

PLANNING ADVISORY COMMITTEE MINUTES

Thursday, September 14th, 2023 – 5:00 p.m. Council Chambers

ATTENDANCE:

Members Present:	Chair, J. Wanless Councillor J. Brennan Councillor S. Robinson Y. Robert J. Grimes
Members Absent:	M. DiPietro S. McGuire
Staff Present:	M. Remmig, Planning Clerk, Secretary/Treasurer R. Grant, Planner I
Guests (Signed In):	D. Hinton

1. CALL TO ORDER & LAND ACKNOWLEDGMENT

J. Wanless called the meeting to order at 5:03 p.m., read aloud the land acknowledgement and introduced Committee members and staff who were in attendance.

A quorum was present.

2. APPROVAL OF AGENDA

The agenda was adopted as presented.

Moved: J. Grimes Seconded: S. Robinson CARRIED: (5-0)

3. APPROVAL OF MINUTES

i) Planning Advisory Committee Meeting – July 13th, 2023

The minutes of the Planning Advisory Committee meeting were approved as presented.

Moved: J. Brenan Seconded: S. Robinson CARRIED: (5-0)

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4. DISCLOSURE OF MONETARY INTERESTS

None at this time.

5. PUBLIC MEETINGS

- i) <u>Report #PAC-23-11 Minor Variance (MV-23-06)</u> Address: 211 Lombard Street (Nissan) Owner/Applicant: 345511 Ontario Ltd c/o Derek Hinton Presented By: R. Grant, Planner I
 - a) Planner I's Report and Presentation

Planner I, Richard Grant gave an overview of the application – *attached, page 5.*

b) Applicant/Agent Comments

None.

c) Oral and Written Comments

None.

d) Questions by the Committee

Y. Robert asked how stormwater runoff will be directed away from Lousey Creek.

D. Hinton noted that the area that will house the addition is currently hard surface and additional storm runoff should not be created.

J. Grimes asked if the applicant received the RVCA comments.

R. Grant was unaware if the applicant had an opportunity to review the RVCA comments.

J. Grimes asked if RVCA specified what is needed to address this.

J. Brennan asked if the applicant was required to obtain a Section 28 regulatory permit from RVCA.

R. Grant explained that the addition is proposed within the regulation limit of the watercourse and necessitates a regulatory approval from RVCA.

J. Brennan stated support for the development and requested a special meeting to resolve the application.

J. Wanless requested the setback measurement of the closest corner of the existing building to the watercourse and the setback measurement for the

closest corner of the newly proposed addition to the watercourse.

R. Grant and D. Hinton provided confirmation.

J. Grimes asked what the timeframe is to circulate a notice of public meeting to the residents on the Rideau Lakes side of the boundary.

R. Grant confirmed 10 day advanced notice.

J. Brennan noted he will make himself available in two weeks to keep the project moving.

Members agreed to a special meeting on September 28th, 2023.

D. Hinton asked why the property owners within the Rideau Lakes boundary were not notified of the public meeting.

R. Grant accepted responsibility for the error.

D. Hinton expressed appreciation for the committee's willingness to schedule a special meeting to help the project along.

Motion #PAC-2023-18

THAT, the Planning Advisory Committee hereby defers a decision respecting minor variance application MV-23-06 under Section 45 of the Planning Act for the property municipally known as 211 Lombard Street.

Moved: J. Brennan Seconded: S. Robinson CARRIED: (5-0)

6. **PRIORITY ISSUES**

None.

8. **PROJECT UPDATES**

i) Zoning By-law Amendment – ZA-23-01 Maple Ridge Subdivision (R. Grant)

R. Grant advised that staff have received peer review feedback from EVB Engineering. The Department of Public Works and Utilities has requested more information before proceeding.

ii) Zoning By-law Amendment – ZA-23-03 44-48 Main Street W, 1-3 George Street North & 35 William Street West (R. Grant)

R. Grant advised that staff are currently working with the developer to determine how to administer the affordability component of the development. Further, there have also been concerns raised with the carriageway which will front onto Main Street.

iii) Official Plan Update (R. Grant)

R. Grant advised that planning staff have just completed department head interviews to determine appropriate focuses for the Official Plan update. These key themes will be presented to Council for further direction.

9. NEXT MEETING

- i) Special Planning Advisory Committee Meeting September 28th, 2023
- ii) Planning Advisory Committee Meeting October 12th, 2023

10. ADJOURNMENT

THAT, the Planning Advisory Committee adjourn its proceedings at 6:02 p.m. and stand so adjourned until the next duly called Committee meeting.

Motioned: S. Robinson

Minor Variance Application MV-23-06- 211 Lombard Street

SMITHS FALLS

Public Meeting: September 14th, 2023 Applicant/ Owner: 345511 Ontario Ltd C/O Derek Hinton



Minor Variance Application MV-23-06

Minor Variance Application MV-23-06 requests a relief of 18.04 m (59.19 ft) from Section 4.32 (Setbacks/ Buffer from Watercourses, Waterbodies, and Fish Habitats) of the Town's Zoning Bylaw to accommodate a 158 m2 garage addition proposed to be constructed on an existing commercial building

- Section 4.32 (Setbacks/ Buffer from Watercourses, Waterbodies, and Fish Habitats) requires a minimum 30 m setback from the normal high-water mark of a watercourse, waterbody, or wetland for any new developments
- Results in a proposed watercourse setback of 11.96 m (32.24 ft) for the closest point of the addition.















Consultation is an integral part of the planning process Engage technical agencies and local expertise and perspectives Public& Agency Consultation Dept. of Public Works Rideau Valley Conservation Authority Notice of meeting given in accordance with Planning Act requirements for minor variance applications: Notification to neighbours within 60 meters (Sept. 1st) Notice posted on site (Sept. 1st)











Test #1 General Intent of Official Plan

The application does conform to the general intent of the Official Plan:

 The commercial nature of the subject property will not be changed by the proposed garage addition

- Improved functionality of the subject property by increasing the customer service capacity of the existing commercial building
- Location of the proposed garage addition is considered optimal as it does not create additional vehicular traffic, nor reduce the subject property's parking capacity
- The adjacent watercourse will not be altered and low impact development strategies are recommended to reduce the potential stormwater runoff



Test #3 Desirable & Appropriate?

- The application is largely desirable for the appropriate development of the lands in question:
- The proposed garage addition improves the existing commercial building by expanding the its customer service capacity.
- No additional impervious surfaces, no expansion of the subject property's footprint, or altering any aspects of the natural or riparian area as a result of the proposed garage addition.
- The potential impact to the adjacent watercourse due to the development of the proposed garage addition can be mitigated by employing low impact development strategies to reduce stormwater runoff volumes





