

Committee of the Whole Minutes

Tuesday, April 7, 2020
Immediately Following the Council Meeting

COUNCIL PRESENT: Mayor Black, Deputy Mayor Redmond, Councillor Fritz,
Councillor Seccaspina, Councillor Randell, Councillor Tennant,
Councillor Atkinson

STAFF PRESENT: Diane Smithson, CAO, Stacey Blair, Clerk, Joanna Bowes,
Manager of Development Services, Trisa McConkey, Treasurer

1. CALL TO ORDER

Chair Sean Redmond called the meeting to order at 7:36 p.m.

2. APPROVAL OF AGENDA

Moved by: Councillor Fritz

Seconded by: Councillor Atkinson

THAT the agenda be accepted as presented.

CARRIED

3. DECLARATION OF PECUNIARY/CONFLICT OF INTEREST AND GENERAL NATURE THEREOF

None.

4. MINUTES TO BE APPROVED AND RECEIVED

1. Committee of the Whole Minutes

Moved by: Councillor Randell

Seconded by: Councillor Seccaspina

THAT the Committee of the Whole Minutes dated March 10, 2020 be
accepted as presented.

CARRIED

5. DELEGATIONS/PRESENTATIONS

None.

6. REPORTS

Planning and Protection

1. 119 Bell Street, DP3-06-2019 (Communication 131047)

Via video conferencing, the Manager of Development Services, Joanna Bowes made a presentation to the members of the Committee and the public regarding the application. Persons registered to speak, including the developer, were provided a link to join the meeting and were able to make representations.

Moved by: Councillor Atkinson

Seconded by: Councillor Randell

THAT the Committee hereby authorizes application DP3-06-2019 for the construction of a 2 storey, 6-unit apartment building at 119 Bell Street and directs staff to move forward with the drafting of the Development Permit Agreement with the following conditions:

1. That garbage is stored on site in an enclosure as described in the Development Permit By-law and is removed as appropriate by a contracted waste management firm;
2. That snow be removed from site after each significant snowfall;
3. That where possible, the developer shall protect all root systems and branches of mature trees along the borders of the property;
4. Should any deeply buried archaeological material be found on the property during construction, that the Ministry of Tourism, Culture and Sport be notified immediately;
5. That a white pine be planted between the existing parking area and the property at 105 Bell Street, as well as a Hackberry Tree be planted behind the snow storage area; and

THAT the Committee authorizes staff to issue a Development Permit upon receipt of all required information, fees and securities.

CARRIED

2. 11 Beckwith Street - Saumure Construction - Re-submission of Approved Application DP3-01-2017, now DP3-10-2019 (Communication 131048)

Via video conferencing, the Manager of Development Services, Joanna Bowes made a presentation to the members of the Committee and the public regarding the application. Persons registered to speak, including the developer, were provided a link to join the meeting and were able to make representations.

Moved by: Councillor Fritz

Seconded by: Mayor Black

THAT the Committee hereby authorizes application DP3-10-2019 for modifications to application DP3-01-2017, construction of a 51-unit apartment building and two (2) commercial units with interior and exterior at-grade parking at 11 (and 47) Beckwith Street – Saumure Construction and directs Staff to move forward with the drafting of the Development Permit Agreement with conditions below; and

THAT the Committee authorizes staff to issue a Development Permit upon receipt of all required information, fees and securities.

Conditions:

1. That garbage and recycling be stored inside the building and removed weekly;
2. That a 10-foot privacy fence or what is agreed upon by the neighbours, be installed and trees and shrubs be planted along the lot line facing the rear of the properties along Albert Street;
3. Where possible, protect all root systems and branches of mature trees along the borders of the property;
4. In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost;
5. Meet all conditions from the previous signed Development Permit agreement which include:
 1. That the Owner shall construct a 1.8m wooden privacy fence along the lot line between the subject property and the adjoining neighbour at 43 Beckwith Street;

2. All proposed work must adhere to Enbridge Gas Distribution's minimum clearance guidelines;
3. The developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's Specifications;
4. Canada Post will be notified with the excavation date for the first foundation as well as the date the development work is scheduled to begin;
5. That snow be removed from the site after each significant snow fall.

CARRIED

Corporate Services

3. Insurance Term and Joint RFP Opportunity (Communication 131049)

Moved by: Councillor Atkinson

Seconded by: Councillor Randell

THAT Council approve joining the County of Lanark in its joint insurance RFP process including hiring a consultant at a cost not to exceed \$10,000; and

THAT staff proceed with negotiating with Cowan for insurance coverage from June to December 2020.

CARRIED, MOTION PREPARED

4. 2019 Council Remuneration Report (Communication 131050)

Moved by: Councillor Fritz

Seconded by: Councillor Randell

THAT Council accept the 2019 Council Remuneration Report as information.

CARRIED, CONSENT

7. NEW/OTHER BUSINESS

1. Community Improvement Plan

Moved by: Mayor Black

Seconded by: Councillor Seccaspina

WHEREAS there are brownfield sites within the Town of Carleton Place;
AND WHEREAS redeveloping brownfield sites takes significant financial resources;

AND WHEREAS environmental rehabilitation and development of brownfield properties encourages investment and development on lands by making efficient use of existing infrastructure thereby improving Carleton Place's tax base;

AND WHEREAS in order to assist developers in rehabilitating brownfield sites, some financial incentives may need to be offered;

AND WHEREAS in order to determine these financial incentives a Community Improvement Plan needs to be developed for the Town of Carleton Place;

AND WHEREAS the Town has the necessary Community Improvement Plan provisions within its Official Plan;

NOW THEREFORE BE IT RESOLVED THAT Council authorizes proceeding with a Community Improvement Plan (CIP) for the Town of Carleton Place as a whole; and

THAT staff be directed to submit an application to the Federation of Canadian Municipalities Green Municipal Fund to pay for up to 50% of the cost of the CIP; and

THAT the balance of the CIP cost be paid through Development Charges and from the Town's overall 2020 surplus if any, and if not through reserves.

CARRIED, MOTION PREPARED

8. COMMITTEE, BOARD AND EXTERNAL ORGANIZATION UPDATES

1. Advisory Committee Minutes

Moved by: Councillor Fritz

Seconded by: Councillor Randell

THAT the Municipal Heritage Committee minutes for January 13 and February 10, 2020 be received.

CARRIED

9. INFORMATION LISTING

Moved by: Councillor Randell

Seconded by: Councillor Atkinson

THAT the Information Listing dated April 7, 2020 be received as information.

CARRIED

10. NOTICE OF MOTIONS

11. ADJOURNMENT

Moved by: Councillor Fritz

Seconded by: Councillor Atkinson

THAT the meeting be adjourned at 9:06 p.m.

CARRIED

Deputy Mayor Sean Redmond

Stacey Blair, Clerk