



Planning and Protection Committee Action Report
for the November 1st, 2011 meeting held in the
Council Chambers following Physical Environment Committee

PRESENT: Mayor LeBlanc, Deputy-Mayor Sonnenburg, Councillor Antonakos, Councillor Flynn, Councillor Probert, Councillor Black, Councillor Strike, Duncan Rogers, Clerk, Dave Young, Director of Public Works, Paul Knowles, Chief Administrative Officer, Lisa Young, Director of Planning and Development, Les Reynolds, Director of Protective Services

- 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?**

The following items are for information only and will not be discussed unless the Committee chooses to do so. The Chair will entertain a motion to receive and file for those items not pulled out for discussion.

122466 Received from Les Reynolds, Director of Protective Services
 Addressed to Planning and Protection Committee
 Date October 26th, 2011
 Topic OWFC Activity Report

SUMMARY

The September activity report is attached.

COMMENT

For Council's Information

STAFF RECOMMENDATION

Receive and File

COMMITTEE DECISION

Receive and File

TO BE DISCUSSED

122364 Received from Paul Knowles, Chief Administrative Officer
Addressed to Community Issues Committee
Date August 8th, 2011
Topic Pride in Community

SUMMARY

Council has discussed embarking on a program to improve the appearance of properties within the town. Some of the tools that could be utilized for this program include;

- ➔ pro-active enforcement of the Yard Maintenance components of Property Standards By-law;
- ➔ pro-active enforcement of the Grass Cutting By-law; and
- ➔ pro-active enforcement of the provision prohibiting temporary garage structures.

COMMENT

If Council is to proceed with this direction, a complete program should be organized and phased in next spring beginning with publicity and incentives (for example a tax funded spring clean up) followed by compliance notices and enforcement of by-laws. The 2012 budget would need to include funds for publicity and incentives and staff priorities would need to be realigned to allocate time to implement and enforce the by-laws related to the program.

Embarking on a program to improve the appearance of properties has a potential for significant impacts and Council should seek input from the community prior to proceeding.

UPDATE 1

Communication 122075 will be included in the information material that will be presented to the public.

UPDATE 2

Staff now feel that it would be premature to hold an open house/public meeting on this issue at this time. This is an important concept that done properly will set direction for our community for years to come. As such, consultation with the community needs to be broad based and as comprehensive as possible, focusing on the overall concept of community pride rather than individual property standards issues.

STAFF RECOMMENDATION

THAT Council authorize the creation of a community enhancement program to be called Good Neighbours/Great Neighbourhoods.

THAT intent of this program should be to emphasize the benefits of looking out for your neighbours and keeping your neighbourhood 'clean and green' and to encourage and help residents who are taking steps to accomplish that and to celebrate their successes.

THAT the Striking Committee form a committee early in 2012 with broad based community representation whose terms of reference would include making recommendations to Council on the following:

- The strengths and weaknesses of our present community enhancement programs
- The issues that are limiting efforts to make our community a better place to live
- Developing incentive strategies that would encourage citizens to maintain and improve their properties

122364 Continued

- Developing strategies to properly recognize citizens who have taken steps to improve the community
- The need to amend existing by-laws or enact new ones, ensuring that enforcement of by-laws is effective and consistent

COMMITTEE DECISION

THAT Council authorize the creation of a community enhancement program to be called Good Neighbours/Great Neighbourhoods.

THAT intent of this program should be to emphasize the benefits of looking out for your neighbours and keeping your neighbourhood 'clean and green' and to encourage and help residents who are taking steps to accomplish that and to celebrate their successes.

THAT the Striking Committee form a committee early in 2012 with broad based community representation whose terms of reference would include making recommendations to Council on the following:

- The strengths and weaknesses of our present community enhancement programs
- The issues that are limiting efforts to make our community a better place to live
- Developing incentive strategies that would encourage citizens to maintain and improve their properties
- Developing strategies to properly recognize citizens who have taken steps to improve the community
- The need to amend existing by-laws or enact new ones, ensuring that enforcement of by-laws is effective and consistent

RECORDED VOTE

Councillor Antonakos	Nay	Councillor Black	Yea
Councillor Flynn	Nay	Mayor LeBlanc	Yea
Councillor Probert	Yea	Deputy-Mayor Sonnenburg	Nay
Councillor Strike	Yea		

CARRIED

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.

122383 Continued

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.

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.

122383 Continued

UPDATE

Committee requested clarification on the following issues:

- location of fire hydrant
- adequate snow storage
- number of handicapped parking spaces
- parkland dedication
- reinstate neighbouring property after installation of services
- fence on rear and west property line (sound barrier?)

