

PLANNING ADVISORY COMMITTEE PUBLIC MEETING MINUTES

Wednesday July 25, 2018

The Planning Advisory Committee held a Public Meeting at the Municipal Office, in Chantry on Wednesday, July 25, 2018.

The following Committee members were in attendance: Chair Ron Pollard, Councillors Linda Carr, Arie Hoogenboom, Cathy Livingston, Cathy Monck and Mayor Ron Holman. Brittany Mulhern, Manager of Development Services, Malcolm Norwood, Senior Planner, and Meg McCallum, Development and Emergency Management Coordinator, were also in attendance.

ADOPTION OF THE AGENDA

RECOMMENDATION #1

Moved By: Cathy Livingston
Seconded By: Arie Hoogenboom

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-4-2018 – TOURISM SERVICES INC – WARD OF SOUTH ELMSLEY

Concession 4 Part Lot 4 Registered Plan 28412438; Part 1
Civic Address: NONE ASSIGNED

Paul Akehurst appeared on behalf of Tourism Services Inc. along with the applicants Ryan Pratt and Kristine Fair for discussion regarding Zoning Amendment Application ZBA-4-2018.

Malcolm Norwood, Senior Planner, reviewed the application to change the zoning classification of an approximate 2 acre portion of the 3.04acre subject property from Rural (RU) to General Commercial Special Exception (CG-X) with all regular permitted uses in the CG zone requested on the subject property. Mr. Norwood explained that the special exception is requested to allow the additional permitted use of an automobile body shop. The applicant's intent is to open a vehicle sales and rental establishment and potentially an automobile service station and/or automobile body shop in the future on the subject property.

Committee members noted concern over a 40 meter setback to the environmentally protected area, and inquired whether this was site specific or a new precedent. Mr. Norwood confirmed that this is a site-specific requirement due to the submitted Environmental Impact Study. The Committee also discussed the applicant's Environmental Impact Study's recommendation to establish a turtle exclusion fence to protect the endangered Blanding's turtles in the area.

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

RECOMMENDATION #2

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 ZBA-4-2018, by Tourism Services Inc of the Ward of South Elmsley, is approved as amended:

1. The amendment being that the forested lands at the rear of the subject property which are not already subject to EP-A zoning are rezoned to Open Space - Special Exception (OS-X) with the special exception being to only permit conservation use as the only permitted use;

The approval as amended is subject to the following condition prior to the passing of a By-law:

1. That confirmation be received from the Town of Smiths Falls that a commercial entrance on the subject property is possible regarding the proposed future commercial uses.

Carried.

ADJOURNMENT:

Chairperson Pollard declared the Planning Advisory Committee Public Meeting adjourned at 1:20 p.m.

Carried.

Ron Pollard
Chairperson

Brittany Mulhern
Secretary