



Policy Review Committee Action Report
January 17th, 2017 meeting held in
the Council Chambers following Council

PRESENT: Mayor Antonakos, Deputy-Mayor Flynn, Councillor Black, Councillor Doucett, Councillor Redmond, Councillor Fritz, Councillor Trimble, Joanna Bowes, Manager of Development Services, Paul Knowles, Chief Administrative Officer

- 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 128053 IS A CLOSED MEETING**
- 6) **IF THERE IS AN ADDENDUM, IN ACCORDANCE WITH SECTION 15.2.4 (OF THE STRIKING REPORT) DOES THE COMMITTEE WISH TO APPROVED THIS ADDENDUM**

TO BE DISCUSSED

COMMUNICATION 128049

Received from	Community & Primary Health Care and Mills Home Support
Addressed to	Municipality
Date	January 10 th , 2017
Topic	Creation and Nurturing of Community Vitality and Wellness

SUMMARY

Council and staff are invited to engage in a conversation about community wellness – from the health care system and community supports to the creation and nurturing of community vitality and wellness. This conversation will be held Thursday, February 16, 2017 8:30 a.m. – 1:30 p.m. at the Carambeck Community Centre, 351 Bridge Street in Carleton Place (lunch will be provided). The workshop will highlight community assets, client stories and feature an interactive “walk” that will have participants Walk a Health Care Mile. To register or for more information please call Heather Miller at 613-257-3296 extension 2301.

STAFF RECOMMENDATION

THAT those interested register for this event.

COMMITTEE DECISION

THAT those interested register for this event.

COMMUNICATION 128050

Received from Joanna Bowes, Manager of Development Services
Addressed to Policy Review Committee
Date January 17, 2017
Topic Development Permit Amendment- Sales Office as a Temporary Use in Draft Plan Subdivision

SUMMARY

After approving a Development Permit Amendment related to allowing model home and dry home units to be constructed within a draft plan of subdivision. The developers of the area identified that they wanted a sales officer within the model home. This would be considered a commercial use and under different legislation would require a different building standard. Further, many developers may choose to operate their sales offices within the model home, dry build, trailer or other home already on-site.

COMMENT

This proposed amendment alters the wording slightly of the first amendment brought forward by Cardel Homes. It is a modification to Section 3, General Provisions and adds a sale office as a temporary permitted use either within a model homes, residential dry build or stand-alone structure.

An open house was held regarding this proposed amendment at the Town hall Auditorium on January 10, 2017. No concerns or comments were raised. A letter was received from the Ministry of Transportation (MTO) that noted that any sales office within their jurisdiction would require a permit from the MTO.

The public meeting is being held January 17, 2017 at 8:00pm at the Council Chambers at Carleton Place Town hall.

If approved, this Development Permit Amendment would allow Developers on all sites within the Town of Carleton Place to have a temporary sales office within a model home, dry build, or stand-alone structure provided that the appropriate parking is provided and that it is within a draft plan of subdivision.

STAFF RECOMMENDATION

That the amendment to Development Permit By-law 15-2015 be approved and to add the “sales office as a temporary use” provisions to Section 3.0 “General Provisions”

COMMITTEE DECISION

That the amendment to Development Permit By-law 15-2015 be approved and to add the “sales office as a temporary use” provisions to Section 3.0 “General Provisions”

COMMUNICATION 128051

Received from Joanna Bowes, Manager of Development Services
Addressed to Policy Review Committee
Date January 26th, 2016
Topic Lease Agreement- Brigil Homes; Consent Application B16/134

SUMMARY

A consent application has been received from the applicant in relation to the property known municipally as 324 Coleman Street. The subject lands are legally described as 27M-41, Block 108 as illustrated below.



Although the applicant is not legally severing the lot, they are requesting a lease of land to last longer than 21 years. Under section 50(3) (f) of the Planning Act if a lease of land is requested for over 21 years a consent application is required.

This consent application is to provide a land lease in favour of McDougall Energy Inc (Mac's Gas Bar) on 326 m² of land to be used for the existing gas bar and convenience store for 15 years with 5 separate successive options to extend the lease, each for a period of 5 years.

This entire site was a part of the Carleton Crossing Subdivision under application number 09-T-06003. The entirety of this commercial block was approved under SPC-10-2007. The Mac's Gas Bar was approved through Development Permit application DP3-03-2012.

128051 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 Highway District. This designation is intended encourage and enhance commercial development while providing employment opportunities within the Town. The Development Permit By-law also designates the property as Highway District the intent of which is to increase and guide on-going development of regional scale commercial retail facilities.

COMMENT

The proposal, if approved, will allow for the 40 year lease of the Mac’s Milk Gas Bar. It is 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.
4. That a cash-in-lieu of parkland payment of 2% the value of the land be collected.

128051 Continued

5. 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

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.

COMMUNICATION 128052

Received from	Paul Knowles, Chief Administrative Officer
Addressed to	Policy Review Committee
Date	January 12 th , 2017
Topic	Meeting Cancellation

SUMMARY

The OGRA Conference will be held February 26th, - March 1st, 2017 and meetings during this time have usually been cancelled as it is difficult to maintain a quorum.

STAFF RECOMMENDATION

THAT the meetings regularly scheduled for Tuesday February 28th, 2017 be cancelled.

COMMITTEE DECISION

THAT the meetings regularly scheduled for Tuesday February 28th, 2017 be cancelled.

COMMUNICATION 128053

Received from Paul Knowles, Chief Administrative Officer
Addressed to Policy Review Committee
Date January 12th, 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

17-01-17-1 a proposed or pending acquisition or disposition of land by the municipality or local board - General Nature – Land Sale

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

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

REPORT TO COUNCIL

17-01-17-1 Bring forward

10-01-17-2 Bring forward



**Policy Review Committee Agenda
for the January 17th, 2017 meeting to be held in
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