

MINUTES  
OF THE SEVENTH REGULAR MEETING OF THE ONE HUNDRED  
AND TWENTY EIGHTH COUNCIL OF THE TOWN OF CARLETON PLACE

The Seventh Regular Meeting of the One Hundred and Twenty Eighth Council of the Town of Carleton Place was held in the Town Hall Council Chambers on Tuesday, April 11, 2017 at 7:00 p.m.

**PRESENT:** Mayor Antonakos                      Deputy-Mayor Flynn  
                  Councillor Redmond                    Councillor Fritz  
                  Councillor Trimble

**STAFF:**        P. Knowles, C.A.O.                      D. Rogers, Clerk

**I        OPENING PRAYER**

Mayor Antonakos asked members of Council and the public present to stand for a moment of silence.

**II       DISCLOSURE OF PECUNIARY INTEREST**

None

**III      MINUTES OF PREVIOUS MEETING**

Motion No. 7-128-01

Moved by Deputy-Mayor Flynn, seconded by Councillor Fritz

**THAT** the Minutes of the Seventh Regular Meeting of the 128<sup>th</sup> Council held on March 28, 2017 be adopted as printed.

**CARRIED**

**IV      DELEGATIONS**

None

**CARRIED**

**V       COMMUNICATIONS**

128170 – 128182

**VI      READING OF BY-LAWS**

**By-law No. 19-2017**

Motion No. 7-128-02

Moved by Councillor Redmond, seconded by Councillor Trimble

**THAT** By-law No. 19-2017 (**To Exempt Certain Lands from Part Lot Control 2-12 Code Crescent**) be read a first, a second and third time and finally passed.

**CARRIED**

**VII     STANDING COMMITTEES**

**Policy Review Committee – March 28, 2017**

Motion No. 7-128-03

Moved by Councillor Fritz, seconded by Councillor Redmond

Communication:    128146 128170

**THAT** Council hereby accepts the Policy Review Committee's decisions related to the consent items of March 28, 2017 and approves the Council Actions.

**CARRIED**

Motion No. 7-128-04

Moved by Councillor Trimble, seconded by Councillor Redmond

Communication: 128172A

**THAT** Council hereby instructs the Clerk to amend the Striking Committee Report to remove Robin Janfield and Claudia Wutherich from the Environmental Advisory Committee and to add Kayla Kazda to the Environmental Advisory Committee.

**FURTHER THAT** the Committee structure of the Environmental Advisory Committee be amended to read 8 – 10 members including 1 Councillor.

**CARRIED**

Motion No. 7-128-05

Moved by Councillor Fritz, seconded by Councillor Redmond

Communication: 128172B

**THAT** Council appoints Amanda Charania, Communications Coordinator, Mayor Antonakos, Councillor Black and Jackie Kavanagh to represent the Town and participate in the process to develop a County wide economic development plan.

**CARRIED**

#### **Physical Environment Committee – April 4, 2017**

Motion No. 7-128-06

Moved by Councillor Trimble, seconded by Councillor Redmond

Communication: 128148 128171 128175

**THAT** Council hereby accepts the Physical Environment Committee's decisions related to the consent items of April 4, 2017 and approves the Council Actions.

**CARRIED**

Motion No. 7-128-07

Moved by Deputy-Mayor Flynn, seconded by Councillor Fritz

Communication: 128174

**THAT** Council hereby authorizes staff to enter into an Agreement with Capital Dedicated Logistics for the provision of grass cutting services provided Capital Dedicated Logistics satisfies all requirements

**CARRIED**

#### **Planning and Protection Committee – April 4, 2017**

Motion No. 7-128-08

Moved by Councillor Redmond, seconded by Councillor Trimble

Communication: 128166 128176 128177 128178 128179

**THAT** Council hereby accepts the Planning and Protection Committee's decisions related to the consent items of April 4, 2017 and approves the Council Actions.

**CARRIED**

### **VIII OTHER BUSINESS**

Mayor Antonakos on behalf of Council, proclaimed April 24, 2017 as Human Values Day here in the Town of Carleton Place. The Mayor also on behalf of Council also declared April as Civitan Awareness Month in the Town of Carleton Place.

