

Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers
Pembroke, Ontario
Romeo Levasseur, Chair
Wednesday, August 29, 2018
4:30 p.m.

Present:

Romeo Levasseur, 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 for the Planning Advisory and Adjustment Committee meeting of August 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 July 18, 2018 be accepted as circulated.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest.

5. B-5/2018 – 534 Catherine Street South – Michael Devine

Mr. Devine was present to represent his application.

Colleen Sauriol presented her report. Mr. Devine is applying to sever his lot at 534 Catherine Street South. He applied for the same severance in 2007 but the severance lapsed because the conditions were not met within the required time period. The lot area, lot depth, setback, and parking requirements are all met for the existing single detached dwelling house, and the application has regard for the Provincial Policy Statement and meets the intent of the Official Plan. Ms. Sauriol recommended that the Committee approve the application for severance, subject to a 5% parkland dedication fee being paid and a registered plan of survey being provided for the severed lot.

Mr. Devine spoke in favour of his application.

Jerry Lowe, of 525 Cecelia Street, was present to voice concern about the application. Mr. Lowe was concerned that should a house ever be built on the severed parcel, there would be increased runoff from that parcel draining onto or towards his property.

Mark Schultz informed Mr. Lowe that as part of a building permit application for a new house, site and grading plans must be submitted to himself and to Brian Lewis, Manager of Operations, for review and approval.

A discussion was held.

Motion:

Moved by Councillor Lafreniere

Seconded by Michael St. Jean

That the Committee approve the application for a severance at 534 Catherine Street South, subject to a 5% parkland dedication fee and the provision of a survey for the severed lot.

Carried Unanimously

6. A-11/2018 – 400 Chamberlain Street – Jeff and Shelley Gagne

Mr. Gagne was present to represent his application.

Ms. Maika presented her report. Mr. and Mrs. Gagne are applying for a minor variance to allow them to keep a “one-sided pergola” that they had started constructing in its current location 1.5 feet from the rear lot line, instead of the required 4-foot setback.

Ms. Maika explained that rear-yard privacy is a primary concern for the Gagnes, and she referenced the photographs included in the agenda package. She recommended that the Committee approve the application for relief, subject to conditions relating to the appearance of the structure, which was a concern to the rear-yard neighbour at 371 Patricia Avenue. She referenced the written submission of this neighbour, Ms. Lucie Walsh, as well as photographs that showed the structure as seen from Ms. Walsh's back deck.

Mr. Gagne gave further details about his application and the plans for the completed pergola.

Ms. Lucie Walsh, of 371 Patricia Avenue, was present to voice concerns about the application. She read the letter that she had written, which Ms. Maika had provided to the Committee prior to the meeting. She stated that she finds the structure—particularly the tin being used—unsightly.

A discussion was held. It was determined that the application for setback relief would be approved subject to the conditions that the tin which faces the yard at 371 Patricia Avenue be painted dark brown to match the fence at 400 Chamberlain Street, and that this tin be overlaid with natural wood placed in a herringbone pattern.

Motion:

Moved by Patricia Lafreniere

Seconded by Harley McDowell

That the Committee approve the application for relief to allow a “one-sided pergola” to be located 1.5 feet from the rear lot line at 400 Chamberlain Street, subject to the conditions that the tin which faces the yard at 371 Patricia Avenue be painted dark brown to match the fence at 400 Chamberlain Street, and that this tin be overlaid with natural wood placed in a herringbone pattern.

Carried Unanimously

7. A-12/2018 – 223 Hunter Street – Lynn Kirk

Patrick Farrell, of 1179 Jamieson Road, Horton; and Joe Farrell, of 308 Joffre Avenue, Renfrew, were present to represent the application on behalf of Lynn Kirk.

Ms. Maika presented her report. Ms. Kirk is requesting relief of 1 foot from the 7-foot maximum height of a fence in a residential zone in order to allow her to construct two 8-foot fences in her rear yard. The Committee granted Ms. Kirk relief of 3 feet for fence height at last month's meeting, and this relief is being requested for the same reasons, namely increased rear-yard privacy. All requests for relief are considered minor in nature, desirable in the neighbourhood, and in keeping with the intent of the Official Plan and Zoning By-law.

Mr. Farrell and Mr. Farrell had no further comments regarding the application. There was no one in the audience to comment on the application. A discussion was held.

Motion:

Moved by Michael St. Jean

Seconded by Patricia Lafreniere

That the Committee approve the application for relief to allow two 8-foot high fences in the rear yard of 223 Hunter Street, one running along the rear lot line, and the other running for 69.16 feet along the rear portion of the western interior side lot line, as measured from the rear lot line.

Carried

8. Past Decision Update

- a. A-9/2018 – 583 River Road – Andrew Moreau – yard setback for dwelling; no appeals received; application final.
- b. A-10/2018 – 223 Hunter Street – Lynn Kirk – fence height; no appeals received; application final.

9. Next Meeting

The next meeting will be held on Thursday, September 27, 2018 at 1:00 p.m.

10. Adjournment

Motion:

Moved by Councillor Lafreniere

Seconded by Harley McDowell

That the Planning and Development Committee meeting of August 29, 2018 adjourn at 5:35 p.m.

Carried