



**Community Issues Committee Action Report
for the September 20th, 2011 meeting held
following Corporate Services Committee**

PRESENT: Mayor LeBlanc, Deputy-Mayor Sonnenburg, Councillor Antonakos, Councillor Flynn, Councillor Strike, Phil Hogan, Treasurer, Duncan Rogers, Clerk, Lisa Young, Director of Planning and Development, Paul Knowles, Chief Administrative Officer

- 1) **DECLARATION OF PECUNIARY INTEREST** - now or anytime during the meeting
- 2) **REGISTRATION OF PUBLIC WISHING TO SPEAK** - with the secretary
- 3) **PLEASE TURN OFF ALL CELL PHONES AND PAGERS**
- 4) **If there is an addendum, in accordance with Section 15.2.4 (of Striking Report) does the committee wish to approve this addendum?**
- 6) **Opportunity for members of Council to provide updates from Committees on which they serve.**

COMMITTEE/BOARD	MEMBER OF COUNCIL	UPDATES
Municipal Heritage Committee	Councillor Probert	
BIA Board	Councillor Strike	
Hospital Board	Councillor Antonakos	lobby for new hospital
Mississippi Valley Conservation	Councillor Black	
Chamber of Commerce	Councillor Flynn	All Candidates meeting
Carleton Place & Beckwith Historical Society	Mayor LeBlanc	museum open by appointment
Youth Centre Board	Deputy-Mayor Sonnenburg	
Communities in Bloom	Mayor LeBlanc	update on agenda
Local Municipal Drug Strategy Committee	Councillor Antonakos	successful walk on September 10 th , 2011
	Councillor Flynn	
Health and Wellness Campus	Mayor LeBlanc	negotiations progressing
	Councillor Antonakos	
County Council	Mayor LeBlanc	strategic planning
	Deputy-Mayor Sonnenburg	

TO BE DISCUSSED

122224 Received from County of Lanark
 Addressed to Town of Carleton Place
 Date April 28th, 2011
 Topic Tree Cutting By-laws

SUMMARY

County is asking for comments from local municipalities on their attached report regarding Tree Cutting By-laws.

COMMENT

The Town uses the policies within the Official Plan that require Tree Preservation Plans from Developers to control tree cutting within our urban boundaries.

STAFF RECOMMENDATION

THAT the County be asked to have no County control on tree cutting within the Town as the area is urban and trees are protected by the Town's OP policies.

COMMITTEE DECISION

THAT the County be asked to have no County control on tree cutting within the Town as the area is urban and trees are protected by the Town's OP policies.

122378 Received from Debby Lytle, Communities in Bloom
 Addressed to Paul Knowles, Chief Administrative Officer
 Date August 23rd, 2011
 Topic Update

SUMMARY

Communities in Bloom wishes to update Council on their upcoming activities.

STAFF RECOMMENDATION

THAT Council view presentation.

COMMITTEE DECISION

Presentation explained the Harvest Lantern, Garden of Hope, Yard of the Week, Best Blooming Block and Mitten Art programs. For Council's Information. Receive and file

122379 Received from Various Committees
Addressed to Community Issues Committee
Date August/September 2011
Topic Action Reports/Minutes

SUMMARY

Minutes of the May 19th, 2011 and June 16th, 2011 meetings of the Municipal Drug Strategy Committee are attached. Noteworthy items include:

- Communities Care Project;
- Brett Pearson *Run for your Life*;
- Youth Overcoming Pressure (YOP);
- Display booth;
- Funds for Carleton Place Municipal Drug Strategy Committee; and
- Kids Help Phone;

STAFF RECOMMENDATION

THAT Committee endorse Committees' decisions.

COMMITTEE DECISION

THAT Committee endorse Committees' decisions.

122380 Received from Paul Knowles, Chief Administrative Officer
Addressed to Community Issues Committee
Date September 13th, 2011
Topic Appreciation Night

SUMMARY

Appreciation Night is scheduled for Friday, December 2nd, 2011. Responsibilities need to be assigned.