These issues have been identified to the applicant however, revisions have not yet been provided.

STAFF RECOMMENDATION

Bring forward.

COMMITTEE DECISION

Bring Forward

122460 Received from Phil Hogan, Treasurer
Addressed to Paul Knowles, Chief Administrative Officer
Date October 13th, 2011
Topic 2012 Budget

SUMMARY

The Treasurer has prepared the second draft of the 2012 budget.

STAFF RECOMMENDATION

To be discussed

COMMITTEE DECISION

Bring Forward to Corporate Services Committee

122467 Received from Les Reynolds, Director of Protective Services
Addressed to Planning and Protection Committee
Date October 21st, 2011
Topic Parking Fines

SUMMARY

With the change in winter parking regulations the related fines for violations should be reviewed and adjusted as appropriate. The review should be extended to all parking fines to ensure they still have a deterrent effect, simplify the process of applying for court approval of the set fines and facilitate the printing of new ticket books. The existing fines have been in place since passage of the by-law in 2003.

STAFF RECOMMENDATION

THAT the set fine for Parking While Snow Removal in Progress and Parking When Prohibited for Snow Clearing be \$80.00 if paid within 15 days or \$65.00 if pre-paid within 7 days.

THAT all other set fines and pre-payment options for parking offences be increased by \$5.00.

122467 Continued

COMMITTEE DECISION

THAT the set fine for Parking While Snow Removal in Progress and Parking When Prohibited for Snow Clearing be \$80.00 if paid within 15 days or \$65.00 if pre-paid within 7 days.

THAT all other set fines and pre-payment options for parking offences be increased by \$5.00.

122468 Received from Les Reynolds, Director of Protective Services
Addressed to Planning and Protection Committee
Date October 21st, 2011
Topic Parking Issues on Caldwell St.

SUMMARY

The Vice-principal of Caldwell St. School is concerned about parking and traffic congestion in the school area. They have witnessed several 'near misses' with children stepping out from between parked cars when crossing the street. He has requested that a No Parking zone be created on the west side of Caldwell St. in front of the school property.

STAFF RECOMMENDATION

That By-law 46-2003 (Traffic and Parking) be amended to prohibit parking on the west side of Caldwell St. directly in front of Caldwell St. School.

COMMITTEE DECISION

That By-law 46-2003 (Traffic and Parking) be amended to prohibit parking on the west side of Caldwell St. directly in front of Caldwell St. School.

122469 Received from Les Reynolds, Director of Protective Services
Addressed to Planning and Protection Committee
Date October 25th, 2011
Topic Police Service Board Minutes

SUMMARY

Minutes of the Police Service Board October 24, 2011 meeting are attached. Noteworthy items include:

- The six month reconciliation of costs from the OPP gives us a \$35,069 credit; and
- Sgt. Smith has been promoted to Det. S/Sgt. and will be assuming a new job at RHQ. Sgt. Rob Croth will be assuming the position of Community Sgt. for Carleton Place.

STAFF RECOMMENDATION

Receive and File

COMMITTEE DECISION

Receive and File

122470 Received from Les Reynolds, Director of Protective Services
Addressed to Planning and Protection Committee
Date October 24th, 2011
Topic Smart Centre Parking Issues

SUMMARY

The Smart Centre retail centre is experiencing problems with people parking illegally in the accessible parking spaces and the designated fire lanes. They are requesting that the Town assume responsibility for enforcing the parking regulations on their property.

STAFF RECOMMENDATION

That By-law 07-2004 (Private Parking) be amended to include the Smart Centre (438-450 McNeely Ave.) and forwarded to Council for approval

COMMITTEE DECISION

That By-law 07-2004 (Private Parking) be amended to include the Smart Centre (438-450 McNeely Ave.) and forwarded to Council for approval

122471 Received from Lisa Young, Director of Planning and Development
Addressed to Planning and Protection Committee
Date October 27th, 2011
Topic Part Lot Control – Block 80 and 81 Plan 27M-38 (Cardel)

SUMMARY

An application for exemption from part lot control has been submitted by Cardel Homes for Block 80 and 81 on Plan 27M-38. The property is located on the west side of Hackberry Trail. Townhouse units have been constructed on these two blocks. In order to be able to create individual lots, part lot control is required to be lifted. A total of 7 units will be created by this process. The required reference plans have been submitted and all other requirements are satisfied.

STAFF RECOMMENDATION

That a by-law be forwarded to Council for approval and the required documents be forwarded to the County for approval.

COMMITTEE DECISION

That a by-law be forwarded to Council for approval and the required documents be forwarded to the County for approval.