**IX MAYOR'S ANNOUNCEMENTS/DATES TO REMEMBER**

Mayor Antonakos brought to the attention of Council a wall plaque brought in by a local resident showing the Battle of Vimy Ridge which occurred 100 years ago in France from April 9<sup>th</sup> to April 12, 1917. The Mayor noted that three of the McDiarmid brothers, Victor, Arthur and Harold, all residents of Carleton Place had died as a result of the noted battle.

The Mayor then noted the following upcoming events in Carleton Place. On Wednesday, April 12, 2017, a Construction Open House will be held in the Council Chambers by the Public Works Department from 4:00 p.m. to 7:00 p.m. An Open House by the Twisted Barber to celebrate their Grand Re-Opening will be held on Friday, April 14, 2017 at 126 Bridge Street from 11:00 a.m. to 2:00 p.m. Also on Friday, April 14, 2017 the local Legion will hold a traditional Fish and Chips Event.

On Saturday, April 15, 2017, the 10<sup>th</sup> Anniversary Bunny Run will be held from 11:00 a.m. to 2:30 p.m. On Tuesday, April 18<sup>th</sup> 2017 the Come Wander Stakeholders Session will be held at the Town Hall from 9:00 a.m. to 12:00 noon. Further, on Thursday, April 20<sup>th</sup> 2017 the Cannabis Forum/Discussion at the Carleton Place Community Centre will be held starting at 6:30 p.m. Finally on Thursday, April 20<sup>th</sup> 2017 The Invisible Boy Play will be held at the Carambeck Community Centre starting at 7:00 p.m.

**X BY-LAW CONFIRMING COUNCIL PROCEEDINGS**

**By-law No. 20-2017**

Motion No. 7-128-09

Moved by Councillor Fritz, seconded by Councillor Trimble

**THAT** By-law No. 20-2017 (**Confirm Council Proceedings**) be read a first time, second time and third time and finally passed.

**CARRIED**

**XI SINGING OF O CANADA**

Members of Council, Staff and the public present stood for the singing of O Canada.

**XII ADJOURNMENT – 7:18 p.m.**

Motion No. 7-128-10


Moved by Councillor Trimble, seconded by Councillor Redmond

**THAT** the Seventh Regular Meeting of the One Hundred and Twenty Eighth Council be hereby adjourned.

**CARRIED**



Louis Antonakos, Mayor



D.H. Rogers, Clerk



## AGENDA

### SEVENTH REGULAR MEETING OF THE ONE HUNDRED AND TWENTY EIGHTH COUNCIL OF THE TOWN OF CARLETON PLACE Tuesday, April 11, 2017 Council Chambers at 7:00 p.m.

**I OPENING PRAYER**

**II DISCLOSURE OF PECUNIARY INTEREST**

**III MINUTES OF PREVIOUS MEETING**

Minutes of the Sixth Regular Meeting of the 128<sup>th</sup> Council of March 28, 2017

**IV DELEGATIONS**

None

**V COMMUNICATIONS**

128170 – 128182 (*copies of communications are available to view in the Clerk's Dept.*)

**VI READING OF BY-LAWS**

By-law 19-2017 – To Exempt Certain Lands from Part Lot Control 2-12 Code Crescent

**VII STANDING COMMITTEES**

**Policy Review Committee** – March 28, 2017

128146 128170 128172

**Physical Environment Committee** – April 4, 2017

128148 128171 128174 128175

**Planning and Protection Committee** – April 4, 2017

128176 128177 128166 128178 128179

**VIII OTHER BUSINESS**

Proclamation – April 24, 2017 as “Human Values Day”

Proclamation – April as “Civitan Awareness Month”

**IX MAYOR'S ANNOUNCEMENTS/DATES TO REMEMBER**

**X BY-LAW NO. 20-2017 CONFIRMING COUNCIL PROCEEDING**

**XI SINGING OF O'CANADA**

**XII ADJOURNMENT**

**BY-LAW NO. 19-2017**

**A BY-LAW OF THE CORPORATION OF THE TOWN OF CARLETON PLACE TO EXEMPT CERTAIN LANDS FROM PART LOT CONTROL, BLOCK 65, REGISTERED PLAN 27M-73, PARTS 1 TO 18 INCLUSIVE ON PLAN 27R-10879, IN THE TOWN OF CARLETON PLACE, IN THE COUNTY OF LANARK.**

