

PLANNING ADVISORY COMMITTEE PUBLIC MEETING MINUTES

Wednesday August 22, 2018

The Planning Advisory Committee held a Public Meeting at the Municipal Office, in Chantry on Wednesday, August 22, 2018.

The following Committee members were in attendance: Chair Ron Pollard and Councillors Linda Carr, Arie Hoogenboom, Cathy Livingston, Cathy Monck. Mayor Ron Holman was absent with prior notice. 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 APPLICATIONS

ZBA-5-2018 – RONALD AND BEVERLY MILNE – WARD OF BASTARD AND SOUTH BURGESS

Bastard Concession 6 Part Lot 15 Registered Plan 28R11118 Part 1
Civic Address: 2356 Harlem Road

Applicants Ronald and Beverly Milne attended for discussion regarding Zoning Amendment Application ZBA-5-2018.

Malcolm Norwood, Senior Planner, reviewed the application to change the zoning classification of the subject property at 2356 Harlem Road from Institutional (I) to General Residential (RG). The property currently contains a 1472sqft main dwelling that was formerly used as a church. It has been used as a dwelling since at least 2001. Mr. Norwood noted that adaptive re-use/ intensification of Harlem is desired under the Provincial Policy Statement for rural settlement areas and that the non-complying features are not worsening with the proposed zoning change.

Committee members asked whether a dark shape in the property map was a wetland and staff confirmed that it was not.

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

RECOMMENDATION #2

Moved By: Cathy Livingston
Seconded By: Cathy Monck

That the Planning Advisory Committee recommends to the Council of The Corporation of the Township of Rideau Lakes that ZBA-5-2018, by Ronald and Beverly Milne of the Ward of Bastard and South Burgess, be approved as submitted.

Carried.

ZBA-6-2018 – 2435020 ONTARIO INC., 2396251 ONTARIO INC. AND TRUMPETER DEVELOPMENTS INC. – WARD OF BASTARD AND SOUTH BURGESS

Bastard Concession 8 Part Lots 27 and 28 Registered Plan 28R8045 Parts 1 and 2 Part Part 3 Registered Plan 28R13771;

Bastard Concession 8 Part Lots 26 and 27 Registered Plan 28R7616 Parts 2 to 17 Registered Plan 28R7681 Parts 1 to 3 Concession 8 Part Lot 28 Registered Plan 28R8045 part 5;

Bastard Concession 8 Part Lots 27 and 28 Registered Plan 28R13771 Parts 1 and 2;

Bastard Concession 8 Part Lot 28 Registered Plan 28R8045 Part 4

Civic Address: Not assigned/ 305 Coons Road

Applicant Ian Morrice was in attendance for discussion regarding Zoning Amendment Application ZBA-6-2018, along with approximately 20 interested neighbouring residents.

Malcolm Norwood, Senior Planner, reviewed the application to change the zoning classification of a portion of the subject properties from Rural (RU) to Tourist Commercial Special Exception to permit agricultural use, as defined in the Zoning By-Law 2005-6 and a Private School (definition drafted for discussion); and to change the Waterfront Residential Special Exception (RW-7) zoning of one of the properties to the same CT-X zoning; and to rezone a small portion of the Environmental Protection-B (EP-B) zoning on the existing golf course to Tourist Commercial Special Exception with a holding zone (CT-X-h) to reflect the potentially non-wetland status of those portions of the existing golf course which are zoned EP-B but are not part of the wetland. The properties in total constitute 344acres of land, with approximately 170acres designated as wetland. This leaves approximately 160acres for future commercial development.

Mr. Norwood noted that staff have received numerous inquiries and 5 formal written submissions, which have been circulated to the Committee. He noted that adjacent landowners have commented specifically that Tourist Campground and Marina uses are undesirable.

The applicant thanked staff for the work they have done on this file, and thanked neighbours for their interest and engagement. He noted that Tourist Campground and Marina are NOT the intended uses of the property and indicated his willingness to have them specifically excluded from the rezoning. Mr. Morrice noted that he has a long-term interest in the area, with his family cottage on site. It has taken five years of work to get the plans to this point, including personal investment in widening and improving Coons Road. His intent is to go through the proper planning process and not to jam anything down his neighbours' throats.

