

THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE

Committee of the Whole Minutes

Page 1 of 8

Monday, May 13, 2019

1.0 **CALL TO ORDER**

Mayor Anne Eadie called to Order the Committee of the Whole (C O W) meeting of the Council of The Corporation of the Municipality of Kincardine at 5:03 p.m. on Monday, May 13, 2019, in the Council Chambers at the Municipal Administration Centre.

2.0 **ROLL CALL**

Council Present

Mayor Anne Eadie
Deputy Mayor Marie Wilson
Councillor Maureen Couture
Councillor Dave Cuyler
Councillor Randy Roppel
Councillor Bill Stewart

Council Absent

Councillor Gerry Glover
Councillor Laura Haight
Councillor Doug Kennedy

Staff Present

Sharon Chambers, Chief Administrative Officer
Donna MacDougall, Clerk
Michele Barr, Director of Building & Planning

3.0 **AMENDMENTS, ADDITIONS OR DELETIONS TO/FROM THE AGENDA**

4.0 **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

<u>Name</u>	<u>Item of Business</u>	<u>General Nature of Interest</u>
Deputy Mayor Wilson	8.1 (B) PL 2019-04 Site Plan Agreement - Caisteal on the Park, 312 Durham Market Street South	Applicant for site plan agreement is a family member

Deputy Mayor Wilson left the Council Chambers when the indicated Item of Business was considered by Committee of the Whole.

5.0 **ADOPTION OF MINUTES OF C O W MEETINGS**

Resolution #05/13/19 C O W - 01

Moved by: Bill Stewart
Seconded by: Marie Wilson

THAT the minutes of the C O W meeting held on May 6, 2019 be adopted as printed.

Carried.

6.0 ITEMS FOR DISCUSSION FROM COUNCIL MEETING

7.0 DELEGATIONS

7.1 Dan Piggott, 7 Acres - Bruce Road 20 & Farrell Drive Traffic

Mr. Piggott was not in attendance so presentation postponed to future meeting.

8.0 REPORTS

8.1 Building and Planning

Councillor Couture assumed the Chair.

(A) PL 2019-05

Subject: Site Plan Agreement – 354 Fraser Dr

Part of Park Lots 1 and 2 N/S Kincardine Avenue Plan Kincardine, Part 2 3R10048; Municipality of Kincardine

Recommendation: THAT the Council of the Municipality of Kincardine grant approval of the Site Plan Agreement with 2442687 Ontario Inc. for Part of Park Lots 1 and 2 N/S Kincardine Avenue Plan Kincardine, Part 2 3R10048; Municipality of Kincardine;

AND FURTHER THAT Council authorize the Mayor and Chief Administrative Officer to execute all required documentation on behalf of the Municipality.

Date to be considered by Council: May 13, 2019

Report Summary: The owner of the above noted property has submitted application for Site Plan approval for a five-unit row dwelling.

The application was circulated, it is in compliance with the zoning and all the noted concerns have been addressed.

Origin: Applicant request.

Existing Policy: Comprehensive Zoning By-law, Site Plan Control

Background/Analysis: An application has been submitted for Site Plan approval for the above noted property. The proposal is to construct a five-unit row dwelling.

In March of 2017, a zoning by-law was brought forward to Council to rezone the lands from R1 to R3-w. The by-law was defeated by Council and the zoning application was appealed by the applicant to the Ontario Municipal Board (OMB).

The OMB heard the appeal in September of 2017 and the order was issued October 30, 2017, Case PL170489. The OMB ordered the following as provisions to the zoning amendment By-law No. 2017 - 031:

- A maximum of 5 Row Dwelling Units shall be permitted, limited to one storey with a maximum height of 8.3 metres at the peak of the roof, and decks to be erected at ground level
- A detached accessory structure may encroach no more than 1.5 metres into the front yard of the subject lands
- The north side yard shall be no less than 5.49 metres

Original provisions of the zoning amendment include:

- A privacy fence is required to be constructed along the north property adjacent to properties fronting onto Duncan Place
- Prior to Site Plan approval, an enhanced landscaping plan shall be submitted and approved to the satisfaction of the Municipality
- The minimum lot frontage shall be no less than 15.24 metres

The site plan drawings have addressed the zoning provisions:

The proposed height of 5.79 m for the row dwelling, the accessory building does not encroach into the front yard, the rear yard set back is 6.46 metres, low level decks, a 1.8 metres high solid privacy fence on the north property is shown, the landscape drawing was part of the circulation and reviewed by the municipal Horticulturalist.