**WHEREAS** Subsection 7 of Section 50 of *The Planning Act*, R.S.O. 1990 as amended, authorizes a Municipality to provide a by-law that part lot control does not apply to land that is within registered plans or plan of subdivision or parts thereof, subject to the approval of the County of Lanark;

**AND WHEREAS** it is deemed expedient to exempt certain lands located in an area designated Residential in Development Permit By-law 15-2015, and described as Block 65, Registered Plan 27M-73, Parts 1 and 18 inclusive on Plan 27R-10879 in the Town of Carleton Place, in the County of Lanark;

**AND WHEREAS** *The Planning Act*, subsection 50 (7.1) does not come into effect until approved by the County of Lanark;

**NOW THEREFORE** the Council of the Corporation of the Town of Carleton Place enacts as follows:

1. Subsection 5 of Section 50 of *The Planning Act*, R.S.O. 1990, as amended, does not apply to Block 65, Registered Plan 27M-73 further described as Parts 1 to 18 inclusive on Plan 27R-10879 in the Town of Carleton Place, in the County of Lanark.
2. This by-law shall be effective only to the extent necessary to permit;
  - a) The creation of blocks and parcels for construction purposes and to permit such lots to be charged and/or discharged
  - b) Individual dwelling units, together with appurtenant rights and easements in land associated therewith, to be conveyed to each initial purchaser of each individual dwelling unit;  
And this by-law shall not be construed as to permit the further severance or re-subdivision of any such parcel.
3. This by-law shall become effective upon the approval of the County of Lanark and registration of the by-law in the land titles office.
4. This by-law shall expire and be of no further force and effect as of April 10, 2018.
5. The property is locally known as 2-12 Code Crescent.

READ A FIRST TIME, SECOND TIME AND A THIRD TIME AND FINALLY PASSED THIS 11<sup>th</sup> DAY OF APRIL 2017.

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Louis Antonakos, Mayor

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D.H. Rogers, Clerk



Policy Review Committee  
Council Report  
March 28<sup>th</sup>, 2017

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**COMMUNICATION 128146**

Received from Paul Knowles, Chief Administrative Officer  
Addressed to Policy Review Committee  
Date February 19<sup>th</sup>, 2017  
Topic Interest Arbitration

**SUMMARY**

The Chamber of Commerce advises they are acutely aware of the impact that wage settlements, resulting from the provincial arbitration system, have on the municipality. The costs of emergency services have increased at over three times the rate of inflation annually since 2002.

On February 28<sup>th</sup>, the Ontario Chamber of Commerce and partner Chambers across the province will release an open letter to the Premier addressing deficiencies in the arbitration system. As recognized in the letter, the cost escalation resulting from settlements is unsustainable, particularly in an era of fiscal restraint generally, and especially in an environment where municipalities are greatly restricted in their options to raise new revenue.

In a nutshell, Chambers will be calling on the Ontario Government to take three important steps:

- 1) Reform the provincial interest arbitration system to reflect the current capacity of Ontario municipalities to pay for increased service costs.
- 2) Improve efficiency by requiring that arbitration decisions be delivered in less than 12 months.
- 3) Improve accountability and transparency for the taxpayer.

The Chamber will be taking part in a conference call next week to get further information on this file and will keep the Town updated.

**COMMENT**

Municipalities have been pushing for reform of the arbitration system for a number of year but to date little has been accomplished.

**128146 Continued**

**STAFF RECOMMENDATION**

Receive and Record

**COMMITTEE DECISION**

Receive and Record

**COUNCIL ACTION**

Receive and Record

**COMMUNICATION 128170**

Received from	Deputy-Mayor Flynn
Addressed to	Paul Knowles, Chief Administrative Officer
Date	March 21 <sup>st</sup> , 2017
Topic	2017 Annual Bunny Run

**SUMMARY**

Kory Earle would like to make a presentation to Committee concerning this year's Bunny Run.

**STAFF RECOMMENDATION**

THAT Council hear presentation.

**COMMITTEE DECISION**

Receive and Record

**COUNCIL ACTION**

Receive and Record

## COMMUNICATION 128172

Received from Paul Knowles, Chief Administrative Officer  
Addressed to Policy Review Committee  
Date March 24<sup>th</sup>, 2017  
Topic Closed Meetings

### SUMMARY

As authorized by the Municipal Act, Council should review selected items in closed session.

