



# **Planning and Protection Committee Action Report**

## **September 4, 2018**

### **Carleton Place Town Hall, Auditorium and Council Chambers**

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PRESENT: Mayor Antonakos, Deputy Mayor Flynn, Councillor Black, Councillor Redmond, Councillor Fritz

Staff: Diane Smithson, CAO, Duncan Rogers, Clerk, Stacey Blair, Deputy-Clerk, Pascal Meunier, Director of Protective Services, Joanna Bowes, Manager of Development Services, Dee Dee Scissons, Planning Assistant

#### **1) CALL TO ORDER**

The meeting was called to order at 7:03 p.m.

#### **2) DECLARATION OF PECUNIARY/CONFLICT OF INTEREST**

None declared.

#### **3) REGISTRATION OF PUBLIC WISHING TO SPEAK**

Those who spoke at the meeting registered with the Chair prior to or at the meeting.

#### **4) DELEGATIONS**

Councillor Redmond was not present for either delegation as he declared a pecuniary interest regarding the proposal for 50 Allan Street as he lives across the street from the proposed development.

##### **I. Cheryl Batten, Developer, 50 Allan St.**

Ms. Batten gave a power point presentation which was a general overview of the 50 Allan Street proposal which touched on the following points:

- the requirement of a geotechnical study;
- compatibility;
- financial community benefits;
- shadow studies; and
- the relationship between proposed development and the development permit By-law.

She also disputed the recommendation of the Town to require a peer review of the application.

##### **II. Shawn Eakins, Residents Against 50 Allan Street** Murray Reid spoke in place of Mr. Eakins.

Mr. Reid provided a number of arguments against the proposed development of 50 Allan street. His concerns included:

- the abruptness of the change in housing types;
- lot consolidation as infill;
- the density of the project;
- the appropriateness of the proposed housing type;
- traffic concerns and parking;
- the impact on the character of the existing neighbourhood;
- the lack of an environmental impact statement; and
- the size of the proposed structure in relation to the other homes in the neighbourhood.

## **5) COMMUNICATIONS (REPORTS)**

### **I. Ocean Wave Fire Company (OWFC) Monthly Activity Report for July (Communication 129298)**

Pascal Meunier, Director of Protective Services

**Moved by Councillor Fritz**

**Seconded by Deputy Mayor Flynn**

**THAT** the Director of Protective Services' Report on the activities of the Ocean Wave Fire Company (OWFC) for the month of July 2018 be accepted as information.

**CARRIED – CONSENT**

### **II. Fire Master Plan**

**(Communication 129299)**

Pascal Meunier, Director of Protective Services

**Moved by Councillor Fritz**

**Seconded by Deputy Mayor Flynn**

**THAT** Council approve the budget variance of \$10,900 plus HST from the unused transition staff funds included in the Fire Department's 2018 operating budget towards updating the Fire Master Plan.

**CARRIED – MOTION PREPARED**

### **III. 50 Allan Street Development Proposal (Communication 129300)**

Joanna Bowes, Manager of Development Services

Councillor Redmond declared a pecuniary interest as he lives across the street from the proposed development. At this time, Councillor Redmond left the meeting.

Councillor Fritz assumed the chair from Councillor Redmond.

**Moved by Mayor Antonakos**

**Seconded by Councillor Fritz**

**THAT** the Committee support application DP3-010 2018 for 50 Allan Street for a 4

story, 33-unit development.

At the request of Mayor Antonakos, a recorded vote was taken.

Mayor Antonakos – No

Councillor Black – No

Councillor Doucett – Absent

Deputy Mayor Flynn – Yes

Councillor Fritz – No

Councillor Redmond – Did not vote due to pecuniary interest

Councillor Trimble – Absent

The vote was declared as lost with a vote of 1 yeas and 3 nays.

**DEFEATED**

Councillor Redmond resumed the position of chair.

A 10-minute recess was taken to relocate the remainder of the meeting to the Council Chambers.

Councillor Black left the meeting at 8:21 p.m.