The Chair called for comments from neighbours in attendance.

Jackie Kelly, from Whiskey Island, asked whether, if Campground and Marina are removed as permitted uses, whether that would be a permanent change. Staff explained that if someone wanted to request these uses, they would need to go through a new rezoning application.

Harold Belham asked if the removal of Campground and Marina would happen as part of this application or whether it would be done at a later date. Staff confirmed that the Committee can make this change as part of their decision on the current application.

Lynne Jeffries of the Lower Beverly Lake Association asked whether the Township is required to notify every waterfront property owner when there is a waterfront application on a specific lake. Staff responded that the Planning Act requires that a notice be posted in the newspaper, OR that notification be sent by mail to owners within 120m of the subject property and the notice posted on the subject property. Township staff exceeded the requirements by doing both.

Will Patric commented that the notification process is inadequate and that an application of this scale deserves community discussion.

Gino Giannandrea spoke on behalf of his family and his brother Vince. Their two properties are surrounded by the subject properties and they are concerned that development could have a major impact on property values and quality of life. Their main concern is about the size and scope of potential development. Along with opposition to a Marina and Tourist Campground, they have concerns about changes that would allow for a restaurant, an open market and tourist lodging establishment depending on the size and location. Although Mr. Morrice is interested in working with neighbours, the property could be sold and the new owner less amenable. The intent of the Official Plan is to provide for a modest amount of compatible and orderly new development. This property is not modest, and the site plan control approval process does not give residents a say. Mr. Giannandrea and his brother requested deferral to allow for more input from affected property owners; or to exclude the following uses: Marina, Tourist Campground; Marine Facility.

The Committee chair noted that while this application is specific to the zoning, the commercial site plan control application will be thoroughly reviewed to address the concerns regarding scope and scale. Mr. Giannandrea noted that without a formal input role for residents, as there is in the rezoning process, there is no expectation that staff is representing residents' perspectives. Staff suggested that the Committee could include a condition within their recommendation that all interested residents be notified about the commercial site plan application when it comes forward and provided with a 20-day comment period.

Harold Belham asked whether the rezoning would permit livestock. Staff responded that the agricultural use is permitted within the current zoning.

Lorraine McIntyre expressed concern that several neighbours did not receive notification by mail. With less than 48 hours to understand this complex application, she requested a deferral to allow for more consultation. If the application goes ahead, she stated that she is opposed to it on the grounds that she has not had the opportunity to examine it with due diligence.

Will Patric added that he also did not receive notice until 5 days ago. He questioned the need for change and felt that the current zoning is appropriate. He felt that a robust community conversation is needed for a change of this scale. He noted that the Lower Beverly Lake is 1900 acres in size and has grown from 200 homes in the 1960's to over 400 homes now. He expects more development over time but wants a discussion about how much/ how fast and what type, and a consideration of what the lake and the ecosystem need. He is not opposed to reasonable, cautious, measured development, but requested that this application be denied or deferred for more consultation.

A resident asked whether the letter submitted by another neighbour not in attendance today could be read aloud for the record. It was noted by a Committee member that all of the written comments received form part of the public record.

The Committee asked whether this type of application would typically be circulated to the Lake Association. Staff responded that no notification is required or done unless requested. The notice is posted in the local community newspaper (The Review Mirror) and going forward, will also be posted on the Township's website.

The applicant noted that he did not have a problem with a deferral to allow for more consultation.

Committee members agreed more discussion would help work through concerns, and asked that staff notify all residents who request it of the date of the next meeting and provide them with copies of comments received and the staff report.

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

RECOMMENDATION #3

Moved By: Arie Hoogenboom
Seconded By: Cathy Livingston

That the Planning Advisory Committee recommends to the Council of The Corporation of the Township of Rideau Lakes that ZBA-6-2018, by 2435020 Ontario Inc., 2396251 Ontario Inc. AND Trumpeter Developments Inc. of the Ward of Bastard and South Burgess, be deferred to allow for:

Further time for interested parties to review and make comment on the proposal.

Carried.

ADJOURNMENT:

Chairperson Pollard declared the Planning Advisory Committee Public Meeting adjourned at 2:12 p.m.

Carried.

Ron Pollard
Chairperson

Brittany Mulhern
Secretary