### STAFF RECOMMENDATION

THAT in accordance with Section 239 of the Municipal Act, S.O. 2001, that the meeting be closed to the public with the following agenda:

#### AGENDA

28-03-17-1 personal matters about an identifiable individual, including municipal or local board employees – General Nature – Striking Committee

### COMMITTEE DECISION

THAT in accordance with Section 239 of the Municipal Act, S.O. 2001, that the meeting be closed to the public with the following agenda:

#### AGENDA

28-03-17-1 personal matters about an identifiable individual, including municipal or local board employees – General Nature – Striking Committee

### REPORT TO COUNCIL

28-03-17-1 THAT Council hereby instructs the Clerk to amend the Striking Committee Report to remove Robin Janfield and Claudia Wutherich from the Environmental Advisory Committee and to add Kayla Kazda to the Environmental Advisory Committee.

FURTHER THAT the Committee structure of the Environmental Advisory Committee be amended to read 8 – 10 members including 1 Councillor.

ALSO THAT Council appoints Amanda Charania, Communications Coordinator, Mayor Antonakos, Councillor Black and Jackie Kavanagh to represent the Town and participate in the process to develop a County wide economic development plan.

### COUNCIL ACTION

THAT Council hereby instructs the Clerk to amend the Striking Committee Report to remove Robin Janfield and Claudia Wutherich from the Environmental Advisory Committee and to add Kayla Kazda to the Environmental Advisory Committee.

FURTHER THAT the Committee structure of the Environmental Advisory Committee be amended to read 8 – 10 members including 1 Councillor.



**128172 Continued**

ALSO THAT Council appoints Amanda Charania, Communications Coordinator, Mayor Antonakos, Councillor Black and Jackie Kavanagh to represent the Town and participate in the process to develop a County wide economic development plan.

THAT Council hereby instructs the Clerk to remove Councillor Doucett as a Council representative on the MVCA Board and add Councillor Black as Council representative on the MVCA Board.



Physical Environment Committee  
Council Report  
April 4<sup>th</sup>, 2017

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**COMMUNICATION 128148**

Received from        Jeff Mills  
Addressed to        Paul Knowles, Chief Administrative Officer  
Date                    February 21<sup>st</sup>, 2017  
Topic                    Cycle Tourism Asset

**SUMMARY**

Friends of the Ottawa Valley Rail Trail wish to present the economic benefits of creating a cycle tourism linking the Ottawa Valley Rail Trail and the TransCanada Trail to the City of Ottawa.

**COMMENT**

The County has now hosted four Open Houses to receive public input regarding development of the Ottawa Valley Rail Trail. As a result of these Open Houses, the Town has been copied with a number of emails from residents, all of which support designating the trail for non-motorized uses only. This input has been forwarded to the County as they are compiling all input.

Staff understand that there was significant input provided to the County and it reflects the two opposing views presented at the Open Houses – basically that motorized users be permitted or prohibited. Beckwith and Montague Townships have already adopted motions recommending that the OVR trail be a multi-use trail (which included motorized users).

Development of a multi-use corridor would be highly desirable for the community. However, it is important that the corridor be developed so that the multi-users are all accommodated safely with minimum impacts.

**UPDATE – April 4<sup>th</sup>, 2017**

Please see Communication 128171

**STAFF RECOMMENDATION**

See Communication 128171

**128148 Continued**

**COMMITTEE DECISION**

Receive and Record

**COMMITTEE DECISION**

Receive and Record

**COUNCIL ACTION**

Receive and Record

**COMMUNICATION 128171**

Received from	West Carleton Snowmobile Association
Addressed to	Paul Knowles, Chief Administrative Officer
Date	March 7 <sup>th</sup> , 2017
Topic	Presentation

**SUMMARY**

West Carleton Snowmobile Association would like to make a formal presentation on snowmobiling and multi-use trails.

**COMMENT**

The County has now hosted four Open Houses to receive public input regarding development of the Ottawa Valley Rail Trail. As a result of these Open Houses, the Town has been copied with a number of emails from residents, all of which support designating the trail for non-motorize uses only. This input has been forwarded to the County as they are compiling all input.

Staff understand that there was significant input provided to the County and it reflects the two opposing views presented at the Open Houses – basically that motorized users be permitted or prohibited. Beckwith and Montague Townships have already adopted motions recommending that the OVR trail be a multi-use trail (which included motorized users).

