



Planning and Protection Committee Action Report
for the March 7th, 2017 meeting held in
the Council Chambers following Physical Environment Committee

PRESENT: Mayor Antonakos, Deputy-Mayor Flynn, Councillor Black, Councillor Doucett, Councillor Redmond, Councillor Fritz, Councillor Trimble, Duncan Rogers, Clerk, Dave Young, Director of Public Works, Paul Knowles, Chief Administrative Officer, Joanna Bowes, Manager of Development Services

- 1) **DECLARATION OF PECUNIARY/CONFLICT OF INTEREST AND GENERAL NATURE THEREOF – now or anytime during the meeting**
 - 2) **PUBLIC MEETING – NONE THIS EVENING**
 - 3) **REGISTRATION OF PUBLIC WISHING TO SPEAK**
 - 4) **PLEASE TURN OFF ALL CELL PHONES AND PAGERS**
 - 5) **COMMUNICATION 128133 IS A CLOSED MEETING**
 - 6) **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 128126

Received from	Les Reynolds, Director of Protective Services
Addressed to	Planning and Protection Committee
Date	February 22 nd , 2017
Topic	OWFC Activity Report

SUMMARY

January Activity Report is attached.

COMMENT

For Council's Information

128126 Continued

STAFF RECOMMENDATION

Receive and record

COMMITTEE DECISION

Receive and record

COMMUNICATION 128127

Received from	Joanna Bowes, Manager of Development Services
Addressed to	Planning and Protection Committee
Date	March 1 st , 2017
Topic	Development Services- Planning Activity Report

SUMMARY

Attached is the monthly activity review for February regarding planning matters received within the department. 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

TO BE DISCUSSED

COMMUNICATION 128128

Received from Joanna Bowes, Manager of Development Services
Addressed to Planning and Protection Committee
Date February 6th, 2017
Topic Part Lot Control 30-40 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 30-40 Code Crescent. This townhouse unit was constructed under building permits 16N044-16N049. 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 30-40 Code Cres 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 30-40 Code Cres by Grizzly Homes be forwarded to Council for approval and that the required documents be forwarded to the County of Lanark for approval.

COMMUNICATION 128129

Received from Paul Knowles, Chief Administrative Officer
Addressed to Planning and Protection Committee
Date February 24th, 2017
Topic Comprehensive Review for Lanark County Sustainable Communities Official Plan

SUMMARY

The County has initiated a Request for Proposal for a Comprehensive Review of the Lanark County Sustainable Communities Official Plan that will examine residential development potential and growth throughout the County and set out policy/restrictions that will control residential development. The attached summarizes available lots.

Provincial policy will not allow the number of available residential lots to exceed the projected demand for 20 years. Accepting the above as an accurate prediction of the future demand for the next 20 years would be 322 units per year (6,440 units over 20 years). There are currently 8,102 residential units already designated for development, so no additional property can be designated for development until more than 1,662 units have been constructed (+5 years).

Of particular concern, the Provincial Policy treats the County as a whole so, for example, there could be demand to justify a new subdivision in Perth but this could not be approved unless some of the properties, currently designated for development, were de-designated.

STAFF RECOMMENDATION

THAT the Town ensure local property owners are aware of this County initiative and that staff carefully monitors progress.

COMMITTEE DECISION

THAT the Town ensure local property owners are aware of this County initiative and that staff carefully monitors progress.

COMMUNICATION 128130

Received from Les Reynolds, Director or Protective Services
Addressed to Planning and Protection Committee
Date February 24th, 2017
Topic Lanark County Situation Table

SUMMARY

The Lanark County Situation Table was established approximately 1.5 years ago and has been very successful in identifying high risk individuals and matching them with the appropriate resources to help them. This has resulted in reduced strain on our police service and ultimately a reduction in calls for service which would mean reduced costs for the municipality.

128130 Continued

Unfortunately the future funding for this project is very uncertain and there is a growing feeling that some municipal financial support will be necessary to keep it going. The Police Services Board understands the benefits and fully supports this program. They feel that any financial contribution from the Town would be money well spent and they have asked Stephanie Gray, the Situation Table Co-ordinator to update the committee.

STAFF RECOMMENDATION

That Council consider contributing an appropriate amount to the operation of the Lanark County Situation Table.

COMMITTEE DECISION

That Council consider contributing an appropriate amount to the operation of the Lanark County Situation Table.

COMMUNICATION 128131

Received from	Mark Smith
Addressed to	Planning and Protection Committee
Date	February 21 st , 2017
Topic	Roy Brown Park

SUMMARY

Local resident has written several letters to staff expressing concern with the work in Roy Brown Park that was complete in 2016 and the work scheduled in 2017 and future years. His concerns center around:

- the requirement for a class 3 development permit for the installation of a “fitness station” as it is not a permitted or discretionary use as defined by the Development Permit By-law;
- fill stored in the Natural Environment Area;
- the need for Environmental Studies and Approvals for the work; and
- the lack of silt fencing.

