



## **Minutes of the Planning Advisory Committee Meeting April 9, 2018**

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A meeting of the Planning Advisory Committee was held in the Bud Clayton Memorial Room, County Administrative Office, 2069 Battersea Road, Glenburnie on Monday, April 9, 2018 at 10:00 a.m.

### **Present:**

Councillor Smith, Chair  
Councillor Vandewal, Vice-Chair  
Warden Higgins  
Deputy Warden Doyle  
Phil Leonard  
Jim McIntosh  
Barbara Sproule

### **Staff Present:**

Kelly Pender, Chief Administrative Officer  
Jannette Amini, Manager of Legislative Services/Clerk (Recording Secretary)  
Megan Rueckwald, Community Planner  
Joe Gallivan, Director of Planning and Economic Development

### **1. Call to Order**

The Chair called the meeting to order at 10:00 a.m.

### **2. Adoption of the Agenda**

Moved By: Warden Higgins  
Seconded By: Mr. Leonard

**That** the agenda for the April 9, 2018 meeting of the Planning Advisory Committee be adopted.

**Carried**

### **3. Disclosure of Pecuniary Interest and General Nature Thereof**

There were none.

#### 4. Adoption of Minutes

##### a) Minutes of Meeting held February 12, 2018

Moved By: Ms. Sproule  
Seconded By: Mr. McIntosh

**That** the minutes of the Planning Advisory Committee meeting held February 12, 2018 be adopted.

**Carried**

#### 5. Deputations and/or Presentations



#### 6. Briefings

- a) **Mr. Joe Gallivan**, Director of Planning and Economic Development provided the Planning Advisory Committee with his regular Directors briefing. Mr. Gallivan paid particular attention to the recent Ontario Municipal Board decision regarding Brougham v. South Frontenac OMB Case: PL 160674, that focused on Non-Conforming Use vs. Non-Complying Structure and the implications that this may have to Frontenac County and all of cottage country. There was some discussion around the wording that the Township used in its By-law did not appear to ensure that the property owner retained the right to re-build on a previously developed lot.

There was also concerns expressed on the pressures that this will place on Committees of Adjustment to ensure what can and cannot be allowed.

With respect to the expansion of Highway 7 to 4 lanes, it was suggested that staff speak to Renfrew County planning staff and elected officials regarding the exercise that it went through with a similar expansion of Highway 17.

- b) **Ms. Megan Rueckwald**, Community Planner, provided the Planning Advisory Committee with a briefing on the new Local Planning Appeal Tribunal resulting from the Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139). It was questioned if the County has the ability to set up its own appeal board which in theory could be an excellent resource although it would be difficult to set up such a process. The key focus here is that municipalities have their policies in place or decisions will default to the Provincial Policy Statement. There was discussion on the conformity/consistency test and the implications for Frontenac County.

Deputy Warden Doyle exited the meeting at 11:25 p.m.

## 7. Reports to the Planning Advisory Committee

- a) **2018-046**  
**Planning Advisory Committee**  
**Amendment Number 5 to the Township of Frontenac Islands Official Plan to re-designate lands legally described as Part Lot 16, South Range known municipally as 1729-1739 Howe Island Drive, Howe Island from Agriculture to Rural (St. Philomena Roman Catholic Church) – Frontenac Islands By-Law No. 05-2018**

Moved By: Warden Higgins

Seconded By: Mr. Leonard

**Whereas** the Council of the County of Frontenac considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision;

**Be It Resolved That** the Council of the County of Frontenac approve Frontenac Islands Official Plan Amendment No. 5 to the Township of Frontenac Islands Official Plan, as contained in By-Law No. 05-2018 attached to this report as Appendix A.

**Carried**

It was questioned if the actual cemetery designation also needs to be changed as there are a lot of restrictions in the *Cemeteries Act* as to what can and cannot be done with cemeteries.

- b) **2018-047**  
**Planning Advisory Committee**  
**Application for Proposed Plan of Vacant Land Condominium 10CD-2018-001**  
**Set Date for Public Meeting and Site Visit**

Moved By: Mr. McIntosh

Seconded By: Mr. Leonard

**Be It Resolved that** the Planning Advisory Committee confirm the date to receive comments from the public on the proposed plan of vacant land condominium as noted in the report;

**And Further That** Councillor Vandewal, Warden Higgins and Jim McIntosh be permitted to attend a site visit as required under the County of Frontenac's Site Visit Policy to be completed prior to the public meeting.

**Carried**

A discussion arose around access to the site and the private road policies which will be addressed in the report going to the Public Meeting.

## 8. Communications



## 9. Other Business

Councillor Vandewal noted a recent seminar he attended where participants learned that with respect to public opposition against development, a recent survey that was carried out regarding the Capital Condo Development in downtown Kingston resulted in 74% of respondents saying to build it and only 13% saying there should be no development. This shows that only 10% of citizens oppose development.

## 10. Next Meeting

- a) The next regular meeting of the Planning Advisory Committee is scheduled for Monday, June 11, 2018 at 10:00 a.m. at the County Administrative Building.

There will be a Planning Advisory Committee Public meeting on Wednesday, May 9, 2018 at 6:00 p.m. in the Township of South Frontenac Council Chamber to receive public comments on the an application for Proposed Plan of Vacant Land Condominium, File 10CD-2018-001

## 11. Adjournment

Moved By: Mr. Leonard  
Seconded By: Councillor Higgins

**That** the meeting hereby adjourn at 11:56 a.m.

**Carried**