The Site Plan agreement will include a schedule listing the drawings, note the requirement for Parkland fees and deposits for works completed on site will be 50% of estimate.

The Site Plan application and drawings were originally circulated on February 21, 2019 to various agencies and all concerns have been addressed.

Community Plan and Integrated Community Sustainability Plan (ICSP)

Considerations: Direct future growth and development to be consistent with the principles of sustainable neighbourhood design (e.g. affordable, accessible, protective, of the environment and culturally sensitive).

Financial Implications: Financial deposits, as required by the Site Plan Agreement.

Attachments: 354 Fraser Drive – Site Plan Agreement

Schedule A – Site Plan

Schedule B – Landscape Plan

Schedule C - Elevations

Discussion took place regarding: dates for work to be completed; history of the development and Ontario Municipal Board decision; recycling/garbage bins location; potential for fence between retained property and townhouses; parking on Fraser Drive and potential for establishing no street parking; etc.

Resolution #05/13/19 C O W - 02

Moved by: Marie Wilson

Seconded by: Dave Cuyler

THAT C O W recommend Council accept recommendation as set out in report, as amended (with fence between retained property and townhouses added), to be considered as a Matter Arising from Committee of the Whole.

Carried.

(B) PL 2019-04

Subject: Site Plan Agreement – Caisteal on the Park, 312 Durham Market Street South Lot 6 Durham Market Block Designated as Part 1 of 3R9387, Townplot of Penetangore, Municipality of Kincardine

Recommendation: THAT the Council of the Municipality of Kincardine approve the site plan agreement with 1429912 Ontario Limited;

AND FURTHER THAT Council authorize the Mayor and Chief Administrative Officer to execute all required documentation on behalf of the Municipality.

Date to be considered by Council: May 22, 2019

Report Summary: The owner of the above noted property has submitted application for site plan approval for a six storey apartment dwelling consisting of 25 residential units with enclosed parking for the residential units.

The drawings were circulated to various agencies, and all concerns are addressed.

Origin: Applicant request.

Existing Policy: Comprehensive Zoning By-law, Site Plan Control

Background/Analysis: An application has been submitted for Site Plan approval for the above noted property. The proposal is to construct a 6 storey apartment dwelling consisting of 25 residential units with enclosed parking for the residential units.

In June 2014, Council passed by-laws to amend the Official Plan and Zoning By-law. By-law No. 2014 - 085 amended the Official Plan adding a 'Special Policy Area D2.5.13' to permit the construction of a 6-storey

apartment building. By-law No. 2014 - 086 rezoned the land from C1 to C1-j to permit an apartment dwelling with provisions on the property.

The majority of apartment dwelling units are two bedrooms complete with balconies. The building will front on Durham Market South with landscaping on the north, west and south yards. The building has been strategically designed to allow for lake views from the units and balconies/patio.

The residents parking will be enclosed at street level and three visitor parking spaces will be located at the front of the building.

The applicant is requesting a payment in lieu for 4 visitor parking spaces.

The site plan agreement will address:

Security deposits for works completed on municipal property and site works, 100% for off-site servicing works and 50% for site works to provide the municipality sufficient comfort that all on site work will be completed, payment in lieu of four visitor parking spaces, payment in lieu of parkland for the redevelopment, landscaped areas on municipal property shall be maintained by the owner, owner shall safeguard all building , infrastructure and landscaping on adjacent properties, the construction easement could be expected to be in the order of 3.0m significant fencing and barricades will be needed to allow pedestrian traffic to be maintained all fencing to be approved by Director of Public Works.

