

PLANNING ADVISORY COMMITTEE PUBLIC MEETING MINUTES

Wednesday March 14, 2018

The Planning Advisory Committee held a Public Meeting at the Municipal Office, in Chantry on Wednesday, March 14, 2018.

The following Committee members were in attendance: Councillors Arie Hoogenboom, Cathy Livingston, Cathy Monck, Linda Carr, Ron Pollard, and Mayor Ron Holman. Malcolm Norwood, Associate Planner was also in attendance.

ADOPTION OF THE AGENDA

RECOMMENDATION #1

Moved By: Cathy Monck
Seconded By: Ron Holman

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-1-2018 – DON MCRAE & PATRICIA JENSEN – WARD OF BASTARD & SOUTH BURGESS

Concession 3, Part Lot 27, RP 28R5841, Part 2

Civic Address: 2742 Highway 15

Owners Don McRae and Patricia Jensen were present for discussion regarding Zoning Amendment Application ZBA-1-2018.

Malcolm Norwood, Associate Planner, reviewed the application to change the zoning classification of the property from General Commercial (CG) to General Commercial Special Exception (CG-X). The proposed zoning would allow for agricultural uses as defined within the Zoning By-law, in addition to all other permitted uses in the General Commercial Zone.

The MTO had no objections to the rezoning. MTO stated that they may require studies, or the removal of an entranceway to meet current standards and policies, for future building permits or change of use permits.

Mr. Norwood stated that staff recommend the application be approved as amended, as staff originally requested a holding designation on the subject property which was later determined to be unnecessary.

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-1-2018, by Don McRae and Patricia Jensen of the Ward of Bastard & South Burgess, is approved as amended to permit agricultural use, as defined in Zoning By-law 2005-6, under the General Commercial Special Exception (CG-X).

The amendment shall be from Section 6.1.1 of the Zoning By-law:

- Notwithstanding the provisions of Section 6.1.1 to the contrary, on the lands zoned CG-Xm Agricultural Use, as defined in Zoning by-law 2005-6, shall be an additional permitted use on the subject property.

The recommendation is subject to the following condition prior to (or concurrently with) the passing of a By-law:

1. That the applicants acknowledge that a building permit or a change in use permit will be required for the establishment of a Garden Centre, or another commercial use on the subject property, and will be subject to MTO's requirements as applicable law under the Ontario Building Code.

Carried:

ADJOURNMENT:

Chairperson Pollard declared the Planning Advisory Committee Public Meeting adjourned at 1:17 p.m.

Carried:

Ron Pollard
Chairperson

Malcolm Norwood
Secretary