



Planning and Protection Committee Action Report
for October 17, 2017 meeting held in
the Council Chambers following Community Issues Committee

PRESENT: Chair Councillor Redmond, Mayor Antonakos, Deputy Mayor Flynn, Councillor Black, Councillor Fritz, Councillor Trimble, Staff: Joanna Bowes, Manager of Development Services, Les Reynolds, Fire Chief, Duncan Rogers, Clerk, Stacey Blair, Deputy Clerk

- 1) **DECLARATION OF PECUNIARY/CONFLICT OF INTEREST AND GENERAL NATURE THEREOF – now or anytime during the meeting**
- 2) **REGISTRATION OF PUBLIC WISHING TO SPEAK**
- 3) **PLEASE TURN OFF ALL CELL PHONES AND PAGERS**
- 4) **IF THERE IS AN ADDENDUM, IN ACCORDANCE WITH SECTION 15.2.4 (OF STRIKING REPORT) DOES THE COMMITTEE WISH TO APPROVE THIS ADDENDUM?**

The following items are for information only and will not be discussed unless the Committee chooses to do so. The Chair will entertain a motion to receive and file for those items not pulled out for discussion.

COMMUNICATION 128403

Received from Ministry of Community Safety and Correctional Services
Addressed to Planning and Protection Committee
Date October 10, 2017
Topic O. Reg. 363/17 – Amendment to OPP Billing Model

SUMMARY

The attached memo from the Minister of Community Safety and Correctional Services outlines an amendment to the OPP Billing Model resulting from stakeholder input. Certain properties are now exempt from the billing calculation. These include: passive renewable energy structures, communications towers, billboards, and bridges.

COMMENT

As these types of properties are more commonly found in rural areas, the net result of this change will be a very slight cost increase for the Town.

STAFF RECOMMENDATION

Receive and record.

COMMITTEE DECISION

Receive and record.

COMMUNICATION 128402

Received from Les Reynolds, Director of Protective Services
Addressed to Planning and Protection Committee
Date October 11, 2017
Topic OWFC Monthly Activity Report

SUMMARY

Attached is the September 2017 activity report.

COMMENT

During September OWFC hosted a PTSD awareness session for firefighters and their spouses for the Eastern area of Lanark County. With an attendance of 136 people, the need for this type of training is very apparent. The Lanark County Fire Chiefs continue meet regularly to determine the next steps for this program. As well, OWFC firefighters took part in a number of community events throughout the month and I attended the Canadian Association of Fire Chiefs Conference.

STAFF RECOMMENDATION

Receive and record.

COMMITTEE DECISION

Receive and record.

COMMUNICATION 128401

Received from Les Reynolds, Director of Protective Services
Addressed to Planning and Protection Committee
Date October 11, 2017
Topic Naloxone

SUMMARY

The local Health Unit is concerned about the increase in opioid overdoses. Dr. Stewart, the Medical Officer of Health has identified the risk of a cluster overdose as a concern. A working group, made up of representatives from the Health Unit, the County of Lanark, Lanark County Paramedics and the County Fire Coordinator have developed a plan for dealing with a potential cluster event and policies that should be followed should a municipality opt to equip their fire service to deliver Naloxone.

COMMENT

OWFC will equip and train our firefighters to administer Naloxone delivered through a nasal spray. The cost of the drug is minimal and the Health Unit has agreed to provide this training at no cost to the Town.

STAFF RECOMMENDATION

Receive and record.

COMMITTEE DECISION

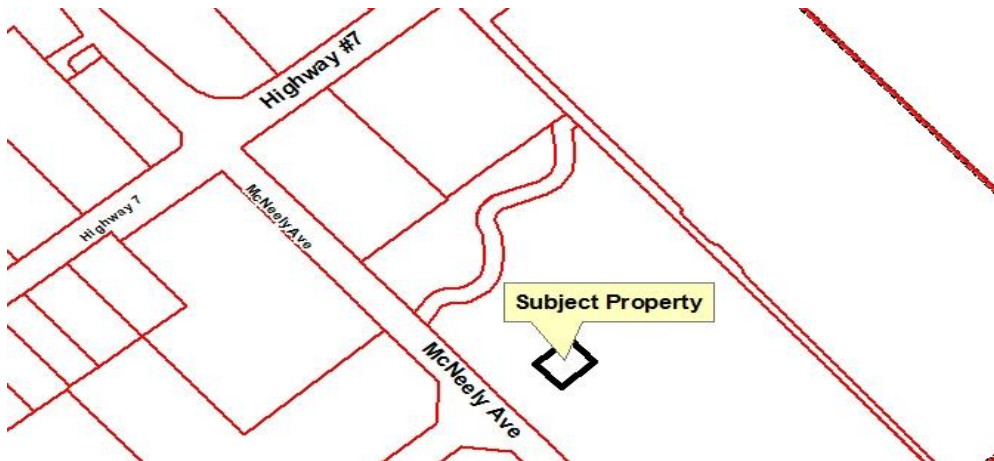
Receive and record.