Development of a multi-use corridor would be highly desirable for the community. However, it is important that the corridor be developed so that the multi-users are all accommodated safely with minimum impacts.

**UPDATE – April 4<sup>th</sup>, 2017**

Council has now heard two presentations, one that outlined a vision for the OVR trail as an active pathway where motorized vehicles would not be appropriate while the other explained the advantages of allowing motorized vehicles to use the trail. Council should now determine the Town's preferred position regarding uses on the trail so this can be relayed to the County.

**128171 Continued**

**STAFF RECOMMENDATION**

THAT Council encourage the County to adopt a compromise position where motorized and non-motorized users can all be accommodated in a common corridor but with separate trails where the volume of use warrant.

THAT the Town support development of the OVR corridor as a multi-use corridor provided the corridor is constructed to provide a safe and pleasant experience for all users. In Carleton Place, this would mean constructing pathway cross-sections and adopting controls to mitigate the impacts of the various users.

Outside the limits of Carleton Place, the trail cross section and controls to mitigate impacts could vary dependent upon the adjacent property uses and the volume of each type of user.

**COMMITTEE DECISION**

THAT Council encourage the County to adopt a compromise position where motorized and non-motorized users can all be accommodated in a common corridor but with separate trails where the volume of use warrant.

THAT the Town support development of the OVR corridor as a multi-use corridor provided the corridor is constructed to provide a safe and pleasant experience for all users. In Carleton Place, this would mean constructing pathway cross-sections and adopting controls to mitigate the impacts of the various users.

Outside the limits of Carleton Place, the trail cross section and controls to mitigate impacts could vary dependent upon the adjacent property uses and the volume of each type of user.

**COUNCIL ACTION**

Receive and Record

## COMMUNICATION 128174

Received from Dave Young, Director of Public Works  
Addressed to Physical Environment Committee  
Date March 29<sup>th</sup>, 2017  
Topic Grass Cutting Tenders

### SUMMARY

Tenders were received up until 11:00 a.m. Monday March 27<sup>th</sup>, 2017 for the provision of grass cutting services for Public Works and the Facilities Department.

The following bids were received: (Prices represent one full cycle of grass cutting, Part A is Roadside Cutting, Part B is related to Facilities)

Company	Part A	Part B
Grounds Guys Ott West	\$1,465.86	\$4,473.11
Totalscape Contracting	\$1,978.11	\$3,374.00
Envirosweep	\$1,895.00	\$4,275.00
Bosman	\$1,785.00	\$4,175.50
L&G Landscaping	\$1,640.00	\$3,065.00
Capital Dedicated Logistics	\$1,284.00	\$4,125.00
John Gibson	\$1,800.00	\$4,172.50

### 128174 Continued

The contract was structured to award based on Part “A” as Part “B” is provisional and only required if there is a need for assistance in the fall when it becomes more difficult to manage grass cutting requirement without students.

Staff are in the process of confirming Capital Dedicated Logistics.

### STAFF RECOMMENDATION

THAT Council hereby authorizes staff to enter into an Agreement with Capital Dedicated Logistics for the provision of grass cutting services provided Capital Dedicated Logistics satisfies all requirements.

### COMMITTEE DECISION

THAT Council hereby authorizes staff to enter into an Agreement with Capital Dedicated Logistics for the provision of grass cutting services provided Capital Dedicated Logistics satisfies all requirements.

### COUNCIL ACTION

THAT Council hereby authorizes staff to enter into an Agreement with Capital Dedicated Logistics for the provision of grass cutting services provided Capital Dedicated Logistics satisfies all requirements.

## **COMMUNICATION 128175**

Received from Dave Young, Director of Public Works  
Addressed to Physical Environment Committee  
Date March 29<sup>th</sup>, 2017  
Topic 2017 Capital Construction Program

### **SUMMARY**

Detailed design for the various construction projects is going well and staff anticipate having tenders finalized for circulation shortly.

### **COMMENT**

The Public Works Department is hosting the 2017 Carleton Place Construction Open House on April 12<sup>th</sup>, 2017 from 4:00 p.m. – 7:00 p.m. in the Council Chambers.

All residents residing on a street affected by the Town's construction projects will receive direct notification and staff will promote this Open House in Municipal Matters. For Council's Information.

