



Planning and Protection Committee Action Report
for the May 16th, 2017 meeting held in
the Council Chambers following Community Issues Committee

PRESENT: Mayor Antonakos, Deputy-Mayor Flynn, Councillor Black, Councillor Doucett, Councillor Redmond, Councillor Fritz, Councillor Trimble, Duncan Rogers, Clerk, Phil Hogan, Treasurer, Les Reynolds, Director of Protective Services, 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) **IF THERE IS AN ADDENDUM, IN ACCORDANCE WITH SECTION 15.2.4 (OF STRIKING REPORT) DOES THE COMMITTEE WISH TO APPROVE THIS ADDENDUM?**
-

TO BE DISCUSSED

COMMUNICATION 128235

Received from Les Reynolds, Director of Protective Services
Addressed to Planning and Protection Committee
Date May 11th, 2017
Topic Appeal Property Standards Order 01-17-22

SUMMARY

On March 27, 2017 staff issued Property Standards Order 01-17-22 to repair doors and flooring deficiencies at 47-49 Town Line E. The property owner has appealed the order.

STAFF RECOMMENDATION

That Property Standards Order 01-17-22 be confirmed.

COMMITTEE DECISION

THAT the order be amended to have a completion date of September 2017.

TO BE DISCUSSED

COMMUNICATION 128236

Received from Joanna Bowes, Manager of Development Services
 Addressed to Planning and Protection Committee
 Date May 1st, 2017
 Topic 27A Franklin Street

SUMMARY

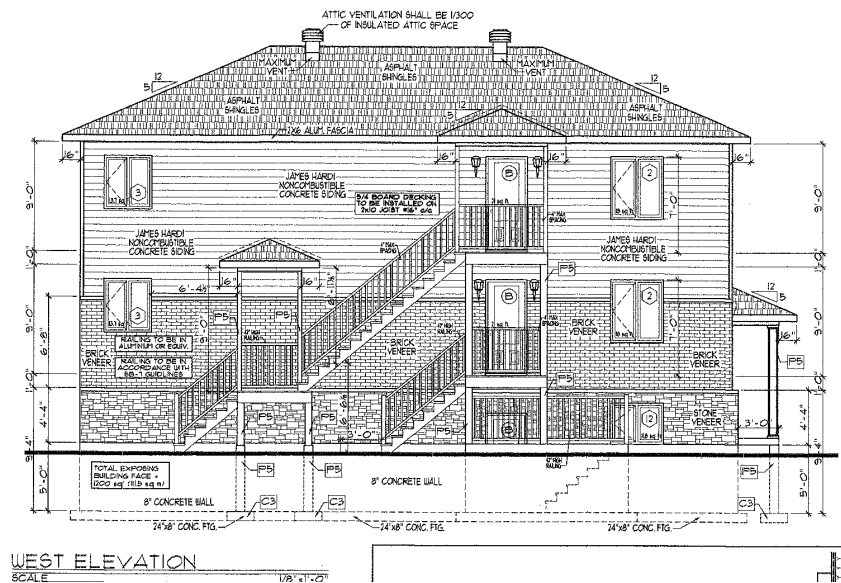
A committee meeting was held April 18, 2017 regarding the proposed development of a triplex to be located at 27A Franklin Street. Request had been made by council to approve the project in principal but to revise the drawings to include: additional brick or stone to the sides of the building facing Beckwith Street and Franklin Street, amend the location of the fence to provide appropriate sight lines to Memorial Park, revise the location of the second and third storey windows facing the neighbours toward the sides facing the parking lot and Beckwith Street and to discuss ways in which to deal with the garbage enclosure location or removal of waste.

COMMENT

The developer has provided revised plans addressing the issues listed above.