Invitation List	
Food/Beverage	
Coat Check	
Greet and Food Bank	
Decorations	Mayor LeBlanc
Entertainment	Already booked by Councillor Flynn
Program	

STAFF RECOMMENDATION

THAT Councillor responsibilities be assigned.

COMMITTEE DECISION

Invitation List	Mayor LeBlanc
Food/Beverage	Deputy-Mayor Sonnenburg
Coat Check	Councillor Strike
Greet and Food Bank	Councillor Antonakos
Decorations	Mayor LeBlanc
Entertainment	Already booked by Councillor Flynn
Program & MC	Councillor Flynn

Receive and file

122381 Received from Paul Knowles, Chief Administrative Officer
Addressed to Community Issues Committee
Date September 13th, 2011
Topic January 1 Stat

SUMMARY

Other organizations are planning to take the January 1st statutory holiday on Monday, January 2nd, 2012.

STAFF RECOMMENDATION

THAT the Town Hall be closed from noon December 23rd, 2011 and to reopen Tuesday, January 3rd, 2012 and that the meeting on December 27th, 2011 be cancelled with regular meetings resuming on January 10th, 2012. (January has 5 Tuesdays so meetings would begin on the second Tuesday and shift one week).

COMMITTEE DECISION

THAT the Town Hall be closed from noon December 23rd, 2011 and to reopen Tuesday, January 3rd, 2012 and that the meeting on December 27th, 2011 be cancelled with regular meetings resuming on January 10th, 2012. (January has 5 Tuesdays so meetings would begin on the second Tuesday and shift one week).

122382 Received from Joanne Henderson, Manager of Recreation & Culture
Addressed to Community Issues Committee
Date September 13th, 2011
Topic Liquor Event

SUMMARY

Organizers of the Murray McLaughlin concert would like to hold a meet and greet at the Moore House on Sunday October 30th, 2011 and they would like to serve wine and beer.

STAFF RECOMMENDATION

That permission be given for the meet and greet and the service of wine and beer.

COMMITTEE DECISION

That permission be given for the meet and greet and the service of wine and beer.

122383 Received from Lisa Young, Director of Planning and Development
Addressed to Town of Carleton Place
Date September 13th, 2011
Topic DP3-02-2011 – 400 Franktown Road

SUMMARY

An application has been submitted for the development of a 3 storey, 27 unit apartment building at 400 Franktown Road. The proposed building will have 3 bachelor units, 6 one bedroom units and 18 two bedroom units. Vehicle access will be from Franktown Road with the majority of the parking area to be located in the rear of the building. The garbage enclosure and additional parking will be located on the east side of the building. The main entrance of the building faces the parking area and the adjacent residential units on Knox Street. There are a total of 41 parking spaces provided. Four of which are handicapped.

The development is proposing to maintain a similar setback, massing and size of building as the neighbouring condominium development. This will allow the existing vegetation along Franktown Road to be preserved.

COMMENT

The proposal is consistent the Provincial Policy Statements and development within a settlement area and the use of existing infrastructure services. The application is consistent with Section 4.2.3.7 of the Official Plan (OP) designation being Residential and the majority of the provisions of the Development Permit (DP) designation for Residential. In order to maintain the existing streetscape setback that has been established by the neighbouring condominium project, the front yard setback needs to be altered which also impacts the landscaped open space requirement in the rear yard. The project is only deficient by one percent and the placement of the building on the lot actually allows that landscaped open space to be located in the front yard.

Servicing for the property will be from an easement from Knox Street. There is a bylaw in place that deals with the financial requirements associated with the services that were installed in 1980's. In 1994, development of the property was considered and in Resolution No. 13-105-35 the Town agreed to accept a payment of \$20,000.00 for the Town to recover its cost associated with installing these services. The existing private services will be required to be removed and remediated and signed off by the approval authority. A fire hydrant will be required to be installed as part of this development and will be located at the rear of the property. These requirements will be included in the Development Permit Agreement.