COMMUNICATION 128400

Received from Joanna Bowes, Manager of Development Services
Addressed to Planning and Protection Committee
Date October 10, 2017
Topic Part Lot Control for 72-82 Ridell Street

SUMMARY

An application for lifting of Part Lot Control has been made by 1470424 Ontario Inc. (Cardel Homes). The request is proposed in order to legally separate the property at Plan 27R-10967, Block 112, Registered Plan 27M-77, municipally known as 72-82 Ridell Street in Miller's Crossing Subdivision. This townhouse unit was constructed under building permits 17-126, 17-127, 17-128, 17-129, 17-130 and 17-131. 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 72-82 Ridell Street 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 72-82 Ridell Street be forwarded to Council for approval and that the required documents be forwarded to the County of Lanark for approval.

TO BE DISCUSSED

COMMUNICATION 128333

Received from Joanna Bowes, Manager of Development Services
Addressed to Planning and Protection Committee
Date August 14, 2017
Topic Cash-in-lieu of Parking

SUMMARY

Councillor Trimble has asked that an agenda item relating to cash-in-lieu of parking be brought forward for discussion to determine what, if any amount should be set for requesting variances to parking restrictions.

COMMENT

The intent of cash-in-lieu of parking is to allow the Town to reduce a developer's parking requirement in exchange for a cash payment. The Town then pools these cash payments from developers and uses the funds to construct municipal parking in the area.

Residential

The Development Permit By-law requires 1.25 spaces/unit for residents and 0.25 spaces/unit for visitors except in the Downtown District where the requirement is 1.0 space/unit with no requirement for visitors. A municipal parking lot could accommodate visitor parking but is not suitable for resident parking. It is not likely that the Town could construct a municipal parking lot outside the Downtown and there is no requirement to provide visitor parking in the Downtown District so opportunities for cash-in-lieu are limited.

Non-Residential

Section 3.31.2 of the Development Permit By-law "Location and Number of Spaces" notes that "The minimum parking requirements for non-residential uses required herein may be reduced or waived provided the owners enter into a Class 2 Development Permit Agreement and the application can provide justification and rationale for the reduction in parking requirement. A condition for approval for the Development Permit will be receipt of one thousand (1000) dollars payable to the Town of Carleton Place to satisfy cash-in-lieu of parking requirements per required space".

The intent of using cash-in-lieu of parking is to collect funds to build and maintain parking lots within the Downtown District in order to provide parking for the commercial business downtown. However, the Development Permit By-law does not require commercial uses in the Downtown District to provide parking so there is no need for developers to provide cash-in-lieu of parking.

128333 Continued

Collecting cash-in-lieu of parking from Highway Commercial or Industrial development would not be appropriate unless the Town planned municipal parking in those areas.

Staff notes that while the intent of Section 3.31.2 is for the Downtown Core, the same principles could apply to the Transitional Sector, which while not specifically mentioned, are also not excluded.

Non-Residential uses location in the Transitional Sector, near downtown, may benefit from municipal parking facilities and therefore could be asked to contribute cash-in-lieu of parking.

STAFF RECOMMENDATION

THAT Council consider if cash-in-lieu of parking should be applied for a short fall of non-residential or residential visitor parking in the Transitional Sector.

UPDATE- October 12, 2017

Staff have noted that a number of projects have come to Council over the past year which have required parking variances both in terms of required size and amount. Not all of these have been within the Downtown Core or the Transitional Sector. To date, two proposals that could have been charged cash-in-lieu of parking have been granted without being charged- one in error, and the other through Council's approval based on the fact that no solid decision had been made with respect to how cash-in-lieu of parking should be charged.

Staff notes that they believe cash-in-lieu of parking should be charged for all non-residential uses within the Transitional Sector as well as non-residential uses within the Strategic Properties Designations. The intent of the Strategic Properties was to attract people to the Downtown Core and so should be required to pay cash-in-lieu of parking for any of their non-residential uses.