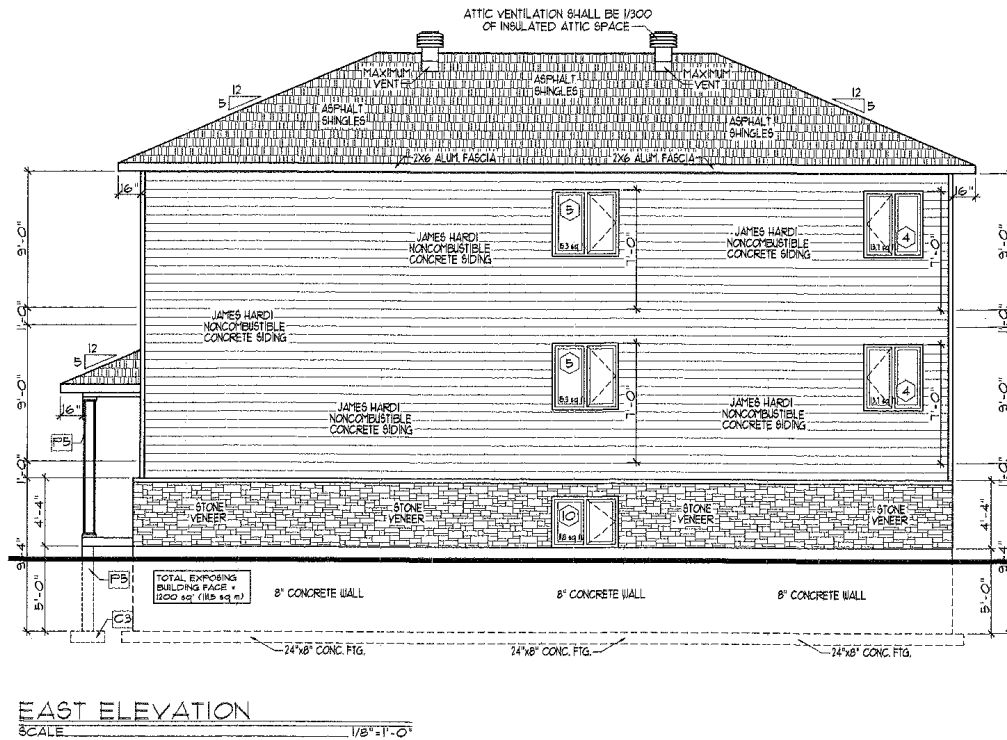
Below is the drawing illustrating the revision of the elevations in which the developer has shown 100% brick and stone along the façade along Franklin Street facing Memorial Park and the cenotaph. This is a reduction of 580 square feet of siding from the original proposal:

The elevation facing Beckwith Street has also been modified to 4 feet, 4 inches of stone and an additional 6 feet, 8 inches of brick. This allows for 11 feet of masonry, which extends past eye level giving the appearance of full masonry while walking along the sidewalk. This is a 35% reduction in siding. The developer feels that the breakline between stone and brick makes sense at that height.



128236 Continued

The elevation facing the parking area is much the same as the last rendering, although on all elevations that James Hardie Board is now horizontal rather than vertical. Four feet, 4 inches of stone has been indicated along the bottom of the building as seen previously.



Finally, the elevation facing the neighbour is as requested with only the two windows for the first floor facing the adjacent property. These windows will be blocked by the proposed fence to allow for continued privacy of the neighbour. The second and third storey windows have been placed on the sides facing the parking lot and on the side facing Beckwith Street. This request was made by the neighbour at 27 Franklin Street. Further, as a condition within the Development Permit approval, the developer will be required to recognize that the installation of windows on the second and third storey for that side of the house will at no time in the future be permitted.

It should be noted

128236 Continued

With respect to garbage location, it has been determined that a garbage enclosure shall be constructed to ensure that both the garbage bags and their odours will be kept away and that there will be a condition within the Development Permit Agreement that will state that garbage must be removed weekly, although a dumpster and associate fee is not a requirement for the triplex.

Staff feel that at this time, the developer has met all the requests of committee that were brought to the developers' attention on April 18, 2017.

