

# Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers  
Pembroke, Ontario  
Romeo Levasseur, Chair  
Thursday, September 27, 2018  
1:00 p.m.

## **Present:**

Romeo Levasseur, Chair  
Robert Hughes, Vice Chair  
Michael St. Jean  
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  
Darren Poirier, Planning Department Co-op Student

### **1. Call to Order**

The meeting was called to order at 1:00 p.m.

### **2. Approval of Agenda**

#### **Motion:**

Moved by Robert Hughes

Seconded by Michael St. Jean

That the agenda for the Planning Advisory and Adjustment Committee meeting of September 27, 2018 be accepted as circulated.

**Carried**

### **3. Approval of Minutes**

#### **Motion:**

Moved by Councillor Patricia Lafreniere

Seconded by Harley McDowell

That the minutes of the Planning Advisory and Adjustment Committee meeting of August 29, 2018 be accepted as circulated.

**Carried**

**4. Disclosure of Pecuniary Interest and General Nature Thereof**

Robert Hughes declared pecuniary interest in two items from the meeting of August 29, 2018 (from which he was absent): the item discussing File A-11/2018 for 400 Chamberlain Street; and the item discussing File B-5/2018 for 534 Catherine Street South.

**5. A-13/2018 – 950 Mackay Street – Matt Bimm**

Mr. Bimm was present to represent the application on behalf of the owner, 2240232 Ontario Limited.

Other interested parties present were Wilf Moreau of 130 Springfield Crescent, Pembroke; Andy Armstrong of 128 Springfield Crescent, Pembroke; and Ed Jacyno of 259 George Street, Pembroke.

Courtney Maika presented her report. Mr. Bimm is applying for relief in order to allow the building at 950 Mackay Street to operate as a medical marijuana production facility. A medical marijuana production facility is already a permitted use at this address; however, medical marijuana production facilities must be set back a minimum of 70 metres from a lot in a residential zone. The building at 950 Mackay Street is set back 65.53 metres from a lot in a residential zone and therefore requires relief of 4.47 metres.

Ms. Maika gave a history of the 2015 rezoning process that added medical marijuana production facilities to the list of permitted uses in Industrial zones in the City of Pembroke. She also explained what it means to be a licensed producer under Health Canada, using information posted on Health Canada's website. She explained that the City and the property owner have been approached several times about the possibility of operating a medical marijuana facility at the location. She concluded that the relief requested is minor in nature and meets the intent of the Zoning By-law, Official Plan, and Provincial Policy Statement, and she recommended that the Committee approve the application for relief.

Mr. Andy Armstrong, of 128 Springfield Crescent, said that he is in opposition to the application until his questions about waste management, odour, property values, lighting, and safety are addressed.

Mr. Wilf Moreau, of 130 Springfield Crescent, agreed with Mr. Armstrong and added that he has concerns about how the operation of a medical marijuana production facility might affect the views from the properties on Springfield Crescent and decrease the tranquility of the neighbourhood.

Mr. Ed Jacyno, of 259 George Street, spoke in favour of the application but stated that the City should reconsider how it taxes industries.

Matt Bimm explained that he is making the application in the hopes of preparing the site for interested purchasers or renters, the majority of whom have so far been medical marijuana producers.

A discussion was held. Colleen Sauriol and Committee members reiterated that elements such as lighting, odour, and security will be regulated and inspected by Health Canada. Ms. Sauriol explained that three main controls would be exercised prior to the use of the property as a medical marijuana production facility: a Site Plan Agreement; a Health Canada License; and a building permit.

Chairperson Romeo Levasseur noted that the Committee was only considering the request for relief from the setback requirement, and not the zoning or permitted use of the property, since the zoning is already in place and the City does not have the power to prohibit medical marijuana production facilities.

**Motion:**

Moved by Robert Hughes

Seconded by Michael St. Jean

That the Committee approve the application for 950 Mackay Street, for relief of 4.47 metres from the Zoning By-law requirement of a 70-metre setback between a medical marijuana production facility and a residential lot.

**Carried Unanimously**

**6. Proposed Redline Revisions – Burcom Developments Inc.**

Colleen Sauriol presented her report. Burcom Developments Inc. has requested a change to the Burcom Development Plan of Subdivision. The request would change the conditions of Draft Approval as approved by By-law 2015-50, dated November 3, 2015. The proposed redline change would be to remove all lots designated for semi-detached units and replace them with lots for single detached dwelling houses. The original Plan of Subdivision called for 48 lots for semi-detached dwelling houses and 96 lots for single detached dwelling houses. The developers now wish to eliminate the lots for semi-detached dwelling houses and replace these lots with 24 lots for single detached dwellings for a total of 120 lots for single detached dwellings.

The application is in keeping with the requirements of the Official Plan and Zoning By-law. A Public Meeting is not required to be held.

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

**Motion:**

Moved by Patricia Lafreniere

Seconded by Harley McDowell

That the Committee recommend that Council approve the redline revisions proposed by Burcom Developments Inc. for changes to the Burcom Development Plan of Subdivision, to replace the 48 lots for semi-detached dwelling houses with 24 lots for single-detached dwelling houses.

**Carried Unanimously**

**7. Past Decision Update**

- a. B-5/2018 – 534 Catherine Street – Michael Devine – severance; no appeals received; application final
- b. A-11/2018 – 400 Chamberlain Street – Jeff and Shelley Gagne; minor variance for pergola setback; no appeals received; application final subject to condition deadline of October 31, 2018
- c. A-12/2018 – 223 Hunter Street – Lynn Kirk – fence height; no appeals received; application final

**8. Next Meeting**

The next meeting will be held on Wednesday, October 24, 2018 at 4:30 p.m.

**9. Adjournment**

**Motion:**

Moved by Robert Hughes

Seconded by Patricia Lafreniere

That the Planning and Development Committee meeting of September 27, 2018 adjourn at 2:58 p.m.

**Carried**