



Planning and Protection Committee Action Report June 19, 2018, following the Community Issues Committee Carleton Place Town Hall, Council Chambers

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

Staff: Diane Smithson, CAO, Duncan Rogers, Clerk, Stacey Blair, Deputy-Clerk, Joanna Bowes, Manager of Development Services

1) CALL TO ORDER

The meeting was called to order at 8:00 p.m.

2) DECLARATION OF PECUNIARY/CONFLICT OF INTEREST

None declared.

3) REGISTRATION OF PUBLIC WISHING TO SPEAK

4) DELEGATIONS / PRESENTATIONS

5) PUBLIC MEETING(S)

**i. DPA-01-2018, Removal of Class 4 from Development Permit By-law 15-2015 (This item is a Public Meeting under the Planning Act)
(Communication 129256)**

Joanna Bowes, Manager of Development Services

**ii. Carmichael Farm Subdivision- Phase 1 (This item is a Public Meeting under the Planning Act)
(Communication 129257)**

Joanna Bowes, Manager of Development Services

**iii. Carmichael Farm Subdivision- Phase 2 (This item is a Public Meeting under the Planning Act)
(Communication 129258)**

Joanna Bowes, Manager of Development Services

The Public Meeting under the Planning Act adjourned at 8:43 p.m.

The Planning and Protection Committee meeting recessed at 8:43 p.m. to return to the Community Issues Committee Meeting.

The Planning and Protection Committee meeting reconvened at 8:57 p.m.

6) REPORTS

- i. **DPA-01-2018, Removal of Class 4 from Development Permit By-law 15-2015 (This item is a Public Meeting under the Planning Act) (Communication 129256)**
Joanna Bowes, Manager of Development Services

Moved by Councillor Fritz

Seconded by Councillor Trimble

THAT the proposed amendment to Development Permit By-law 15-2015 for the removal of the Class 4 process be supported; and

THAT the necessary by-law be forwarded to Council for final approval.

CARRIED – CONSENT AND BY-LAW PREPARED

- ii. **Carmichael Farm Subdivision- Phase 1 (This item is a Public Meeting under the Planning Act) (Communication 129257)**
Joanna Bowes, Manager of Development Services

Moved by Mayor Antonakos

Seconded by Deputy Mayor Flynn

THAT Staff be directed to proceed with the creation of draft conditions for Phase 1 of the Carmichael Farm Subdivision located on Part of Lot 16, Concession 10, geographic Township of Beckwith, now in the Town of Carleton Place; and

THAT the conditions be brought forward for Council's consideration at a future meeting.

CARRIED – MOTION PREPARED

- iii. **Carmichael Farm Subdivision- Phase 2 (This item is a Public Meeting under the Planning Act) (Communication 129258)**
Joanna Bowes, Manager of Development Services

Moved by Councillor Black

Seconded by Mayor Antonakos

THAT Staff work with the Developer of the Carmichael Farm Subdivision on a revision to the proposed draft plan and studies to ensure the following items,

including but not limited to the following are addressed:

1. Receipt of a tree preservation plan and landscape plan.
2. An indicated 30 m buffer for all homes/ rear yards from the Beckwith Drain as required by the Environmental Impact Study or confirmation from the Mississippi Valley Conservation Authority that a lesser setback can be accepted. This may require a change to the draft plan.
3. That areas for parking and snow storage be provided along the interior streets.
4. This may require potential road widening and therefore a change to the draft plan.
5. Town will not accept the archeological site as parkland. A Stage 4 Archeological Assessment is required and all artifacts are to be removed to the satisfaction of the Ministry of Culture and Sport prior to the Town accepting the lands indicated as parkland.
6. The original traffic study and cost sharing agreement anticipates Pegasus constructing a road connection to Cemetery Side Road to provide adequate capacity for connection from the subdivision to provincial highways. At this stage it is important to verify that the proposed location of Captain A. Roy Brown Blvd shown on the proposed draft plan can be readily extended to Cemetery Side Road. Before the basic subdivision layout is accepted, the Developer needs to prepare a drawing, to the Town's satisfaction, that shows environmental constraints and illustrates how the proposed alignment of Captain A. Roy Brown Blvd can be readily extended to Cemetery Side Road.
7. The original traffic study and cost sharing agreement anticipates Pegasus constructing a road connection to Cemetery Side Rd to provide adequate capacity for connection from the subdivision to provincial highways. However, by working in cooperation with the Town and other developers, it is possible that an interim solution to utilize the McNeely Ave connection to Hwy 7 and/or the Captain A. Roy Brown Blvd connection to Hwy 15 can be developed. Also, with MTO's announced improvements to the Hwy 7/Hwy 15 intersection, the original traffic study should be reviewed to determine if/when that third road connection to the highway system (Cemetery Side Road) will be required. A draft condition for Pegasus subdivision should be "The Developer shall provide a traffic study that considers traffic patterns and the Cost Sharing Agreement – Road Infrastructure; Town of Carleton Place – South of Highway 7 of July 20, 2016 and describes how the subdivision will connect to provincial highways to the Town's satisfaction. The Developer will then design and construct