To review, the committee is approving 5 variances on the lot as listed below:

Development Standard	Application Section of By-law	Required Standard	Provided
No minimum lot size	Residential Sector (Section 6)	Nil	√
No maximum lot coverage	Residential Sector (Section 6)	60%	√
No maximum lot frontage	Residential Sector (Section 6)	15m	√
Front yard	Residential Sector (Section 6)	4.5 – 7.5m	3.46m from main wall
Exterior Side Yard	Residential Sector (Section 6)	4.5 – 7.5m	3.51m from main wall
Interior Side Yard	Residential Sector (Section 6)	1.2m	√
Rear Yard Depth	Residential Sector (Section 6)	9m	√
Usable Landscaped Open Space	Residential Sector (Section 6)	30m ²	Not provided in rear, however on site
Building Height	Residential Sector (Section 6)	14m	√
No Encroachment Area Front on Exterior	Residential Sector (Section 6)	2.5m	√
Parking Spaces	Downtown District (Section 4.1.6)	1/unit	√
Parking Space Size	General Provisions (Section 3)	6mx2.75m	5.2mx2.75m
Aisle Width	General Provisions (Section 3)	6m	5.52m
Bicycle Parking	General Provisions (Section 3)	2 spaces	provided

STAFF RECOMMENDATION

That the proposed development with the current changes be approved with the following conditions:

1. A garbage enclosure is constructed and that garbage is to be removed weekly.
2. That the conditions imposed by MNRF regarding the Butternut Tree are adhered to and all guidelines with respect to replacement and monitoring are followed.
3. That the proposed fence be constructed at 6 feet in height in the location as indicated on the site plan and in a manner consistent with what is currently on the neighbour's site.

128236 Continued

4. That at no point in the future, will windows be added to the second and third storey apartments on the elevation facing the neighbouring property.

COMMITTEE DECISION

That the proposed development with the current changes be approved with the following conditions:

1. A garbage enclosure is constructed and that garbage is to be removed weekly.
2. That the conditions imposed by MNRF regarding the Butternut Tree are adhered to and all guidelines with respect to replacement and monitoring are followed.
3. That the proposed fence be constructed at 6 feet in height in the location as indicated on the site plan and in a manner consistent with what is currently on the neighbour's site.
4. That at no point in the future, will windows be added to the second and third storey apartments on the elevation facing the neighbouring property.

RECORDED VOTE

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

CARRIED

COUNCILLOR DOUCETT LEFT THE MEETING AT 8:17 P.M.

COMMUNICATION 128237

Received from Joanna Bowes, Manager of Development Services
Addressed to Planning and Protection Committee
Date May 1st, 2017
Topic Refreshment Vehicle at 10348 Cavanagh Road (Rental Village)

SUMMARY

Mr. Wilson is proposing to set up a refreshment vehicle at 10348 Cavanagh Rd. The entrance will be off of Hooper Street. Permission has been given from the owners of Rental Village. This location is not within the permitted areas for refreshment vehicles listed in the existing refreshment vehicle by-law 16-2016