The existing trees along Franktown Road have been incorporated in the landscape plan and will be preserved as part of this development. The Developer is proposing a 1.2 metre wooden privacy fence along the parking area on the east side of the development adjacent to the rear yards of the properties on Alexander Street. The garbage enclosure is also located adjacent to this parking area. It will be required to be enclosed as per the Development Permit provisions and additional landscaping will be required around the perimeter. The building design has patio doors with ground access for the first floor and balconies for the remaining floors. A landscape detail will be required to be provided to include a patio area and some landscape screening for these areas. In addition, the existing trees in the rear of the property will be required to be retained and preserved. Additional plants will be required in order to create a vegetated buffer between the existing residential rear yards and the parking area. This will need to be addressed on the landscape plan as well as on the grading and drainage plan.

The proposed light standards detail will be required to be provided prior to final approval of the site and landscape plan. The exterior finish of the building is brick with architectural details such as quoins and soldier courses. The sections of the building where the balconies are located are projected in order to enhance the design of the building. The finishing products have not yet been provided.

122383 Continued

There 41 parking spaces provided on site which allows for visitor parking and the required provisions indicated in the Development Permit Bylaw. A hammerhead will need to be incorporated in the parking lot design and the sidewalk will be required to be extended. There are limited areas for snow storage on the site which will require the snow to be removed and not stored on site. These provisions will be included in the agreement.

The site is not of a sufficient size to be able to provide an adequate park and there is an existing park in the neighbouring subdivision. The applicant will be required to pay 5% cash in lieu of parkland.

STAFF RECOMMENDATION

That staff proceed with the approval of the Development Permit agreement following incorporation of the required revisions.

COMMITTEE DECISION

Bring Forward

122384

Received from County of Lanark
Addressed to Town of Carleton Place
Date September 13th, 2011
Topic Consent application B116/2011 – 2261604 Ontario Inc

SUMMARY

A consent application has been received for the property known municipally as 240 Coleman Street. The lot is located on Coleman Street and has a proposed 48 unit condominium unit to be located on the proposed retained parcel of land.

The severed lot would be approximately 65.82m wide (Coleman Street side) and 9.29m wide (Miguel Street side). It is 30.32 m deep (irregular) and 609.7m². The retained parcel would be approximately 65.82m wide (Coleman Street side) and 6.11m wide (Miguel Street side). It is 7m deep (irregular). The retained parcel has a total area of 6905 m².

This is a lot addition which will result in a portion of the property in the rear of the condominium project being added to the property known municipally as 234 Miguel Street.

COMMENT

The Official Plan designation is Residential (R). This designation allows for a mix of housing types which complement the existing small town character. This includes single detached, semi-detached and townhouse style dwellings and apartment units. The Development Permit designation of the property is Residential. The effect of the application will be to create a 48 unit condominium on the retained parcel and 2 blocks of townhouses on the severed portion of land. The lot frontage and access will be on Miguel Street for the severed lands.

Reconstruction of Miguel Street is underway and the applicant will be financially responsible for the additional servicing requirements for the future townhouse units. The applicant is aware of this and that it will be a condition of consent. The development of the townhouse units will require a Development Permit Agreement. The design of the residential units will be required to retain the character of the community as inventoried in the Development Permit Bylaw.

122384 Continued

Staff recommend approval of the severance with the following conditions:

1. The balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Town.
2. That the applicant provides a digital copy of the reference plan (in NAD83 datum);
3. That the applicant provides the Town with a Building Location Survey or Surveyor's Certificate demonstrating that the lands severed and the lands retained are in compliance with all Development Permit provisions. The surveyor's information shall include confirmation of adequate frontage and area for both the severed and retained parcels along the maintained road.
4. That the applicant enters into a Development Permit Agreement with the Town of Carleton Place for the development of the severed and retained lot.

STAFF RECOMMENDATION

THAT staff forward the comments to the County.

COMMITTEE DECISION

THAT staff forward the comments to the County.