



**CORPORATION OF THE
MUNICIPALITY OF NORTH GRENVILLE**

DRAFT MINUTES

Planning - Special Council Meeting No. 5

**Wednesday, May 27, 2020, 4:30 p.m.
Held Virtually via Microsoft Teams**

PRESENT	Mayor Nancy Peckford Deputy Mayor Jim McManaman Councillor John Barclay Councillor Doreen O'Sullivan Councillor Kristin Strackerjan
Staff Present	Cahl Pominville, Director of Corporate Services/Clerk Phil Gerrard, Director of Planning & Development Tammy Hurlbert, Recreation Coordinator Amy Martin, Planner David Nanton, Planner

A. HOW TO ATTEND THIS PLANNING MEETING ONLINE

1. In light of the COVID-19 pandemic, Public Meetings will be held online. Attached are instructions on how to participate in this public meeting.

B. APPROVAL OF AGENDA

Mayor Peckford opened the meeting at 4:37 p.m.

SPC-2020-018

Moved by	Kristin Strackerjan
Seconded by	Jim McManaman

That the Special Council Meeting agenda of May 27 2020, be approved as presented

CARRIED

C. DISCLOSURE OF INTEREST

None

D. PUBLIC MEETINGS

1. Zoning By-Law Amendment Application ZBA-03-20 (554 Craig Rd.)

Mayor Peckford opened the public meeting at 4:43 p.m. to consider an application to rezone the property located at 554 Craig Road, Part of Lot 5, Concession 5, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville, to amend the zoning of the property from Rural Special Exception Zone (RU-25) to Rural - Special Exception Zone (RU-54) to provide relief from the minimum side yard setback and maximum size of an accessory building provisions of the Rural zone.

Planner David Nanton provided the following information to Council: background of the file, notice of the meeting and the date notice was given, purpose of the application, presentation of written submissions, overview of the site and surrounding land uses, and review of the North Grenville and County Official Plan policies and Zoning By-Law requirements. Staff recommends approval of the zoning amendment application.

Questions of Council:

- Councillor Barclay- The request is for an exemption. What are the plans? David Nanton advised that there is no proposal for additional development. The relief is for the existing building.
- Deputy Mayor McManaman- Is there an easement for everyone to use the driveway? David Nanton advised that no easement was requested. The County has reviewed the plans and they will have separate entrances.
- Councillor O'Sullivan- Will the accessory buildings remain with 554B Craig? David Nanton advised that this is correct.
- Councillor O'Sullivan- There is a large piece of land with 554A Craig. David Nanton advised that it did not need any relief.

Mayor Peckford adjourned the public meeting at 4:59 p.m. to be resumed at the Council Meeting on June 16.

2. Zoning By-Law Amendment Application ZBA-04-20 (225 Joseph St.)

Mayor Peckford opened the public meeting at 5:00 p.m. to consider an application to rezone the property located at 225 Joseph Street, Town of Kemptville to amend the zoning of the property from Residential First Density (R1) to Residential First Density One – Special Exception (R1-XX) to reduce the minimum required lot area, rear yard setback and maximum lot coverage in order to fulfill a Condition of Severance B-111-19.

Planner Amy Martin provided the following information to Council: background of the file, notice of the meeting and the date notice was given, purpose of the application, presentation of written submissions, overview of the site and surrounding land uses, and review of the North Grenville and County Official Plan policies and Zoning By-Law requirements. Staff recommends approval of the zoning amendment application.

Questions of Council

- Councillor O'Sullivan- Sought clarification on the application for location, setbacks, etc. Amy Martin provided the information.
- Deputy Mayor McManaman- Will the setback for the garage be about the same as the side of the new property? Amy Martin advised that this is correct.
- Deputy Mayor McManaman- What are the dimensions of the new house? Amy Martin advised that she did not have the dimensions but the footprint is 1200 square feet.
- Councillor Barclay- Will the back yard of 225 Joseph be similar to the side yard of new house? Amy Martin advised that this is correct.

Questions of the Public

Steve Pentz and Robert Tran, Novatech Consulting, representing the applicant

- Will answer questions as required.
- The proposed development implements the Official Plan infill policies
- A neighbourhood character statement has been submitted to staff.

Philippe Legere, 221 Joseph Street

- The new dwelling is two stories. Mr. Legere challenges the square footage. Steve Pentz advised that it is a two storey house. The square footage is based on the footprint. The property where the house will be built is now vacant.
- Proposed house is not consistent with homes in the area. There will be very little green space. Steve Pentz advised that the house will have a front yard setback of six metres. The side yards meet the proposed zoning requirements. A six metre rear yard is not out of character. The green space is consistent with an urban standard.

Neil Harrington, 202 Asa Street

- Has process changed to have the severance before zoning? Amy Martin reviewed the present severance application process.
- Are there conditions to have this new house fit in the neighbourhood? Steve Pentz advised that the objective was to make the new house fit into the

neighbourhood. There is no consensus so we looked to have it fit into the immediate neighbourhood. The site plan approval application has been filed. The fit of the new home will be considered during that process.

- When is the current Official Plan up for review? Amy Martin advised that the current Official Plan was adopted in 2018. Typically there is a review after five years but legislation has changed. Amendments can be made prior to the five year life of the Plan.
- Deputy Mayor McManaman- The area has a lot of different types of homes.
- Mayor Peckford- Will there be a site plan? Will it follow the by-law? Amy Martin advised that the site plan was included with the report. No changes are anticipated. It would be different if there are existing buildings.

Mayor Peckford adjourned the public meeting at 5:28 p.m. to be resumed at the Council Meeting on June 16.

E. ADJOURNMENT

1. Confirmation By-Law

By-Law 34-20

Moved by	Jim McManaman
Seconded by	John Barclay

That By-Law 34-20 to confirm the proceedings of Council at its Special Meeting held on May 27, 2020 be adopted and passed;

AND FURTHER THAT the said By-Law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the By-Law Book.

CARRIED

2. Resolution to Adjourn

SPC-2020-019

Moved by	Kristin Strackerjan
Seconded by	Doreen O'Sullivan

This Special Meeting of Council adjourn at 5:40 p.m.

CARRIED

NANCY PECKFORD
Mayor

CAHL POMINVILLE
Clerk