COMMENT

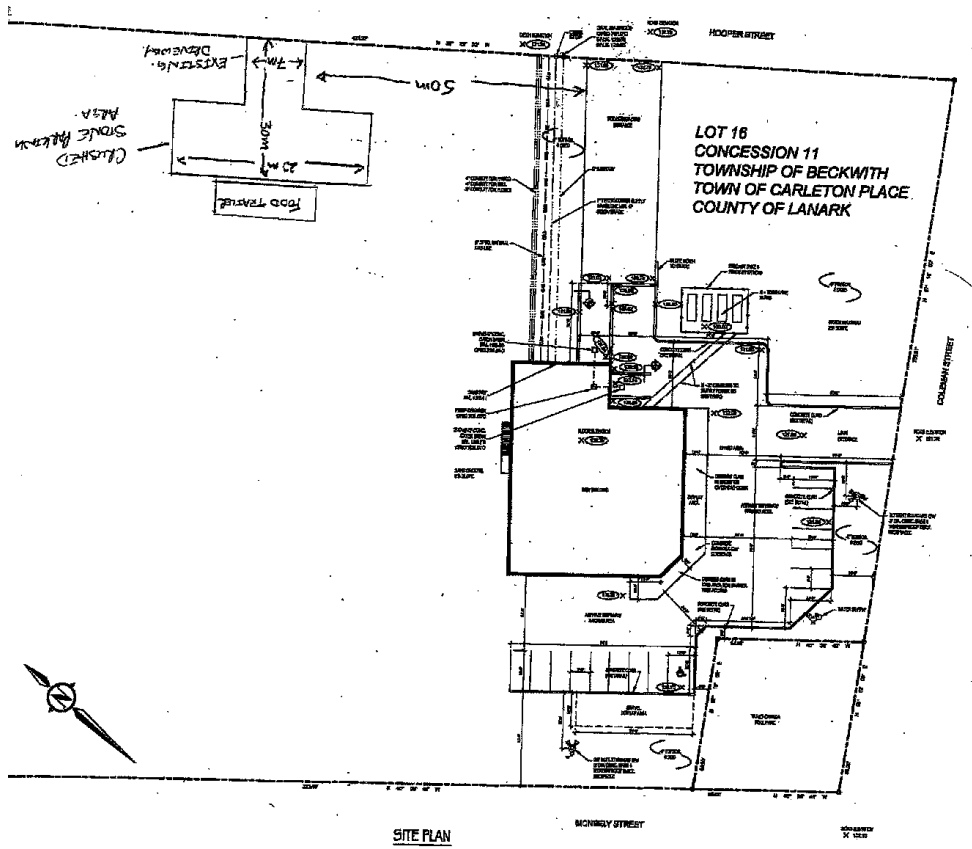
Staff have received a site plan indicating the location of the refreshment vehicle on the property and with sufficient parking spaces indicated.

The County of Lanark was contacted given its location close to the intersection of two county road. There were no concerns expressed.

128237 Continued

As per the by-law washrooms for staff of the refreshment vehicle will be provided at the Rental Village. Go huts are not required unless the applicant provides tables for customers. This has not been suggested in this proposal.

Please see below diagram for details.



128237 Continued

STAFF RECOMMENDATION

That Council amend by-law 16-2016 to include 10358 Cavanagh Road as a location for a refreshment vehicle.

COMMITTEE DECISION

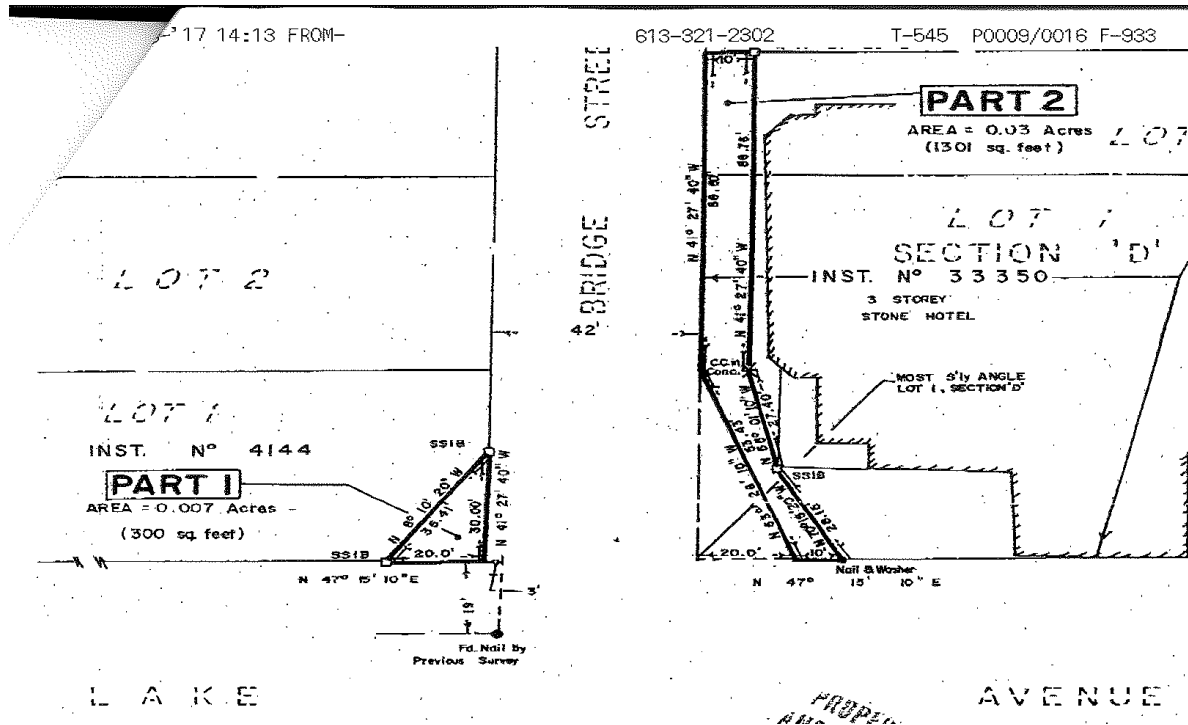
That Council amend by-law 16-2016 to include 10358 Cavanagh Road as a location for a refreshment vehicle.

