Stone Street N from residential to commercial.	Carried.
9	CORRESPONDENCE/OTHER	
	Notice dated February 06, 2018 from Township of Leeds and the Thousand Islands regarding the Township's Official Plan Review. Special Meeting of Council to discuss the revisions that may be required will be held March 19, 2018 – 7:00 pm at the Town Administration Office, Council Chambers, 1233 Prince Street, Lansdowne, ON.	Received.
10	Members of the Press Questions or Comments	None.
11	ADJOURNMENT	
	MOTION No. 2018-7	
	Moved by: Anne Warren	
	THAT PAC/COA/PSC adjourn this regular meeting.	

Chair, Chris MacDonald

Committee Secretary, Brenda Guy