the works required to provide adequate connections to provincial highways to the Town's satisfaction."

8. That the developer indicate that Captain A. Roy Brown Boulevard is located in the appropriate location in this subdivision. To do so, a plan indicating various options for the extension of Captain A. Roy Brown Boulevard East will be required.
9. That the Developer meet the requests from Beckwith Township to the Township's satisfaction.

CARRIED – CONSENT

- iv. **DP3-02-2018, James Licari, 9 Roe Street (Communication 129259)**
Joanna Bowes, Manager of Development Services

Moved by Councillor Fritz
Seconded by Deputy Mayor Flynn

THAT the Committee hereby authorizes application DP3-02-2018, James Licari, 9 Roe Street and directs staff to move forward with the drafting of the Development Permit Agreement and issue a development permit with conditions attached; and

THAT the Committee authorizes staff to issue a development permit upon receipt of all required information, fees and securities; and

THAT the Development Permit include standard clauses to address servicing, grading, landscaping and utility requirements as well as the following site-specific condition:

1. That garbage is stored on site in an enclosure as described in the Development Permit-By-law and is removed as appropriate by a contracted waste management firm.

CARRIED

- v. **Renovation and Demolition of Buildings Containing Hazardous Material (Communication 129260)**
Joanna Bowes, Manager of Development Services

Moved by Deputy Mayor Flynn
Seconded by Councillor Black

THAT Council support the Town of Lakeshore's resolution urging the Government of Ontario to review and revise the laws regarding the alteration, renovation and/or demolition of all buildings containing hazardous materials, to ensure that property steps and preventative measures are taken to protect the public from exposure to hazardous materials; and

THAT a copy of the motion be forwarded to the Town of Lakeshore and the

Association of Municipalities of Ontario.

CARRIED - MOTION PREPARED

- vi. **Monthly Planning Activity Report – April/May
(Communication 129261)**
Joanna Bowes, Manager of Development Services

**Moved by Councillor Trimble
Seconded by Councillor Black**

THAT Committee receive and record the monthly activity reports for the Planning Department for the months of April and May 2018.

CARRIED - CONSENT

- vii. **Ocean Wave Fire Company Monthly Activity Report - May
(Communication 129262)**
Les Reynolds, Director of Protective Services

**Moved by Councillor Trimble
Seconded by Councillor Black**

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

CARRIED – CONSENT

- viii. **Summary of Police Services Board Meeting of June 4, 2018
(Communication 129263)**
Les Reynolds, Director of Protective Services

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

THAT the Director of Protective Services' summary of the Police Services Board meeting held on June 4, 2018 be accepted as information.

CARRIED - CONSENT

- ix. **Update on OPP Initiatives
(Communication 129264)**
Les Reynolds, Director of Protective Services

**Moved by Councillor Fritz
Seconded by Councillor Black**

THAT the Director of Protective Services' summary of Superintendent Bedard's update of OPP initiatives dated June 8, 2018 be accepted as information.

CARRIED - CONSENT

5) CLOSED MEETING

Moved by Councillor Black
Seconded by Councillor Trimble

THAT the Committee move into closed session at 9:15 p.m. to discuss a matter subject to:

- Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality and Section 239 (2) (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality (IC 129265); and

THAT Diane Smithson, CAO, Duncan Rogers, Clerk, Stacey Blair, Deputy Clerk and Joanna Bowes, Manager of Development Services remain in the room.

i. Establishment of Easements (IC 129265)

Joanna Bowes, Manager of Development Services

Moved by Councillor Fritz
Seconded by Councillor Black

THAT the committee return to regular session at 9:32 p.m.

RISE AND REPORT

Staff was directed during the closed session to proceed with seeking legal advice.

6) ADJOURNMENT

Moved by Deputy Mayor Flynn
Seconded by Councillor Black

THAT the meeting be adjourned at 9:32 p.m.

CARRIED