COMMUNICATION 128238

Received from Joanna Bowes, Manager of Development Services
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 Date May 16th, 2017
 Topic Dedicate Certain Lands as Public Highway

SUMMARY

The lawyer for the purchaser at 7 Bridge Street has noted that the portion of land as shown below legally described as Pt Bridge St Sec D Plan 276 Lanark N Beckwith; Pt Lt 1 Sec D PI 276 Lanark N Beckwith Pt 2, 26R356, as in RN13100 & Pt being a forced Rd; Pt Lt 17 Sec C PL 276 Lanark N Beckwith Pts 2 & 3, 26R1485; Pt Lt 18 Sec C PL276 Lanark N Beckwith Lying E of Pt 1, 26R1433 & W of Bridge St; Pt Lt 13 Sec C PI 276 Lanark N Beckwith; Pt Lt 14 Sec C PI 276 Lanark N Beckwith Pt 5, 26R1531; Town of Carleton Place has not been deemed as a public highway. The owner has requested the dedication of this land as public highway to ensure that they have access to their building.



128238 Continued

COMMENT

Staff notes that the dedication of public highway should have been done at the time of purchase circa 1975 but was missed. Staff are supportive of the dedication of public highway.

STAFF RECOMMENDATION

That a by-law be forwarded to Council to dedicate the lands legally described as Pt Bridge St Sec D Plan 276 Lanark N Beckwith; Pt Lt 1 Sec D PI 276 Lanark N Beckwith Pt 2, 26R356, as in RN13100 & Pt being a forced Rd; Pt Lt 17 Sec C PL 276 Lanark N Beckwith Pts 2 & 3, 26R1485; Pt Lt 18 Sec C PL276 Lanark N Beckwith Lying E of Pt 1, 26R1433 & W of Bridge St; Pt Lt 13 Sec C PI 276 Lanark N Beckwith; Pt Lt 14 Sec C PI 276 Lanark N Beckwith Pt 5, 26R1531; Town of Carleton Place as public highway.