### **STAFF RECOMMENDATION**

Receive and record

### **COMMITTEE DECISION**

Receive and Record

### **COUNCIL ACTION**

Receive and Record



Planning and Protection Committee  
Council Report  
April 4<sup>th</sup>, 2017

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**COMMUNICATION 128176**

Received from            Joanna Bowes, Manager of Development Services  
Addressed to            Planning and Protection Committee  
Date                        March 24th, 2017  
Topic                      Development Services- Planning Activity Report

**SUMMARY**

The monthly activity review for March regarding planning matters received within the department was previously distributed. The report represents only those matters that were accompanied by a submitted application or pre-consultations with Planning Staff.

**COMMENT**

For Council's Information

**STAFF RECOMMENDATION**

Receive and Record

**COMMITTEE DECISION**

Receive and Record

**COUNCIL ACTION**

Receive and Record

## **COMMUNICATION 128177**

Received from Joanna Bowes, Manager of Development Services  
Addressed to Planning and Protection Committee  
Date March 27<sup>th</sup>, 2017  
Topic Pupil Accommodation Review- Carleton Place

### **SUMMARY**

The final report has been received, reviewed and approved by the Upper Canada District School Board Trustees. With respect to the potential closure of Caldwell School and approval for addition to Arklan School or rebuild of Caldwell, it has been determined through the input of the municipality, residents and the ARC that the school will remain open with a potential rebuild of the school either at its current location or another location within the community as per the UCDSB Capital Priorities List.

### **COMMENT**

For Council's information.

### **STAFF RECOMMENDATION**

Receive and Record

### **COMMITTEE DECISION**

Receive and Record

### **COUNCIL ACTION**

Receive and Record

## **COMMUNICATION 128166**

Received from Paul Knowles, Chief Administrative Officer  
Addressed to Planning and Protection Committee  
Date March 14<sup>th</sup>, 2017  
Topic Wetlands

### **SUMMARY**

At the February 7<sup>th</sup>, 2017 meeting, Council approved the following motion:

“THAT the Town of Carleton Place asks that the MVCA Board hold all work to designate new wetlands and only proceed with designating new wetlands in municipalities that support this initiative.”



**128166 Continued**

And we asked that the MVCA Board agree that all further work to designate new wetlands be place on hold and that any work to designating new wetlands re-commence only after the local municipality in which the wetlands are located have confirmed that they support this initiative. This direction would protect the rights of owners but still allow MVCA to move ahead cooperatively with willing municipalities and owners with a phased approach to designating new wetlands in the area.

Certain property owners in the Town may support the designation of a new wetlands on their property as long as the area designated and the restrictions imposed are acceptable to them.

**UPDATE- April 4<sup>th</sup>, 2017**

Staff has arranged for a presentation tonight from the MVCA to speak to Council regarding wetlands.

**STAFF RECOMMENDATION**

THAT the Town support the designation of new wetlands within the community provided the impacted owners agree with the designation, further that staff work any willing owner to seek agreement with MVCA regarding designation of wetlands.

**COMMITTEE DECISION**

THAT the Town facilitate discussions between MVCA and potentially affected landowners to clarify the impact which the proposed policies may have on the use of their land and opportunities for offsetting.

**COUNCIL ACTION**

Receive and Record

## COMMUNICATION 128178

Received from Joanna Bowes, Manager of Development Services  
Addressed to Planning and Protection Committee  
Date March 21, 2017  
Topic Part Lot Control for 2–12 Code Crescent, Grizzly Homes

### SUMMARY

An application for lifting of Part Lot Control has been made by Grizzly Homes. The request is proposed in order to legally separate the property at Block 65, Plan 27M73, municipally known as 2-12 Code Crescent. This townhouse unit was constructed under building permits 17-001 to 17-006. In order to create individual lots, part lot control is required to be lifted. A total of 6 units will be created through this process. The lifting of part lot control will be done on a registered plan of subdivision. The required reference plans have been submitted.



### COMMENT

The lands are designated as residential under the Town of Carleton Place Official Plan and Development Permit By-law. The proposal is consistent with the Provincial Policy Statement and meets the intent of the Official Plan and Development Permit.

### STAFF RECOMMENDATION

That a by-law regarding this application for lifting of part lot control at 2-12 Code Crescent by Grizzly Homes be forwarded to Council for approval and that the required documents be forwarded to the County of Lanark for approval.

