

Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers
Pembroke, Ontario
Romeo Levasseur, Chair
Wednesday, June 20, 2018
4:30 p.m.

Present:

Romeo Levasseur, Chair
Robert Hughes, Vice Chair
Councillor Patricia Lafreniere
Harley McDowell

Also Present:

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

Absent:

Michael St. Jean

1. Call to Order

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

2. Approval of Agenda

It was requested that Items 6 and 7 be switched.

Motion:

Moved by Councillor Lafreniere

Seconded by Harley McDowell

That Items 6 and 7 on the agenda of the Planning Advisory and Adjustment Committee meeting of June 20, 2018 be switched and that the agenda be accepted as circulated.

Carried

3. Approval of Minutes

Motion:

Moved by Robert Hughes

Seconded by Harley McDowell

That the minutes of the Planning Advisory and Adjustment Committee meeting of May 16, 2018 be accepted as circulated.

Carried

Mr. Levasseur asked for an update on Item 6.a. from the May meeting minutes, regarding 362 Esther Street. Ms. Sauriol said that the appeal period has passed and the rezoning is final.

4. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest.

5. A-6/2018 – 321 Centre Street – Malcom Foley for Christian Fagueret

Mr. Foley and Mr. Fagueret were present to represent the application.

Courtney Maika presented her report. The applicant requested relief from the rear yard setback to allow an addition that will connect the existing house to the existing garage. Relief was also requested from the front yard setback as a housekeeping item. The residence is in a “Residential Type 2 – R2” zone.

Ms. Maika explained that the garage meets the setback requirement for an accessory structure, but that once it is connected to the main residence via the addition, it will then require the rear yard setback of a main dwelling, which is 25 feet. Relief of 19 feet was therefore requested. It was noted that the addition will mark an improvement to the property and will make use of the land on the lot.

A discussion was held.

Motion:

Moved by Councillor Lafreniere

Seconded by Robert Hughes

That the Committee approve the application for relief from front and rear yard setbacks as requested.

Carried

6. B-4/2018 and A-8/2018 – 1089 Pembroke Street West – Linda Boucher

Christina Boucher and Linda Boucher were present to represent the application.

The application was requested in order to sever a lot addition from the land at 1089 Pembroke Street West to 1093 Pembroke Street West to allow a single detached dwelling to be built on the severed lot.

Ms. Sauriol presented her report. The lot addition is requested so that there will be enough room on the severed parcel to build a house that will not be “crooked” on the lot. The application is accompanied by and subject to minor variance application A-8/2018, which requests relief from lot frontage and eastern interior side yard width at 1089 Pembroke Street West.

A discussion was held.

Motion:

Moved by Robert Hughes

Seconded by Harley McDowell

That the Committee approve the severance application for a lot addition to 1093 Pembroke Street West subject to the conditions that a registered Plan of Survey depicting the severed lands be supplied to the Secretary-Treasurer of the Planning Advisory and Adjustment Committee; and that a minor variance application (File A-8/2018) for relief from lot frontage and eastern interior side yard width at 1089 Pembroke Street West be approved.

Carried

7. A-7/2018 – 543 Angus Campbell Drive – Jim Trussler

Mr. Trussler was present to represent his application.

Ms. Maika presented her report. Mr. Trussler, an amateur radio operator, applied for relief from the maximum height of an accessory structure in a “Residential Type 1 – R1” zone so that he can install an antenna mounting mast in the rear yard. The maximum allowable height of an accessory structure in a Residential zone is 14.76 feet and relief of 18.24 feet is therefore requested. Relief from the interior side yard setback for an existing shed was also requested as a housekeeping item.

Ms. Maika explained the measurements of the tower and stated that it will not pose a risk to humans or animals. Mr. Trussler explained what wires the antenna will support.

A discussion was held.

Motion:

Moved by Harley McDowell

Seconded by Councillor Lafreniere

That the Committee approve the application for relief from the maximum height of an accessory structure to allow the installation of a 33-foot-high tower at 543 Angus Campbell Drive.

Carried

8. Past Decision Update

a. A-5/2018 – 485 Cecelia Street – Garth Fortune

No appeals were received. The application has been approved and the file is closed.

9. Next Meeting

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

10. Adjournment

Motion:

Moved by Harley McDowell

Seconded by Robert Hughes

That the Planning and Development Committee meeting of June 20, 2018 adjourn at 5:05 p.m.

Carried