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Planning and Protection Committee Agenda
for the May 16th, 2017 meeting to be held in
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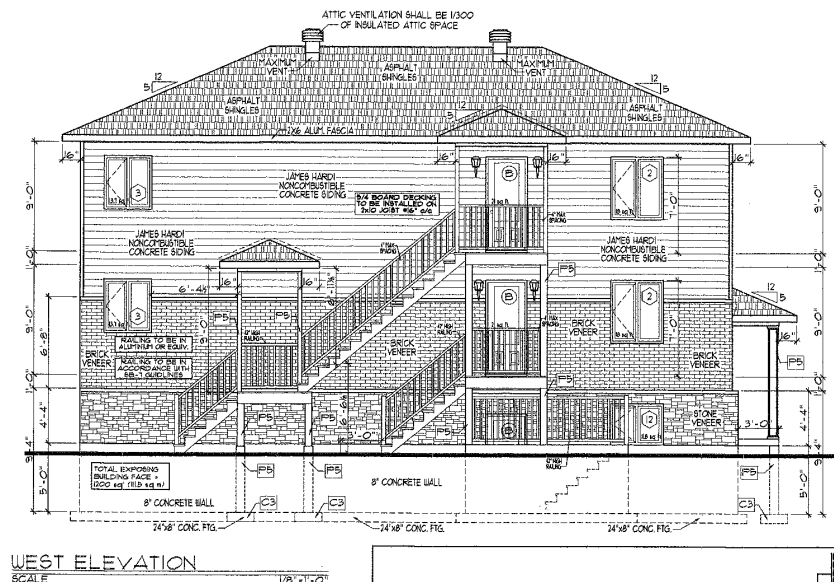
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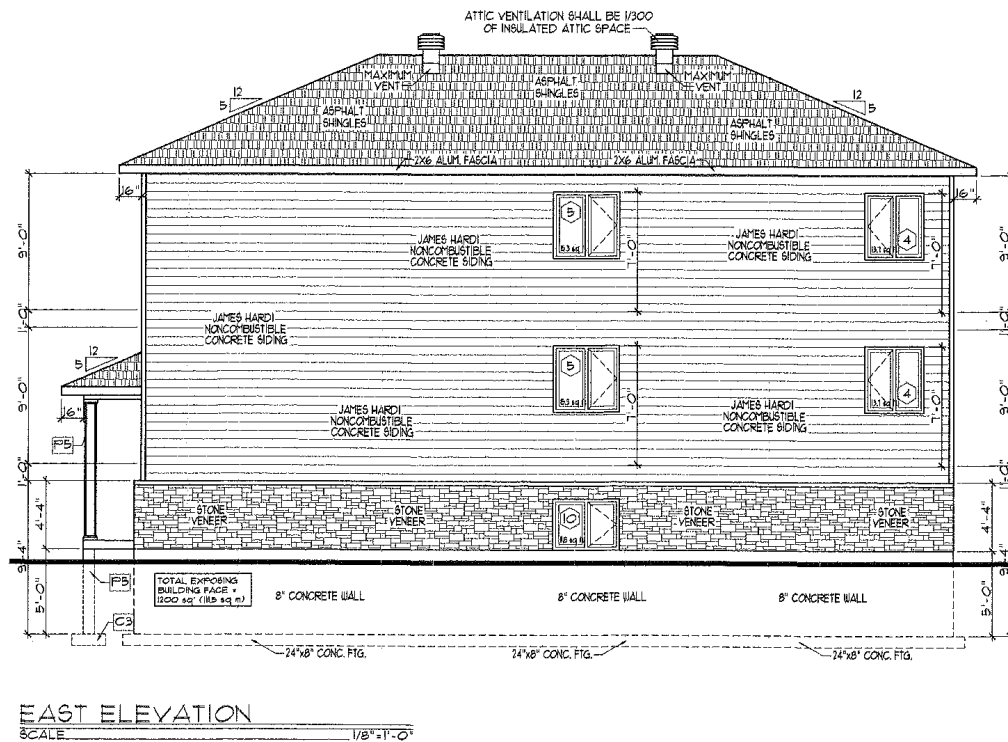
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128236 Continued

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It should be noted

128236 Continued

WINDOWS AND DOORS

ALL EXTERIOR WINDOWS SHALL BE OF EXTERIOR TYPE AND 6" MINIMUM DEAD WEIGHT AND WEATHERSTOP.

DOORS MUST BE SUITABLE TO RESIST UNDESIRABLE EXTENSION AND SHALL BE PROTECTED AGAINST DEAD BOLT AND WEATHERSTOP.

ALL PARTIAL DOORS SHALL BE OF EXTERIOR TYPE AND MUST BE OF EXTERIOR TYPE.

WINDOWS FOR BEDROOMS IN EXISTING BUILDINGS SHALL BE INDIVIDUALLY WEATHERSTOPPED (SEE SECTION 01050) WITH 1 1/2" MINIMUM OVERLAP. WEATHERSTOP SHALL BE 1/2" MINIMUM OVERLAP FROM THE INSIDE TO THE USE OF TOOL.

