



## SPECIAL PLANNING ADVISORY COMMITTEE MINUTES

Thursday, July 11, 2024 – 5:00 p.m.  
Council Chambers – 77 Beckwith Street North, Smiths Falls

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### ATTENDANCE:

**Members Present:** Chair, J. Wanless  
Councilor J. Brennan  
Councilor S. Robinson  
J. Grimes  
Y. Robert  
S. McGuire (Remote attendance)

### Members Absent:

**Staff Present:** Karl Grenke, Manager of Development Services  
M. Elmsley, Planning Clerk  
R. Grant, Planner I

### Guests (Signed In):

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#### 1. CALL TO ORDER & LAND ACKNOWLEDGMENT

J. Wanless called the meeting to order at 5:02 p.m., read the land acknowledgement aloud, and introduced committee members in attendance.

A quorum was present.

#### 2. APPROVAL OF AGENDA

The agenda was adopted as presented.

*Moved: S. Robinson*  
*Seconded: Y. Robert*  
*CARRIED: (6/0)*

#### 3. APPROVAL OF MINUTES

- i) The minutes of the Planning Advisory Committee Meeting on May 9, 2024, were approved as presented.

*Moved: J. Brennan*  
*Seconded: J. Grimes*  
*CARRIED: (6-0)*

#### 4. DISCLOSURE OF MONETARY INTERESTS

None.

#### 5. PUBLIC MEETINGS

- i) Report No. PAC-24-07 – Zoning By-law Amendment Application (ZA-24-01)  
*Presented By: Richard Grant, Planner I*  
Address: Bellamy Farm Subdivision Phase 3  
Applicant/Owner: Parkview Homes

a) Planner I's Report and Presentation

- R. Grant provided an overview of Report No. PAC-24-07.

b) Oral & Written Comments

- None

c) Applicant/Agent Comments

- S. Mason, T. Troughton, and K. Shelley were present as the representatives from Parkview Homes.
- S. Mason advised the committee that the primary goal of removing the garages was to include more diversity in the styles of homes and provide a lower cost option of units without compromising useable space, all as requested by this committee. Exterior finishes are high quality energy star efficient design while interior will have building grade finishes. The developer felt that this allows the younger generation of buyers to get their foot in the door on a new property and when they can afford it, upgrade if they want to. There was a general discussion around how much these units will go for (unknown at this time), and how these units are at net-zero ready, all that the owner has to do is get solar panels. The trail access for snowmobiles is with Community Services, and the developer feels that this is a "no-touch" zone to them. Public Works comments are pending.

**ACTION:** K. Grenke to confirm with the Director of Community Services about the snowmobile trail access.

#### **Motion PAC-24-07**

THAT, the Planning Advisory Committee hereby recommends that Council approve Zoning Bylaw Amendment application ZA-24-01 for 1686994 Ontario Ltd (C/o Parkview Homes) as submitted thereby rezoning Blocks 35 to Open space, Block 36 to Open Space (Wetland) and Blocks 29-33 from Residential Type 3 - Special Exception 2 to Residential Type 3 - Special Exception X, subject to satisfactory comments regarding the

results of the ongoing engineering review, which will be presented for Council's consideration.

Moved by: Y. Robert  
Seconded by: J. Brennan  
Carried (6-0)

**The Public Meeting adjourned at 5:28 pm.**

**6. PRIORITY ISSUES**

None

**7. PROJECT UPDATES**

- i) K. Grenke advised that the Official Plan Update contract was awarded to Dillon Consultants. There will be a kick off meeting at the end of this month with participants including Y. Robert, to discuss and move ahead with the project. K. Grenke will keep the committee informed

**8. NEXT MEETING**

- i) Planning Advisory Committee Meeting August 8, 2024.

**9. ADJOURNMENT**

THAT, the Planning Advisory Committee adjourned its proceedings at 5:31 p.m. and stood so adjourned until the next duly called Committee meeting.

*Motioned: S. Robinson*