





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

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

Item	Title/Description	
1	<p><b>CALL TO ORDER</b> Chair Chris MacDonald called the meeting to order at 6:00 pm</p> <p>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</p>	
2	<p><b>ADOPTION OF THE AGENDA</b> Chair Chris MacDonald noted that all public comments may be made following the application presentation.</p> <p><b>Motion No. 2018-1</b> Moved by: Councillor Brian Brooks Seconded by: Kevin Wood</p> <p>BE IT RESOLVED THAT PAC/COA/PSC adopt the agenda dated February 27, 2018 as posted.</p>	Carried.
3	<p><b>HEALTH SAFETY &amp; WELLNESS</b> Committee members noted a current shortage of doctors.</p>	
4	<b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b>	None.
5	<b>PUBLIC QUESTION/COMMENT</b>	None.
6	<b>MINUTES OF COMMITTEE (ADOPTION)</b>	
	<p><b>MOTION No. 2018-2</b> MOVED BY: Councillor Brian Brooks Seconded By: Kevin Wood</p> <p>BE IT RESOLVED THAT PAC/COA/PSC adopt the Minutes dated October 31, 2017.</p>	Carried.
7	<b>DEPUTATIONS</b>	None.



	<p><b>CONSENT</b></p> <p> B01/2018                      760 Stone Street N 995423 Ontario Inc.</p> <p>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.</p> <p>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.</p> <p><b>Motion No.    2018-5</b> <b>Moved by:</b>    Anne Warren <b>Seconded by:</b> Sheila Burtch</p> <p>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.</p> <p><b>Official Plan Amendment</b></p> <p> OPA5-2018                      760 Stone Street N 995423 Ontario Inc.</p> <p>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.</p> <p>Patricia Herkimer of 30 Booth Street expressed concerns over tax and property tax implications of this amendment.</p> <p>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.</p> <p>Cliff Weir noted that bars are not a significant source of profit anymore.</p> <p>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.</p>	<p>Carried.</p>
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	<p><b>Motion No. 2018-6</b>  <b>Moved by:</b> Sheila Burtch  <b>Seconded by:</b> Anne Warren</p> <p>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.</p>	Carried.
9	<p><b>CORRESPONDENCE/OTHER</b></p> <p>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.</p>	Received.
10	<b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b>	None.
11	<b>ADJOURNMENT</b>	
	<p><b>MOTION No. 2018-7</b>  <b>Moved by:</b> Anne Warren</p> <p>THAT  PAC/COA/PSC adjourn this regular meeting.</p>	

Chair, Chris MacDonald

Committee Secretary, Brenda Guy