ALL WINDOWS AND DOORS TO EXISTING BUILDINGS SHALL BE WEATHERSTOPPED.

BRICK AND STONE WORK

CLEAR SPAN ANGLES FOR STONE

ANGLE	MINIMUM CLEARANCE
15°	1:1.732
30°	1:0.577
45°	1:1.000
60°	1:0.577
75°	1:0.268
90°	1:0.000

NOTES:

ALL WALL BEAMS SHALL BE AT LEAST 6" MINIMUM.

ALL WALL BEAMS SHALL BE PROTECTED FROM FIRE DAMAGE BY BRICK OR STONE AT LEAST 4" MINIMUM OVERLAP AND SHALL BE WEATHERSTOPPED.

BRICK OR STONE SHALL BE AT LEAST 4" MINIMUM OVERLAP.

BRICK OR STONE SHALL BE WEATHERSTOPPED TO PREVENT WATER PENETRATION.

BRICK OR STONE SHALL BE WEATHERSTOPPED TO PREVENT WATER PENETRATION.

CODES AND STANDARDS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE 2015 INTERNATIONAL RESIDENTIAL CODE. IT IS THE RESPONSIBILITY OF THE DESIGNER TO MAKE THE NECESSARY ADJUSTMENTS TO THE CODE TO REFLECT LOCAL ORDINANCES AND REGULATIONS.

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DECK STRUCTURE & NOTES

DECK NOTES

- RAILING TO BE 36" HEIGHT OF DECK LESS THAN 12" ON 12" HIGHER FINISHED GRADE.
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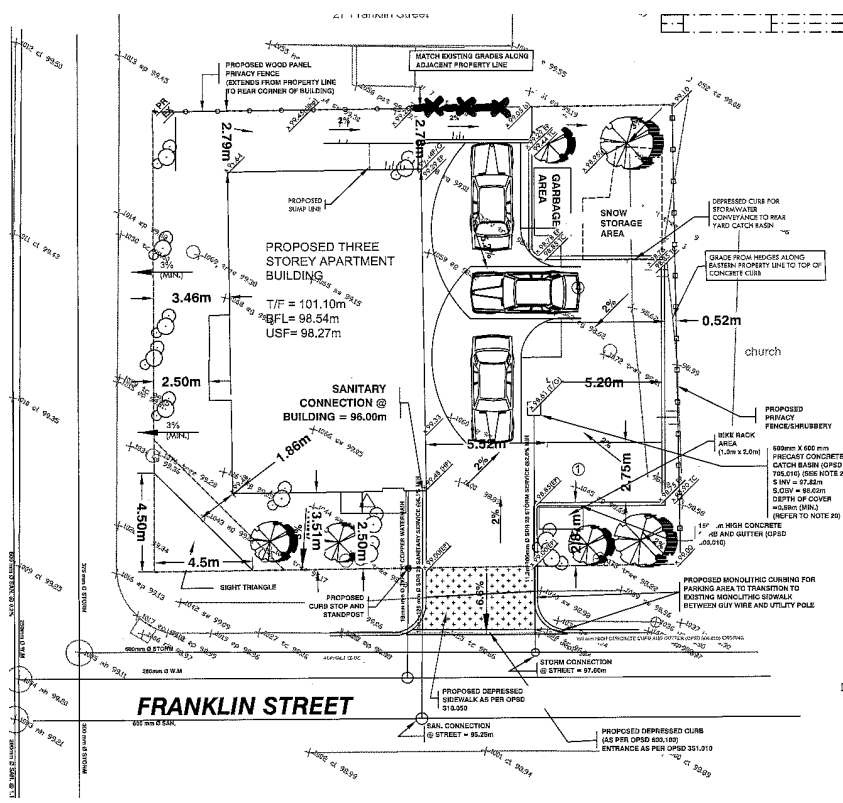
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JACOB RHEAUME PLANS

1001 N. 10th St.
Reno, NV 89503
PH: 775-784-1111
FAX: 775-784-1112
WWW.JACOBREHAEUME.COM

DATE: 01/10/16
PROJECT: 128236
SHEET: 4 OF 12

The site plan indicates the fence line stopping at the edge of the neighbours building as requested. In reviewing the revised plans the neighbours requested that the fence be 6 feet in height and that they request that it mimic what is currently on site.