The meeting reconvened at 8:32 p.m.

**IV. Extension of Approval for 150 Mill Street; McArthur Island Development - Phases 1a, b, and c (Communication 129301)**

Joanna Bowes, Manager of Development Services

**Moved by Mayor Antonakos**

**Seconded by Councillor Fritz**

**THAT** Committee grants a six (6) month extension to the approval of the DP3-04-2017 application for existing Phases 1a, b and c approval for the 150 Mill Street – McArthur Island Development; and

**THAT** the developer be advised that this extension in no way implies approval for any future development; and

**THAT** if no agreement is signed by the end of this six (6) month extension, no further extensions will be granted.

**CARRIED**

**V. Street Naming - Nu Globe Subdivision (Communication 129302)**

Joanna Bowes, Manager of Development Services

**Moved by Councillor Fritz**

**Seconded by Mayor Antonakos**

**THAT** the street names in the Nu Globe Subdivision be named as listed below:

- McGregor Street (extension of McGregor Street)
- Christie Street

- Nelson Street (extension of Nelson Street)
- McPhail Road
- Murphy Avenue
- Lewis Street

**CARRIED – MOTION PREPARED**

**VI. Preliminary Report - Tiny Homes  
(Communication 129303)**

Joanna Bowes, Manager of Development Services and Brian Gass, CBO

**Moved by Mayor Antonakos**

**Seconded by Deputy Mayor Flynn**

**THAT** Council receive the preliminary report from the Manager of Development Services and Chief Building Official on the topic of Tiny Homes dated September 4, 2018 as information; and

**THAT** Staff work with other Municipal Planners and the County of Lanark Planner and other Chief Building Officials to continue to explore how tiny homes can be accommodated in areas throughout the County from Planning policy as well as logistical perspectives; and

**THAT** in the interim, any applications received be reviewed on an as required and site-specific basis.

**DEFERRED**

Staff was asked to provide additional information and to advise Terrilee Kelford of the date of the next meeting where this item will be discussed.

**VII. Upper Canada School Board- CPHS Lease of Land for Portables  
(Communication 129304)**

Joanna Bowes, Manager of Development Services

**Moved by Deputy Mayor Flynn**

**Seconded by Councillor Fritz**

**THAT** Council authorize the Chief Administrative Officer to negotiate a 10-year lease agreement, based on market value rent, with the Upper Canada District School Board to permit the School Board to encroach onto the Town's Riverside Park for the purpose of installing portable classrooms.

**CARRIED – CONSENT**

**VIII. Seniors' Centre – Former Train Station Facility  
(Communication 129284)**

Diane Smithson, Chief Administrative Officer

**Moved by Deputy Mayor Flynn**

**Seconded by Councillor Fritz**

**THAT** Council supports proceeding with Option 2 – a Municipally Owned / Operated by Others Seniors' Centre; and

**THAT** staff prepare a Terms of Reference for a Board of Directors for the Seniors' Centre for Council's consideration and once approved, staff advertise for Directors; and

**THAT** staff seek input from other service providers and local seniors Centres; and

**THAT** staff ensure that the necessary funding is placed in the 2019 Budget for the Centre.

**DEFERRED**

Staff was asked to determine if other existing community groups such as the Carleton Place/Beckwith Home Support, Mills Community Support Corporation and the Royal Canadian Legion had any interest in operating the Seniors' Centre and to report on what the issues are with respect to the Carambeck Facility, which was to be utilized as a Seniors' Centre.

**IX. Committee Structure/Procedural By-law**

**(Communication 129285)**

Stacey Blair, Deputy Clerk

**Moved by Mayor Antonakos**

**Seconded by Deputy Mayor Flynn**

**THAT** Council provide direction to staff to prepare a revised Procedural By-law based on a Committee of the Whole system; and

**THAT** the Committee of the Whole system commence with the new term of Council; and

**THAT** the Striking Committee Report be amended to remove any procedural By-law type elements.

**DEFERRED**

This item was deferred to allow all members of council to be in attendance when this matter is discussed.

