

Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers
Pembroke, Ontario
Robert Hughes, Vice Chair
Wednesday, February 21, 2018
4:30 p.m.

Present:

Robert Hughes, Vice Chair
Michael St. Jean
Councillor Lafreniere
Harley McDowell

Also Present:

Colleen Sauriol, Manager of Planning & Building
Mark Schultz, Chief Building Official
Courtney Maika, Planning Technician and Recording Secretary

1. Call to Order

The meeting was called to order at 4:30 p.m.

2. Approval of Agenda

Motion:

Moved by Michael St. Jean

Seconded by Harley McDowell

That the agenda of the Planning Advisory and Adjustment Committee meeting of February 21, 2018 be accepted as circulated.

Carried

3. Approval of Minutes

Motion:

Moved by Patricia Lafreniere

Seconded by Michael St. Jean

That the minutes of the Planning Advisory and Adjustment Committee meeting of December 13, 2017 be accepted as circulated.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest.

5. B-1/2018, A-1/2018, A-2/2018, 172 & 180 Maple Avenue, Mary Shushack

Ms. Mary Shushack and Ms. Sharron Jansen were present to represent Ms. Shushack's application.

Colleen Sauriol presented her report. The applicant requested a severance in order to correct the merging of two properties that had previously been separate parcels.

The applicant also requested relief from various zone provision measurements and yard encroachments for single detached dwelling houses and legal office (172 and 180 Maple Avenue, respectively) in a C3 zone.

A discussion was held. Ms. Shushack reiterated that she is requesting the severance in order that the lands be returned to two separate parcels, as they were prior to the merge. The Committee noted that the application is simply for the correction of a merge.

There was no one in the audience to comment about the application.

Motion:

Moved by Harley McDowell

Seconded by Michael St. Jean

That the Committee approve the severance of the lands known as 172 and 180 Maple Avenue subject to the conditions specified in Ms. Sauriol's report, and that the Committee approve minor variances for relief from various zone provision measurements and yard encroachments as specified in files A-1/2018 (172 Maple Avenue) and A-2/2018 (180 Maple Avenue) for the single detached dwellings located at those addresses.

Carried

6. B-2/2018, B-3/2018, Z-1/2018, 102 Maple Avenue, Andrea Bishop of Jp2g on behalf of 136439 Ontario Limited

Tim Streek, project manager for Pembroke Place, was present to represent the application.

Ms. Sauriol presented her report. The applicant was requesting two severances at 102 Maple Avenue so that each of the three planned apartment buildings to be built at this location (to be 100 Maple Avenue, 102 Maple Avenue, and 301 Joseph Street) can be located on separate parcels of land.

The applicant also requested a rezoning of the lands from an “Institutional – I” zone and a “Residential Type 4 – R4” zone to a “Residential Type 4-34 – R4-34” zone. The “Residential Type 4-34” zoning is being requested in order to allow for relief from various requirements of the Zoning By-law including setbacks, yard sizes, accessory structures, and balcony widths. Two of the items had previously been approved in minor variance application A-4/2017 and were being added to this application in order to consolidate all relief requests.

Mr. Streek spoke of the financial and practical benefits that the three proposed units will have for the City of Pembroke.

The Committee spoke in favour of the application and recognized the positive impact that the proposed apartment buildings will have on the City.

There was no one in the audience to comment about the application.

Motion:

Moved by Harley McDowell

Seconded by Michael St. Jean

That the Planning Advisory and Adjustment Committee approve the requested severances at 102 Maple Avenue (B-2/2018 and B-3/2018) subject to the conditions specified in Ms. Sauriol’s report, and that the Committee recommend the rezoning of 102 Maple Avenue from “Institutional – I” and “Residential Type 4 – R4” zones to a “Residential Type 4-34 – R4-34” zone, to Council.

Carried

7. A-3/2018, 409 Craig Street, Randy Brunatti

Randy Brunatti, Vice-President of Frecon Construction Limited, was present to represent the application.

Courtney Maika presented her report. The applicant requested a minor variance to allow a storage container at 409 Craig Street. Ms. Maika recommended that the Committee approve the application, with the conditions that the storage container not exceed the size of the current container; that it be painted a colour that lessens its visual impact; and that it be screened by a visual barrier.

A discussion was held.

Mr. Brunatti explained that he had spoken with some of the neighbours on Craig Street, none of whom had any concerns about the application.

There was no one in the audience to speak about the application.

Motion:

Moved by Patricia Lafreniere

Seconded by Michael St. Jean

That the Planning Advisory and Adjustment Committee approve the request for a minor variance to allow a storage container at 409 Craig Street, subject to the conditions that the container not exceed the size of the current container; that it be painted a colour that lessens its visual impact; and that it be screened by a visual barrier.

Carried

8. Past Decision Update

a. A-12/2017, 908 Pembroke Street West, David Mohns

b. Z-7/2017, 122 Pembroke Street West, Jerry Novack (The Grind)

The appeal periods for both of these applications have ended and the approvals are final.

9. Next Meeting

The next meeting will be held on Thursday, March 29, 2018 at 4:30 p.m.

10. Adjournment

Motion:

Moved by Patricia Lafreniere

Seconded by Michael St. Jean

That the Planning and Development Committee meeting of February 21, 2018 adjourn at 5:05 p.m.

Carried