COMMENT

The Development Permit Bylaw permits passive recreational, low impact use such as walking or skiing, fishing or non-motorized uses within the Natural Environment Area (between the main path in Roy Brown Park and the river). Active recreation is, for example, the use of motorized vehicles that require extensive facilities or development or that have a considerable environmental impact on the *recreational* site. A fitness station is a small fitness aid (such as a chin up bar) and is considered by the Planning Department to be a low impact use and therefore a permitted use within the area. The Town’s conceptual design for Roy Brown Park shows a fitness station adjacent to the main pathway but located on the river side of the path. Even though the fitness station is permitted to be installed in this location, staff have reviewed the location and feel that in this case, the fitness station should be located on the opposite side of the path away from the river.

128132 Continued

RECORDED VOTE

Mayor Antonakos	Abstained	Councillor Black	Yea
Councillor Doucett	Yea	Deputy-Mayor Flynn	Yea
Councillor Fritz	Yea	Councillor Redmond	Yea
Councillor Trimble	Yea		

CARRIED

***NOTE:** Address made by Mayor Antonakos to Committee is attached to the Action Report.

COMMUNICATION 128133

Received from	Paul Knowles, Chief Administrative Officer
Addressed to	Planning and Protection Committee
Date	March 2 nd , 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

- 06-12-16-2 personal matters about an identifiable individual, including municipal or local board employees – General Nature – Hiring Committee
- 17-01-17-1 a proposed or pending acquisition or disposition of land by the municipality or local board - General Nature – Land Sale
- 10-01-17-2 a proposed or pending acquisition or disposition of land by the municipality or local board – General Nature – Land Sale
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128133 Continued

COMMITTEE DECISION

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REPORT TO COUNCIL

- 06-12-16-2 Bring forward
- 17-01-17-1 THAT Council hereby declares a portion of Part 1 R2190, Parts 4 to 13 R 2740 and Part 6 R-115 to be surplus to municipal needs and offers this property for sale to adjacent owners.

FURTHER THAT Council hereby authorizes the Mayor and the Clerk to execute an agreement of purchase and sale to sell this property to Lynda Burger for \$6,047 plus survey and legal costs.
- 10-01-17-2 THAT Council hereby declares a portion of 26R-265 Parts 2, 4, 5 and 6 to be surplus to municipal needs and offers this property for sale to the adjacent owner.

FURTHER THAT Council hereby authorizes the Mayor and the Clerk to execute an agreement of purchase and sale to sell this property to David Armstrong for \$14,700 plus survey and legal costs.

AND THAT the Town will construct a 1.2m black chain link fence along the new property line
- 10-01-17-1 Receive and Record



Planning and Protection Committee Agenda
for the March 7th, 2017 meeting to be held in
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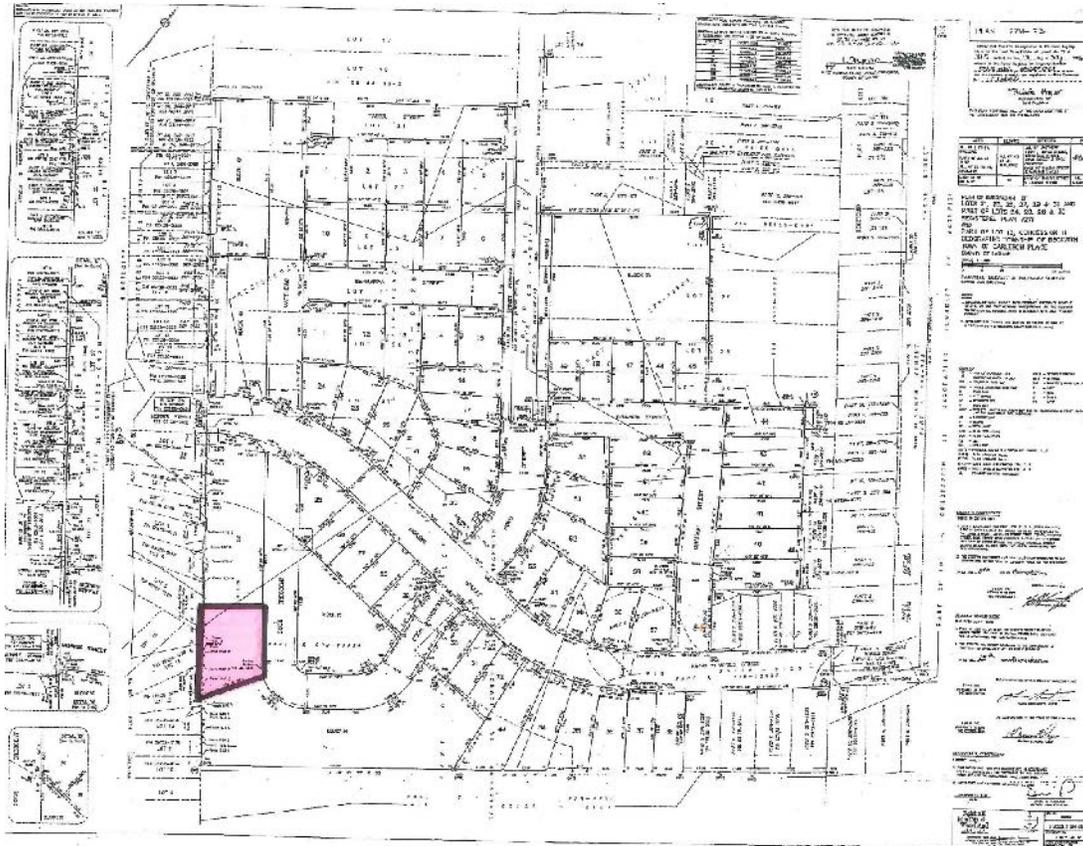
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128128 Continued