### COMMITTEE DECISION

That a by-law regarding this application for lifting of part lot control at 2-12 Code Crescent by Grizzly Homes be forwarded to Council for approval and that the required documents be forwarded to the County of Lanark for approval.

### COUNCIL ACTION

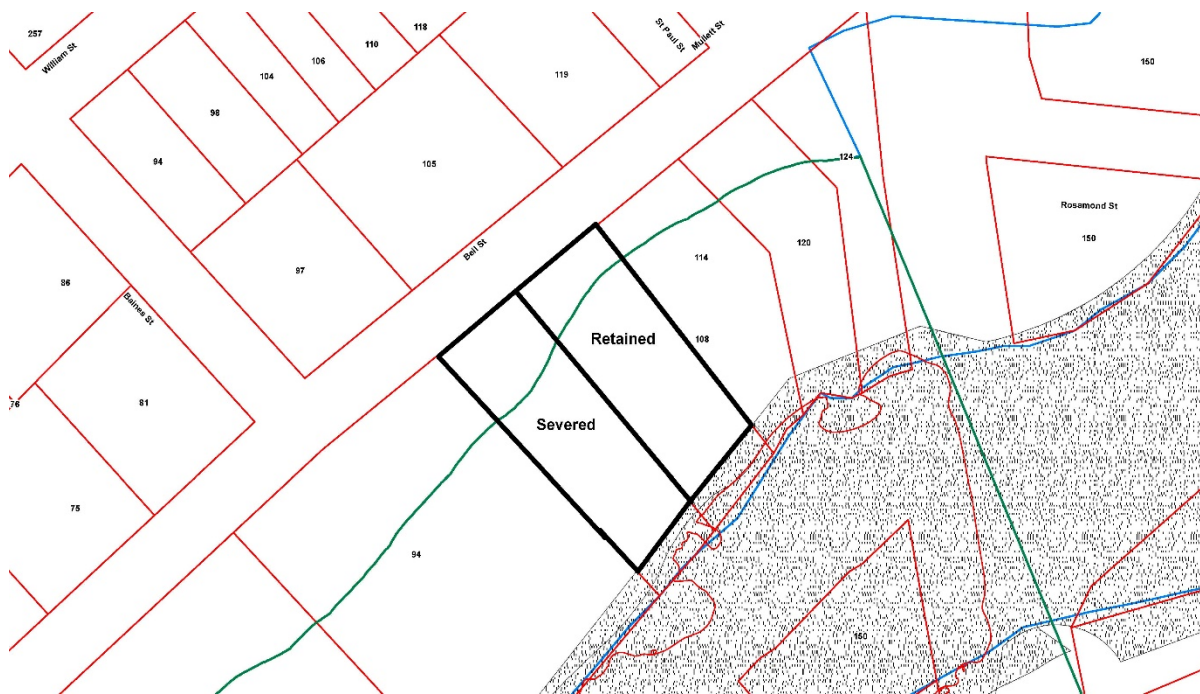
Receive and Record

## COMMUNICATION 128179

Received from Joanna Bowes, Manager of Development Services  
Addressed to Planning and Protection Committee  
Date March 22<sup>nd</sup>, 2017  
Topic 108 Bell Street Severance

### SUMMARY

A consent application has been received in relation to the property known municipally as 108 Bell Street. The subject lands are legally described as Registered Plan 276 Lot 139 Parts 1 and 2 Plan 26R-2342, illustrated below.



This land was previously two lots purchased separately in July 1988 and December 1988 by the applicant. The owner's plan was to keep them separate. Due to the current functioning of the land registry system, the properties automatically merged on title due to the fact that they were registered under the identical ownership name. As such, parts 1 and 2 are now considered one property.

The owner has now made application to sever the parcel back into 2 lots through this application. The application is to sever a 1053 m<sup>2</sup> vacant residential lot and retain a 1030 m<sup>2</sup> residential lot with the existing dwelling at 108 Bell Street. The purpose of this severance is to re-create the two residential lots, one with the existing dwelling and one vacant lot.

**128179 Continued**

The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest pertaining to land use matters and all development proposals must be consistent with the policies therein. The statement believes that long term prosperity for the Province depends upon a “strong, sustainable and resilient community, a clean and healthy environment, and a strong and competitive economy”. The policy statement directs development to settlement areas and protects the resources throughout the province.

