

Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers
Pembroke, Ontario
Robert Hughes, Vice Chair
Wednesday, April 18, 2018
4:30 p.m.

Present:

Robert Hughes, Vice Chair
Michael St. Jean
Harley McDowell
Romeo Levasseur, Chair

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 April 18, 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 March 29, 2018 be accepted as circulated.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest.

Romeo Levasseur arrived at the meeting at this point.

5. Z-3/2018 – 362 Esther Street – Alex Plummer

Alex Plummer was present to represent his application.

Colleen Sauriol presented her report. The applicant is requesting to rezone 362 Esther Street from a “Residential Type 1 – R1” zone to a “Residential Type 3-38 – R3-38” zone to allow for a converted dwelling with three units and a reduced lot area, lot frontage, and interior side yard.

The property at 362 Esther Street was originally a single-family detached dwelling. A doctor’s office was legally added as a home-based business. More recently, the property was turned into a 3-unit building without a rezoning or a building permit. The applicant hopes to mitigate the effects of this to bring it into legal conforming status once again.

The requested reliefs are considered minor, and the application meets the intent of the Official Plan, Zoning By-law, and Provincial Policy Statement. The site plan indicates that parking requirements can be met. A building permit will be applied for.

Mr. Plummer spoke in favour of his application, pointing out that his intention is to bring the building into conformity with City zoning and Building Code requirements.

Marg and Ken McNicoll, of 262 Catherine Street, were in the audience to speak in regards to the application. Ms. McNicoll voiced concerns about parking and visibility of vehicles accessing the street.

Ms. Sauriol pointed out that having angle parking on the property, as shown on Mr. Plummer’s site plan, should mitigate this.

A discussion was held.

Motion:

Moved by Harley McDowell

Seconded by Michael St. Jean

That the Committee recommend the rezoning of 362 Esther Street from “Residential Type 1 – R1” to “Residential Type 3-38 – R3-38” to Council.

Carried

6. Past Decision Update

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

This application is still in its appeal period. No comments have been received against the application.

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

The by-law to allow for this rezoning has been passed and is in its 20-day appeal period.

7. Next Meeting

The next meeting will be held on Wednesday, May 16, 2018 at 4:30 p.m.

8. Adjournment

Motion:

Moved by Harley McDowell

Seconded by Michael St. Jean

That the Planning and Development Committee meeting of April 18, 2018 adjourn at 4:55 p.m.

Carried