

Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers
Pembroke, Ontario
Robert Hughes, Vice Chair
Thursday, March 29, 2018
4:30 p.m.

Present:

Robert Hughes, Vice Chair
Michael St. Jean
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 March 29, 2018 be accepted as circulated.

Carried

3. Approval of Minutes

Motion:

Moved by Harley McDowell

Seconded by Michael St. Jean

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

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest.

5. A-4/2018 – 622 River Road – Amir Jashanica on behalf of Suncor Energy P.P.

Steve Junop, and Graham Freed of Suncor Energy were present to represent the application.

Courtney Maika presented her report. The applicant requested relief from the Zoning By-law to allow a storage container to serve as a building on the property, in place of a currently-existing warehouse. Relief was also requested as “housekeeping items” to allow a Fuel Retail and Storage Facility in an “Economic Enterprise” zone, as well as to allow various reduced yard setbacks for currently-existing structures.

A discussion was held. Irene Perreault, of 115 Bell Street, and Denzil Mohns, of 665 River Road, were present to voice concerns that there be no expansion of the current use on the property because of the noise it creates, and that there will be no increase in traffic volume to, from, and around the site. Mr. Junop and Mr. Freed reiterated that there will be no changes or expansion in the use of the property—the application is to allow a currently run-down warehouse to be replaced with a storage container building.

Motion:

Moved by Michael St. Jean

Seconded by Harley McDowell

That the Committee approve the minor variance for 622 River Road to allow for a storage container building and to allow for reduced yard setbacks, subject to the conditions and parameters specified in Ms. Maika’s report.

Carried

6. Z-2/2018 – 3 International Drive – Rod Young

Rod Young, Architect; Al Langman, CEO of Elite Hospitality Group; and Maureen Way, Managing Director of Elite Hospitality Group, were present to represent the application.

Ms. Sauriol presented her report. The applicant was requesting a rezoning of the subject lands from a “Highway Commercial – C2” zone to a “Highway Commercial-35 – C2-35” zone to allow for a “Self Storage Facility.”

A discussion was held. Screening, security, and parking were discussed. Mr. Young, Mr. Langman, and Ms. Way spoke in support of their application.

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 recommend the rezoning of 3 International Drive from “Highway Commercial – C2” to “Highway Commercial-35 – C2-35” to Council.

Carried

7. Past Decision Update

- a. B-1/2018, A-1/2018, A-2/2018, 172 & 180 Maple Avenue, Mary Shushack
- b. B-2/2018, B-3/2018, Z-1/2018, 102 Maple Avenue, Andrea Bishop of Jp2g on behalf of 136439 Ontario Limited
- c. A-3/2018, 409 Craig Street, Randy Brunatti

The appeal periods for all of the severance and minor variance applications have ended and the approvals are final. A by-law has been passed to provide for the rezoning of 102 Maple Avenue, and it is currently in the 20-day appeal period.

8. Next Meeting

The next meeting will be held on Wednesday, April 18, 2018 at 4:30 p.m.

9. Adjournment

Motion:

Moved by Harley McDowell

Seconded by Michael St. Jean

That the Planning and Development Committee meeting of March 29, 2018 adjourn at 5:05 p.m.

Carried