

**COMMUNICATION 131020**

Received from Joanna Bowes, Manager of Development Services  
Addressed to Committee of the Whole  
Date January 14, 2010  
Topic Further Information with respect to DP2-05-2019, Rental Village

**SUMMARY**

This is an update report to Communications 131203 discussed at the November 12, 2019 Committee of the Whole meeting. At that time, staff was asked to enter into further discussions with the developer with respect to this project. The Planning Department sought further guidance from Committee in the month following the meeting and met and spoke multiple times with the developer. During these discussions other information came to light which should be reviewed and considered by Council.

**COMMENT**

Further information that should be noted is as follows:

1. The Owner of Rental Village was in discussions with the Building Department commencing March 18, 2019 when it was discovered that the structure was placed on site. The nature of these discussions included the Building Department noting that the structure was not in compliance and providing guidance to the owner as to the appropriate process to follow to gain building permit approvals, which included going through a Development Permit Application.
2. The Owner sought the advice of the Planning Department through the pre-consultation process on two occasions, the first was with Tyler Duval on May 23, 2019 and the second was with Joanna Bowes on July 30, 2019.
3. A written commitment letter was provided by the Owner to the Chief Building Official and the building is still unoccupied.
4. When completed, the temporary structure will look similar to that found on the Carleton Place Hospital Site. No further work has been completed because no building permit has been issued.
5. It has been confirmed that the Owner is willing to have his new building design and DP3 application by 2021, with the building permit and construction to follow in 2022.

As with any Development Permit application, Committee has the option of the following decisions:

1. refuse the application;
2. approve the application and issue a development permit with no conditions attached;
3. approve the application and require that conditions be met before issuing a development permit; (d) approve the application and issue a development permit with conditions attached; or
4. approve the application, require that conditions be met before issuing a development permit and, when the conditions have been met, issue a development permit with conditions attached.

## **STAFF RECOMMENDATION**

THAT Committee hereby approves application DP2-05-2019 and authorizes staff to issue a development permit upon receipt of all required information, fees and securities; and

THAT the development permit includes standard clauses to address servicing, grading, landscaping and utilities requirements as well as the following site-specific conditions:

1. Snow shall be removed from site or located so as to not impede any parking spaces after each snow event;
2. All garbage shall be contained in an enclosed area as per the Development Permit By-law and be removed at a minimum of once per week;
3. All loading spaces, parking spaces and all outside storage and display areas be considered for relocation in the appropriate areas as outlined in the Development Permit By-Law, and as laid out on a site plan submitted with a Development Permit application for the new structure, if and where possible;
4. Prior to April 16, 2021 the Owner shall have received planning approvals (agreement registered on title) and have an approved building permit. This application shall be to construct a permanent structure at which time the temporary uses for both the temporary modular building and shipping containers and temporary structures shall cease upon construction of the permanent structure (2022). Both the modular home and shipping containers must be removed from site.
5. The gravel parking lot which is to be used temporarily shall be paved at the time of the construction of the new building in accordance with an approved grading and drainage plan submitted and approved by the Town of Carleton Place;
6. The outside storage and display area be brought into conformity with the approved site plan SPC-03-2004;

**During the period of time that the shipping containers remain on site, the following conditions shall apply:**

7. The height of storage/shipping/sea containers shall be restricted to one level only. No stacking of containers will be permitted in any designation.
8. All storage/shipping/sea containers shall be screened from street view and neighboring properties to the satisfaction of the Town of Carleton Place; in this case through opaque fencing;
9. All storage/shipping/sea containers shall appear so as to match and maintain consistency with the primary structure or building on site;
10. All accessory uses, buildings and structures to a permitted principal use shall:
  - a. be located on the same lot and in the same designation as the principal use;
  - b. not take away from the total parking requirement of all permanent uses, buildings and structures on the property;
  - c. not reduce the total landscaped open space requirement for its designation;
11. The use of any storage/shipping/sea containers for human habitation is not permitted.