

PLANNING ADVISORY COMMITTEE REGULAR MEETING MINUTES

Wednesday, June 13, 2018

The Township of Rideau Lakes Planning Advisory Committee held a Regular Meeting on Wednesday, June 13, 2018 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Chair Ron Pollard; Mayor Holman, Councillors Arie Hoogenboom, Linda Carr and Cathy Monck. Malcolm Norwood, Senior Planner, and Ginny Okum, Departmental Secretary were also in attendance.

Cathy Livingston was absent with prior notice.

ADOPTION OF THE AGENDA:

RECOMMENDATION #1

Moved By: Cathy Monck

Seconded By: Linda Carr

That this Committee adopt the Agenda, as submitted.

Carried:

DECLARATION OF PECUNIARY INTEREST & GENERAL NATURE THEREOF:

Chairperson Pollard asked if anyone had a declaration of pecuniary interest and the general nature thereof regarding any of the applications and none were heard.

ADOPTION OF MINUTES:

Minutes of the Planning Advisory Committee Public Meeting held May 9, 2018 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions and none were noted.

RECOMMENDATION #2

Moved By: Arie Hoogenboom

Seconded By: Linda Carr

That this Committee approve the Planning Advisory Committee Public Meeting Minutes of May 9, 2018, as submitted.

Carried:

Minutes of the Planning Advisory Committee Regular Meeting held May 9, 2018 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions and none were noted.

RECOMMENDATION #3

Moved By: Ron Holman

Seconded By: Arie Hoogenboom

That this Committee approve the Planning Advisory Committee Regular Meeting Minutes of May 9, 2018, as submitted.

Carried:

NEW BUSINESS:

SITE PLAN APPLICATIONS:

SP-14-2018 - CLAIRE GREENBERG (Agent: NOVATECH) - WARD OF BASTARD & SOUTH BURGESS

Concession 1, Part Lot 23 RP 28R4355, Parts 1 and 2; RP 28R9270 Parts 6 to 11; Civic Address: 3928 R39

Greg Mignon of Novatech Engineering Consultants Inc. was in attendance to discuss the Site Plan application to replace the existing 2-storey 1150sqft non-complying dwelling with a 2-storey 3433sqft single dwelling that has a 389sqft attached covered porch; to install a complying replacement sewage disposal system; and to demolish an existing 522sqft shed.

RECOMMENDATION #4

Moved By: Cathy Monck
Seconded By: Ron Holman

That the Planning Advisory Committee Recommends to the Council of The Corporation of the Township of Rideau Lakes that SP-14-2018 – Claire Greenberg, of the Ward of Bastard & South Burgess, be deferred to allow for more time for revisions to be made.

Carried:

OTHER BUSINESS:

DELTA COMMUNITY IMPROVEMENT PLAN GRANT APPLICATION:

DCIP-01-2018 – ELIZABETH OKUM

BAST PLAN 153 BLK A LOT 20; Civic Address: 59 King Street

The applicant and Rob Okum (Robert's Renovations) were in attendance.

Malcolm Norwood, Senior Planner, verbally reviewed the application to obtain funding through the Commercial Façade and Sign Improvements, Planning and Development Fee Offsetting, Residential Conversion, and Built Heritage Improvement Grants of the Delta Community Improvement Plan (DCIP) for a major redevelopment of the existing dwelling on the subject property.

The overall redevelopment proposal consists of 3 distinct phases which are to be completed in 2018: Phase 1: demolition of existing rear addition and walling off of the ensuing gap; Phase 2: exterior façade improvements including replacement of all 12 windows, siding, roofing, and installation of a new commercial sign; Phase 3: interior renovations to convert the existing structure into a residential dwelling with a Home-Based Massage Therapy Business on part of the main floor including a new commercial washroom, internal walls, new flooring and lighting.

Arie Hoogenboom inquired about sewage disposal. Mr. Okum indicated that there is an existing working septic system on the property.

Committee expressed their support for this type of development in the village of Delta.

RECOMMENDATION #5

Moved By: Arie Hoogenboom
Seconded By: Linda Carr

That the Planning Advisory Committee Recommends to the Council of The Corporation of the Township of Rideau Lakes that Delta Community Improvement Plan grant application DCIP-01-2018 be approved and provided funding through the following CIP grants:

- Commercial Façade and Sign Improvement Grant to a maximum of \$1,000;
- Built Heritage Improvement Grant of \$5,000;
- Planning & Development Application Fee Offsetting Grant for 80% of the planning application and permit fees that are paid by an owner (grant estimate: \$605);
- Residential Conversion Grant to a maximum of \$5,000;

To a total proposed grant funding of \$11,605.

Carried:

BUSINESS ARISING FROM MINUTES:

CONSENT APPLICATIONS:

B-89-17 and B-90-17: TOWNSHIP OF RIDEAU LAKES/ CLARKE, CONSTANT, JORGENSEN – WARD OF SOUTH CROSBY

**Plan 88, Part Lot 1, RP 28R4366, PT Part 1, RP 28R6269, PT Part 1; Civic Address: 85 Davis Lock Road
Plan 88, Part Lot J, RP 28R10457, PT Part 1, RP 28R13355, Part 2; Civic Address: not yet assigned**

The applicant and his agent were in attendance.

Malcolm Norwood, Senior Planner, verbally reviewed the application for a proposed “land swap” between the Township of Rideau Lakes and the applicant. This application had been deferred from a previous meeting to allow Staff time to investigate specific issues for which satisfactory information has now been obtained.

RECOMMENDATION #6

Moved By: Cathy Monck

Seconded By: Ron Holman

That the planning Advisory Committee Recommends to the Council of The Corporation of the Township of Rideau Lakes that it be further Recommended to the Consent Granting Authority that B-89-17 and b-90-17 – Clarke, Constant, Jorgensen of the Ward of South Crosby be approved as submitted provided the attached conditions are complied with:

CONDITIONS:

For B-89-17:

1. That the proposed severed lands merge in title with the lands to which they are to be added;
2. That this approval is contingent on the approval of B-90-17;
3. That a copy of the registered survey/plan for the lot addition be submitted to the Township.
4. That the applicant agrees to incur all costs associated with producing the registered survey/plan for the lot addition.

For B-90-17:

1. That the proposed severed lands merge in title with the lands to which they are to be added;
2. That this approval is contingent on the approval of B-89-17;
3. That a copy of the registered survey/plan for the lot addition be submitted to the Township.

4. That the applicant agrees to incur all costs associated with producing the registered survey/plan for the lot addition.

Carried:

MANAGER’S REPORTS:

Chair Ron Pollard declared a pecuniary interest with respect to Application No. SP-15-2018.

1. Manager Approved Site Plans:

- 2.1. **SP-18-2018** – FISHER, 33 B6A, Ward of South Elmsley
- 2.2. **SP-15-2018** – TOUW, 281 Cottonwood Drive, Ward of North Crosby

2. Manager Approved Consents:

- 2.1. **B-49-18** – 4350 R48, Ward of Bastard & South Burgess

3. Updates, Notices & Communications:

Development & Emergency Management Coordinator Hiring Process: interviews were held and a job offer has been made

RECOMMENDATION #7

Moved By: Linda Carr

Seconded By: Arie Hoogenboom

That the Planning Advisory Committee acknowledges the written and verbal reports of Malcolm Norwood, Associate Planner, regarding matters provided for information purposes.

Carried:

ADJOURNMENT:

The Chairperson declared the Planning Advisory Committee Meeting adjourned at 2:35 p.m. until the next Regular Meeting.

Ron Pollard
Chairperson

Malcolm Norwood
Secretary