Section 1.0 of the statement, Building Strong Healthy Communities, stresses efficient development patterns by supporting infill development, utilizing existing infrastructure and promoting opportunities to create a varied built form.

Section 2.0 of the statement protects resources and Section 3.0 outlines policies to direct development away from areas of potential hazards.

The proposed severance complies and is consistent with policy directions within the Provincial Policy Statement.

The Official Plan designation for this property is Mississippi Residential Sector. This designation allows for a mix of housing types which complements the existing small town character. The Development Permit By-law also designates the property as Mississippi Residential Sector. This severance will allow for the re-creation of a vacant residential lot. Both the retained and the severed lots will meet the minimum frontage required under the Development Permit By-law.

**COMMENT**

The proposal, if approved, will allow for the existing dwelling to be divided once again from the lot, re-creating a vacant lot with potential for future residential development. The lots are appropriately designated in both the Official Plan and in the Development Permit By-law. As with any severance application, staff compiles a list of conditions that the application must meet before final approval and creation of a new deed.

It should be noted that once the County of Lanark Land Division Committee makes a decision, the applicant must clear all conditions within one year from the date of that decision. The proposed conditions for the application are:

1. The balance of outstanding taxes, including penalties and interest, (and any local improvement charges if applicable) shall be paid to the Town of Carleton Place.
2. The applicant shall provide the Town of Carleton Place with a digital copy of the reference plan (in NAD83 datum).
3. That a deposited reference plan be submitted to the Town of Carleton Place.

**128179 Continued**

4. That the applicant shall provide the Town of Carleton Place with a Building Location Survey demonstrating that the lands severed and the lands retained are in compliance with all Development Permit provisions. The Building Location Survey shall also include confirmation for both the severed and retained parcels that there is:
  - Adequate frontage along the maintained road
  - Adequate access along the maintained road
  - Compliance with the Ontario Building Code
5. The applicant shall provide a site grading and drainage plan for the retained and severed parcels to the satisfaction of the Town of Carleton Place.
6. The new lot and any structures to be built will not be permitted any variations to the provisions of the Development Permit By-law of the Town of Carleton Place unless a separate Development Permit Application is submitted and approved.
7. That a cash-in-lieu payment of \$640.00 be collected from the applicant.
8. The applicant shall confirm that a residential entrance to the subject lot is viable. The applicant shall consult directly with the Town of Carleton Place in this regard.
9. The applicant shall obtain a civic address number from the Town of Carleton Place. The applicant shall consult directly with the Town in this regard.

**STAFF RECOMMENDATION**

That staff forward the above conditions to the County of Lanark for consideration.

**COMMITTEE DECISION**

That staff forward the above conditions to the County of Lanark for consideration.

**COUNCIL ACTION**

Receive and Record

## BY-LAW NO. 20-2017

### A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE ONE HUNDRED AND TWENTY EIGHTH COUNCIL OF THE CORPORATION OF THE TOWN OF CARLETON PLACE AT THE SEVENTH REGULAR MEETING OF COUNCIL OF APRIL 11, 2017

**AND WHEREAS** Section 5 of the Municipal Act, S.O. 2001, the powers of a municipal corporation are to be exercised by its Council;

**AND WHEREAS** it is deemed expedient that the proceeding of the Council of the Corporation of the Town of Carleton Place at this meeting be confirmed and adopted by by-law;

**NOW THEREFORE** the Council of the Corporation of the Town of Carleton Place enacts as follows:

1. **THAT** the action of the 128<sup>TH</sup> Council of the Corporation of the Town of Carleton Place at the SEVENTH Regular Meeting of Council held on April 11, 2017, in respect of each motion and resolution passed, and other action taken by the Council of the Corporation of the Town of Carleton Place at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. **THAT** the Mayor and proper officials of the Corporation of the Town of Carleton Place are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Town of Carleton Place referred to in the preceding section thereof.
3. **THAT** the Mayor and Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Town of Carleton Place.

READ A FIRST TIME, SECOND TIME AND A THIRD TIME AND FINALLY PASSED THIS 11<sup>th</sup> DAY OF APRIL 2017.

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Louis Antonakos, Mayor

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D.H. Rogers, Clerk