**X. Nomination of an Outstanding Physician**

**(Communication 129287)**

Duncan Rogers, Clerk

**Moved by Councillor Fritz**

**Seconded by Deputy Mayor Flynn**

**THAT** the Clerk's Report on the Nomination of an Outstanding Physician be received as information.

**CARRIED – CONSENT**

**XI. CAO's Report – Delegated Authority**

**(Communication 129288)**

Diane Smithson, Chief Administrative Officer

**Moved by Deputy Mayor Flynn  
Seconded by Councillor Fritz**

**THAT** Council accept the CAO's Delegated Authority Report dated August 7, 2018 as information.

**CARRIED – CONSENT**

**XII. 2018 No Hot Pets Campaign  
(Communication 129289)**

Duncan Rogers, Clerk

**Moved by Councillor Fritz  
Seconded by Deputy Mayor Flynn**

**THAT** Animal Control By-law No. 25-2005 be amended to include the suggested wording proposed by the Ontario Society for the Prevention of Cruelty to Animals in accordance with the organization's 2018 No Hot Pet Campaign.

**CARRIED - CONSENT AND BY-LAW PREPARED**

**XIII. Annual Report of the Ombudsman  
(Communication 129290)**

Duncan Rogers, Clerk

**Moved by Councillor Fritz  
Seconded by Mayor Antonakos**

**THAT** the Clerk's Report on the 2017-2018 Annual Report of the Ombudsman be received as information.

**CARRIED – CONSENT**

**XIV. Ombudsman Investigation  
(Communication 129291)**

Duncan Rogers, Clerk

**Moved by Councillor Fritz  
Seconded by Deputy Mayor Flynn**

**THAT** the Clerk's Report dated August 7<sup>th</sup>, 2018 regarding a Closed Meeting Investigation by the Ontario Ombudsman's Office regarding a meeting held on June 12, 2018 be received as information.

**CARRIED – CONSENT**

**XV. Agreement for Sharing of Building Inspection Services  
(Communication 129292)**

Diane Smithson, Chief Administrative Officer

**Moved by Councillor Fritz  
Seconded by Mayor Antonakos**

**THAT** Council pass a by-law to authorize the Mayor and Clerk to enter into an agreement with the Town of Perth for the provision of reciprocal building inspection services, when required.

**CARRIED - CONSENT AND BY-LAW PREPARED**

**XVI. Request to fly a Pride Flag-September 29, 2018  
(Communication 129307)  
Duncan Rogers, Clerk**

**Moved by Councillor Fritz  
Seconded by Deputy Mayor Flynn**

**THAT** a Pride Flag be flown from the Town Hall from Saturday, September 29, 2018 from 1:00 p.m. until Monday, October 1, 2018.

**CARRIED – CONSENT**

**6) CLOSED MEETING**

**Moved by Deputy Mayor Flynn  
Seconded by Councillor Fritz**

**THAT** the Committee move into closed session at 9:35 p.m. to discuss a matter subject to:

- o Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality (Items IC 129305, IC129306); and

**THAT** Diane Smithson, CAO, Duncan Rogers, Clerk, and Stacey Blair, Deputy Clerk remain in the room.

**CARRIED**

**Moved by Councillor Fritz  
Seconded by Deputy Mayor Flynn**

**THAT** the committee return to regular session at 9:47 p.m.

**CARRIED**

**Rise and Report**

The Deputy Clerk reported that a lot has sold on Roe Street in the Town's business park.

**Sale of Land - Carleton Crossing Phase 4 (IC 129306)**

**Moved by Mayor Antonakos  
Seconded by Deputy Mayor Flynn**

**THAT** Block 5 of Plan 27M76 be declared surplus to the requirements of the Town, and

**THAT** the subject lands be offered for sale to adjacent land owners.

**CARRIED – MOTION PREPARED**

**7) ADJOURNMENT**

**Moved by Deputy Mayor Flynn  
Seconded by Councillor Fritz**

**THAT** the meeting be adjourned at 9:50 p.m.

**CARRIED**