

**PLANNING ADVISORY COMMITTEE PUBLIC MEETING MINUTES**

**Wednesday May 9, 2018**

The Planning Advisory Committee held a Public Meeting at the Municipal Office, in Chantry on Wednesday, May 9, 2018.

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

Mayor Holman and Councillor Cathy Monck were absent with prior notice.

**ADOPTION OF THE AGENDA**

**RECOMMENDATION #1**

Moved By: Arie Hoogenboom  
Seconded By: Cathy Livingston

That the Agenda be approved, 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, and none was declared.

**NEW BUSINESS:**

**ZONING AMENDMENT APPLICATION**

**ZBA-3-2018 – MARCIA CANNON – WARD OF BASTARD & SOUTH BURGESS**

**BAST PLAN 27 PT LOT 13 PT LOT 14**

**Civic Address: 8 Queen Street, Portland**

Owner Marcia Cannon was present for discussion regarding Zoning Amendment Application ZBA-3-2018.

Malcolm Norwood, Senior Planner, reviewed the application to change the zoning classification of the property from General Residential (RG) to Tourist Commercial (CT) to allow the conversion of part of the main floor to a Café. Mr. Norwood stated that Staff recommend the zoning be amended to the more appropriate Local Commercial (CL) which would provide flexibility for desirable future alternative commercial uses such as retail store or professional office, rather than the less appropriate tourist lodging or campground uses which would be permitted under CT zoning. The Local Commercial zoning is consistent with similar properties at intersections along Water Street, and the application is compatible with the character of the village and supports the economic policies of the Township's Official Plan.

Mr Norwood stated that one inquiry and two objections were received, which Staff addressed by providing further information. The concerns related to the misleading term "restaurant" (the proposed use is a small café); concerns regarding parking (addressed by the establishment of 6 parking spaces, 5 along Water Street and 1 in the laneway); and questions about the septic system (determined by the Township Building Inspector to be adequate for the proposed use). The Township Road Superintendent expressed no concerns with regard to intersection sight lines.

After discussion, the following recommendation was duly moved and seconded:

**RECOMMENDATION #2**

Moved By: Cathy Livingston  
Seconded By: Linda Carr

That the Planning Advisory Committee recommends to the Council of The Corporation of the Township of Rideau Lakes that ZBA-3-2018, by Marcia Cannon of the Ward of Bastard & South Burgess, is approved as amended to change the zoning classification of the subject property at 8 Queen Street from General Residential (RG) to Local Commercial (CL);

AND FURTHER that the recommendation is subject to the following condition prior to the passing of a By-law:

1. That the applicant revises the proposed site plan to indicate one additional commercial parking space on the subject property to the satisfaction of the Township.

Carried:

**ADJOURNMENT:**

Chairperson Pollard declared the Planning Advisory Committee Public Meeting adjourned at 1:39 p.m.

Carried:

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Ron Pollard  
Chairperson

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Malcolm Norwood  
Secretary