The Site Plan application and drawings were originally circulated on May 7, 2018 with revisions circulated on July 10, 2018 to various commenting agencies.

The third submission was submitted on April 22, 2019 and recirculated. All concerns have been addressed.

A full set of drawings are available in the Building and Planning Department for viewing.

Community Plan and Integrated Community Sustainability Plan (ICSP)

Considerations: Direct future growth and development to be consistent with the principles of sustainable neighbourhood design (e.g. affordable, accessible, protective, of the environment and culturally sensitive).

Financial Implications: Financial deposits, securities and insurance for the development, as required by the Site Plan Agreement.

Attachments: Schedule A – Site Plan – Landscape Plan
Schedule B – Elevations Drawing – Durham Market South
Schedule C – Elevations Drawing – Queen Street

Discussion took place regarding: payment in lieu of parking spaces and a review of the existing policy; parking availability in the downtown area; possibility of Durham Market Street South being made one-way easterly; etc.

Resolution #05/13/19 C O W - 03

Moved by: Bill Stewart

Seconded by: Anne Eadie

THAT C O W recommend Council accept recommendation as set out in report and consider at their May 22, 2019 meeting.

Carried.

8.2 Other Areas of Responsibility

Councillor Stewart assumed the Chair.

(A) PW 2019-13

(Added to the Agenda after Public Notice)

Subject: Electric Vehicle Charging Station

Recommendation: THAT Council sign a Memorandum of Understanding with Baseload Power to supply and install an Electric Vehicle (EV) station within the Municipality of Kincardine.

Date to be considered by Council: Matters Arising

Report Summary: The Municipality has been approached by an Ontario-based developer, Baseload Power, who are currently working with Municipalities in the region to build out electric vehicle (EV) charging stations under an RFP from Natural Resources Canada.

Origin: By request

Existing Policy: N.A.

Background/Analysis: Baseload Power's proposal is to access 1 or 2 municipal parking spots within the Municipality of Kincardine, in which they would install and maintain high speed level 3 charging stations for vehicles. Baseload Power will cover 100% of the cost to install and operate the EV station. The Municipality will receive a portion of the revenue generated by the EV station, for a term of 20 years. Baseload Power would be completely responsible for returning the site to its original condition and removing the equipment at the end of the term.

Currently the Queen St. parking lot houses an EV station which was donated by Bruce Power during the Municipal Parking Lot reconstruction project and has been highly utilized. Having more than one EV station available to the

public helps to reduce issues such as range anxiety (running out of charge) and showcases the community's support of electric vehicles.

Possible locations for the new station include the Municipal Administration Centre Office, the Davidson Centre or Station Beach. A suitable site will be decided once a Memorandum of Understanding (MOU) has been signed, available capacity and cost of installation has been determined. Baseload Power will share the details with the Municipality and a mutual decision on the ideal site will be made.

Staff fully support this initiative.

Community Plan and Integrated Community Sustainability Plan (ICSP)

Considerations: Initiative No. 1 Public Works to promote green alternatives.

Financial Implications: All expenses associated with EV station are to be covered by Baseload Power.

Attachments: Memorandum of Understanding, Baseload Power presentation.

Chief Administrative Officer noted that the Davidson Centre and the airport are the current preferred sites. Other potential sites such as the beach were suggested, however, with the hydro requirements and proximity to Highway 21, the airport and Davidson Centre are recommended.

Resolution #05/13/19 C O W - 04

Moved by: Maureen Couture

Seconded by: Marie Wilson

THAT C O W recommend Council accept recommendation as set out in report, with site to be at the Davidson Centre or the Airport, and consider as a Matter Arising from Committee of the Whole.

Carried.

Mayor Eadie assumed the Chair.

9.0 ADJOURNMENT

Resolution #05/13/19 C O W - 05

Moved by: Maureen Couture

Seconded by: Marie Wilson

THAT this C O W adjourn at 5:36 p.m.

Carried.

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Page 8 of 8

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Mayor

Clerk