STAFF RECOMMENDATION

THAT Council consider charging cash-in-lieu of parking in the amount of \$1000 per parking spot for all non-residential uses within the Transitional Sector and Strategic Property Sectors as outlined in the Development Permit By-law.

COMMITTEE DECISION

THAT staff move forward with a Development Permit Amendment, in consultation with BIA staff and the public.



Planning and Protection Committee Agenda
for October 17, 2017, to be held in
the Council Chambers following Community Issues Committee

- 1) **DECLARATION OF PECUNIARY/CONFLICT OF INTEREST AND GENERAL NATURE THEREOF – now or anytime during the meeting**
- 2) **REGISTRATION OF PUBLIC WISHING TO SPEAK**
- 3) **PLEASE TURN OFF ALL CELL PHONES AND PAGERS**
- 4) **IF THERE IS AN ADDENDUM, IN ACCORDANCE WITH SECTION 15.2.4 (OF STRIKING REPORT) DOES THE COMMITTEE WISH TO APPROVE THIS ADDENDUM?**

The following items are for information only and will not be discussed unless the Committee chooses to do so. The Chair will entertain a motion to receive and file for those items not pulled out for discussion.

COMMUNICATION 128403

Received from	Ministry of Community Safety and Correctional Services
Addressed to	Planning and Protection Committee
Date	October 10, 2017
Topic	O. Reg. 363/17 – Amendment to OPP Billing Model

SUMMARY

The attached memo from the Minister of Community Safety and Correctional Services outlines an amendment to the OPP Billing Model resulting from stakeholder input.

Certain properties are now exempt from the billing calculation. These include: passive renewable energy structures, communications towers, billboards, and bridges.

COMMENT

As these types of properties are more commonly found in rural areas, the net result of this change will be a very slight cost increase for the Town.

STAFF RECOMMENDATION

Receive and record.

COMMITTEE DECISION

COMMUNICATION 128402

Received from Les Reynolds, Director of Protective Services
Addressed to Planning and Protection Committee
Date October 11, 2017
Topic OWFC Monthly Activity Report

SUMMARY

Attached is the September 2017 activity report.

COMMENT

During September OWFC hosted a PTSD awareness session for firefighters and their spouses for the Eastern area of Lanark County. With an attendance of 136 people, the need for this type of training is very apparent. The Lanark County Fire Chiefs continue meet regularly to determine the next steps for this program. As well, OWFC firefighters took part in a number of community events throughout the month and I attended the Canadian Association of Fire Chiefs Conference.

STAFF RECOMMENDATION

Receive and record.

COMMITTEE DECISION

COMMUNICATION 128401

Received from Les Reynolds, Director of Protective Services
Addressed to Planning and Protection Committee
Date October 11, 2017
Topic Naloxone

SUMMARY

The local Health Unit is concerned about the increase in opioid overdoses. Dr. Stewart, the Medical Officer of Health has identified the risk of a cluster overdose as a concern. A working group, made up of representatives from the Health Unit, the County of Lanark, Lanark County Paramedics and the County Fire Coordinator have developed a plan for dealing with a potential cluster event and policies that should be followed should a municipality opt to equip their fire service to deliver Naloxone.

COMMENT

OWFC will equip and train our firefighters to administer Naloxone delivered through a nasal spray. The cost of the drug is minimal and the Health Unit has agreed to provide this training at no cost to the Town.

STAFF RECOMMENDATION

Receive and record.

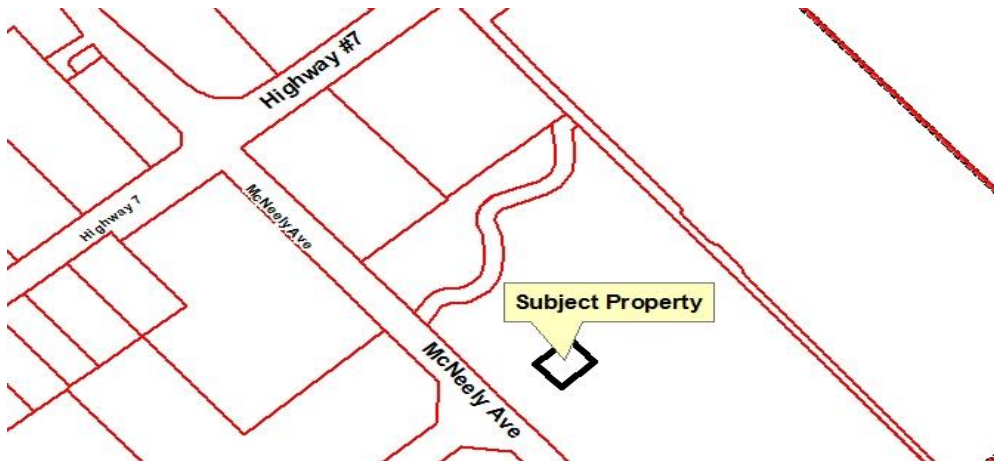
COMMITTEE DECISION

COMMUNICATION 128400

Received from Joanna Bowes, Manager of Development Services
Addressed to Planning and Protection Committee
Date October 10, 2017
Topic Part Lot Control for 72-82 Ridell Street