128236 Continued

With respect to garbage location, it has been determined that a garbage enclosure shall be constructed to ensure that both the garbage bags and their odours will be kept away and that there will be a condition within the Development Permit Agreement that will state that garbage must be removed weekly, although a dumpster and associate fee is not a requirement for the triplex.

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128236 Continued

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COMMITTEE DECISION

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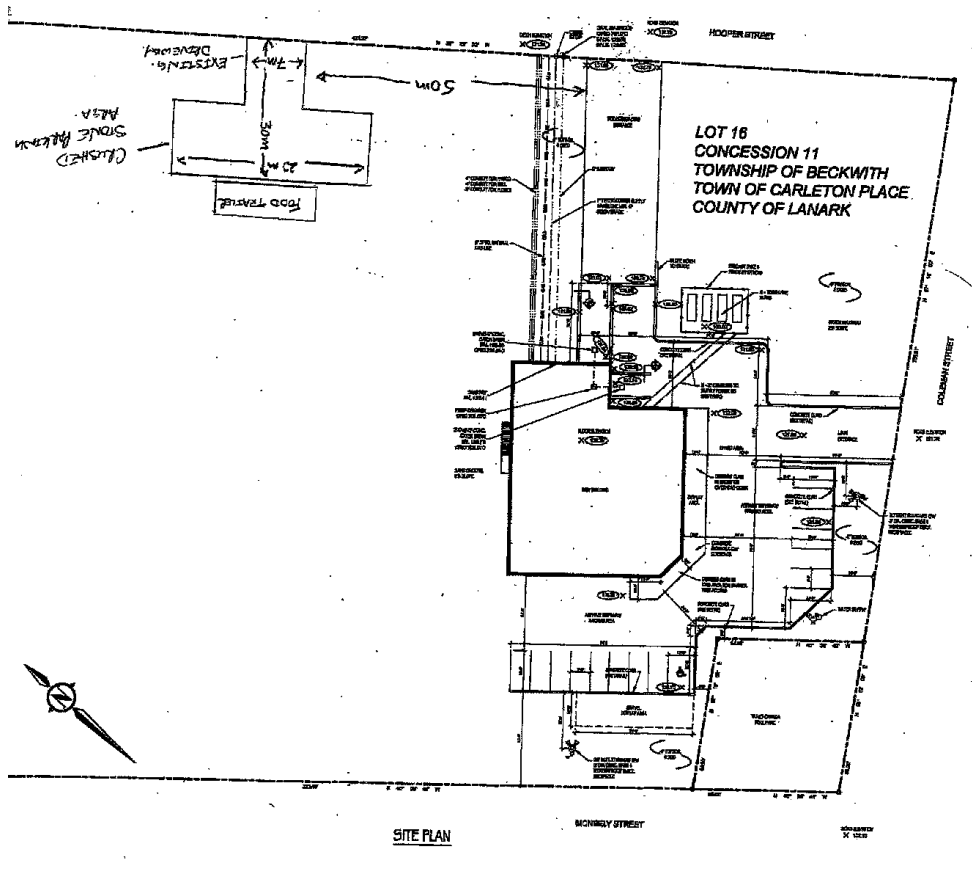
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Please see below diagram for details.



128237 Continued



STAFF RECOMMENDATION

That Council amend by-law 16-2016 to include 10358 Cavanagh Road as a location for a refreshment vehicle.

COMMITTEE DECISION

128238 Continued

COMMENT

Staff notes that the dedication of public highway should have been done at the time of purchase circa 1975 but was missed. Staff are supportive of the dedication of public highway.

STAFF RECOMMENDATION

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COMMITTEE DECISION