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Date	February 24 th , 2017
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SUMMARY

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STAFF RECOMMENDATION

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COMMITTEE DECISION

COMMUNICATION 128131

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Addressed to Planning and Protection Committee
Date February 21st, 2017
Topic Roy Brown Park

SUMMARY

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If a small amount of topsoil remains piled in the Natural Environment Area, this pile will be cleaned up in the spring.

During the development of the Town’s Official Plan there was specific discussion about Roy Brown Park and the desire by some residents for the entire park area to be designated as Natural Environment. However, the approved Official Plan designates the area between the main path and the river to be Natural Environment and designates the remainder of the park as Open Space (the same as other parks throughout the Town). Since that time, the Town has been maintaining this parkland and cutting the grass. In 2016, the Town removed and then replaced the top soil to remove some depressions so the parkland would be safe for walking and other activities. The Town reviewed the proposed work with MVCA and received a permit for the work. Town staff were on site regularly during construction activities and noted appropriate silt fencing in place as required.

128131 Continued

STAFF RECOMMENDATION

That the resident be provided with a copy of this correspondence.

COMMITTEE DECISION

COMMUNICATION 128132

Received from Councillor Doucett
Addressed to Planning and Protection Committee
Date March 1st, 2017
Topic Media Relations

SUMMARY

After repeated requests by various members of Council, the Mayor continues to refuse to respond to the media about important issues facing the community. Council needs to resolve this issue in the interests of the community we serve so that important information reaches them.

STAFF RECOMMENDATION

To be discussed.

COMMITTEE DECISION

COMMUNICATION 128133

Received from Paul Knowles, Chief Administrative Officer
Addressed to Planning and Protection Committee
Date March 2nd, 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

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128133 Continued

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COMMITTEE DECISION

Items of Interest

January got the year off to a busy start with 16 calls for service and one fire that could have been much more serious if not for the quick intervention of our crew. During the month Capt. Williams attended a course at the OFC on Div. B of the Fire Code and FF Rowan was there for the NFPA 1031 Inspector 1 course. I attended the OAFCL Labour Relations Seminar in Toronto as well as the annual meetings of the County Fire Co-ordinators in Gravenhurst.

Planning Application/Stats for 2017

<u>2017</u>	<u>Pre-consultation</u>	<u>PLC</u>	<u>SUB</u>	<u>Consent</u>	<u>DP1</u>	<u>DP1a</u>	<u>DP2</u>	<u>DP3</u>	<u>DP4</u>	<u>DP Agreement Amendment</u>	<u>OPA</u>	<u>DPA</u>	<u>Monthly Totals</u>
January	5			1			1						7
February	9	2			1							1	13
March													0
April													0
May													0
June													0
July													0
August													0
September													0
October													0
November													0
December													0
<u>YTD Totals</u>	14	2	0	1	1	0	1	0	0	0	0	1	<u>20</u>
<u>2016 Totals</u>	55	7	0	15	20	10	2	1	2	0	1	3	<u>118</u>
<u>2015 Totals</u>	50	10	2	9	9	8	7	1	0	1	1	3	<u>101</u>
<u>2014 Totals</u>	20	10	1	6	4	N/A	6	0	N/A	0	1	1	<u>49</u>

Lanark County
 Vacant Lot Count
 as at September 2016

Municipality	Vacant Lots Not on Water	Vacant Lots on Water	Subdivision Lots Draft Approved	Consent Lots Not Completed	TOTAL	Average Housing Starts
Beckwith	594	68	238	23	923	68
Carleton Place	272	23	1138	9	1442	62
Drummond / N Elmsley	674	138	23	16	851	25
Lanark Highlands	1213	263	0	12	1488	23
Mississippi Mills	907	79	591	19	1596	100
Montague	406	33	0	25	464	20
Perth	163	4	17	2	186	8
Tay Valey	766	367	8	11	1152	16
Lanark County	4995	975	2015	117	8102	322
<i>Notes:</i>	Does not include		Include Multi-units			5-yr Average
	Farmlands		Semi's and Towns			