SUMMARY

An application for lifting of Part Lot Control has been made by 1470424 Ontario Inc. (Cardel Homes). The request is proposed in order to legally separate the property at Plan 27R-10967, Block 112, Registered Plan 27M-77, municipally known as 72-82 Ridell Street in Miller's Crossing Subdivision. This townhouse unit was constructed under building permits 17-126, 17-127, 17-128, 17-129, 17-130 and 17-131. 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 72-82 Ridell Street be forwarded to Council for approval and that the required documents be forwarded to the County of Lanark for approval.

COMMITTEE DECISION

TO BE DISCUSSED

COMMUNICATION 128333

Received from Joanna Bowes, Manager of Development Services
Addressed to Planning and Protection Committee
Date August 14, 2017
Topic Cash-in-lieu of Parking

SUMMARY

Councillor Trimble has asked that an agenda item relating to cash-in-lieu of parking be brought forward for discussion to determine what, if any amount should be set for requesting variances to parking restrictions.

COMMENT

The intent of cash-in-lieu of parking is to allow the Town to reduce a developer's parking requirement in exchange for a cash payment. The Town then pools these cash payments from developers and uses the funds to construct municipal parking in the area.

Residential

The Development Permit By-law requires 1.25 spaces/unit for residents and 0.25 spaces/unit for visitors except in the Downtown District where the requirement is 1.0 space/unit with no requirement for visitors. A municipal parking lot could accommodate visitor parking but is not suitable for resident parking. It is not likely that the Town could construct a municipal parking lot outside the Downtown and there is no requirement to provide visitor parking in the Downtown District so opportunities for cash-in-lieu are limited.

Non-Residential

Section 3.31.2 of the Development Permit By-law "Location and Number of Spaces" notes that "The minimum parking requirements for non-residential uses required herein may be reduced or waived provided the owners enter into a Class 2 Development Permit Agreement and the application can provide justification and rationale for the reduction in parking requirement. A condition for approval for the Development Permit will be receipt of one thousand (1000) dollars payable to the Town of Carleton Place to satisfy cash-in-lieu of parking requirements per required space".

The intent of using cash-in-lieu of parking is to collect funds to build and maintain parking lots within the Downtown District in order to provide parking for the commercial business downtown. However, the Development Permit By-law does not require commercial uses in the Downtown District to provide parking so there is no need for developers to provide cash-in-lieu of parking.

128333 Continued

Collecting cash-in-lieu of parking from Highway Commercial or Industrial development would not be appropriate unless the Town planned municipal parking in those areas.

Staff notes that while the intent of Section 3.31.2 is for the Downtown Core, the same principles could apply to the Transitional Sector, which while not specifically mentioned, are also not excluded.

Non-Residential uses location in the Transitional Sector, near downtown, may benefit from municipal parking facilities and therefore could be asked to contribute cash-in-lieu of parking.

STAFF RECOMMENDATION

THAT Council consider if cash-in-lieu of parking should be applied for a short fall of non-residential or residential visitor parking in the Transitional Sector.

UPDATE- October 12, 2017

Staff have noted that a number of projects have come to Council over the past year which have required parking variances both in terms of required size and amount. Not all of these have been within the Downtown Core or the Transitional Sector. To date, two proposals that could have been charged cash-in-lieu of parking have been granted without being charged- one in error, and the other through Council's approval based on the fact that no solid decision had been made with respect to how cash-in-lieu of parking should be charged.

Staff notes that they believe cash-in-lieu of parking should be charged for all non-residential uses within the Transitional Sector as well as non-residential uses within the Strategic Properties Designations. The intent of the Strategic Properties was to attract people to the Downtown Core and so should be required to pay cash-in-lieu of parking for any of their non-residential uses.

STAFF RECOMMENDATION

That Council consider charging cash-in-lieu of parking in the amount of \$1000 per parking spot for all non-residential uses within the Transitional Sector and Strategic Property Sectors as outlined in the Development Permit By-law.

COMMITTEE DECISION