

DRAFT Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers
Pembroke, Ontario
Romeo Levasseur, Chair
Wednesday, October 24, 2018
4:30 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 4:30 p.m.

2. Approval of Agenda

Motion:

Moved by Robert Hughes
Seconded by Harley McDowell

That the agenda for the Planning Advisory and Adjustment Committee meeting of October 24, 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 September 27, 2018 be accepted as circulated.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest.

5. Z-5/2018 – 276 Church Street – Chad Patrick

Colleen Sauriol presented her report. Mr. Chad Patrick is applying for a rezoning in order to allow the proposed use of 22 apartment units along with the existing place of worship (Calvin United Church) and its accessory uses at 276 Church Street. The property would be rezoned from an “Institutional-6 – I-6” zone to an “Institutional-17 – I-17” zone.

The property is designated as “Residential” in the Official Plan and the proposed use would be compatible with the mixed uses in the neighbourhood. The application meets the requirements of the Provincial Policy Statement for a range and mix of uses, the efficient use of land, and intensification and infill.

The applicant is also requesting to reduce the parking requirements for the apartment units to one parking space per dwelling unit, for a total of 22 parking spaces. Ms. Sauriol referenced a parking study that had been completed by LEA Consulting Limited for the applicant. The study concluded that one parking space per dwelling would be sufficient. Ms. Sauriol compared the results of the study with a parking survey that had been conducted in the area and concluded that the parking requirements are met if relief is granted to allow one parking space per apartment unit.

A Site Plan Agreement would be required.

Ms. Sauriol recommended that the Committee recommend the rezoning to Council, subject to the conditions that relief be granted from the interior side yard requirements, landscaped planting strips, privacy yards and setbacks for garbage corral and gazebo; and that relief be granted from the parking requirements to allow 1 parking space per unit.

Mr. Chad Patrick was present to represent his application. Mr. Patrick emphasized that the creation of 22 units is an attempt at meeting the need for affordable housing for retirees. A discussion was held.

No submissions regarding the application had been received from other parties prior to the meeting.

Mr. Karl Hammel, owner of the apartments at 98 Renfrew Street, was present to voice concern about the parking issues that might arise if the parking requirements for the new 22 units are reduced.

Ms. Patricia Woodtke, of 102 Isabella Street, was also present to voice concern about congestion and parking in the area should the parking requirements be reduced, particularly considering the day care, houses, apartments, and churches in the area.

The location and size of the garbage corral was discussed by the Committee. It was reiterated that this would be addressed in the Site Plan Approval process.

Motion:

Moved by Robert Hughes

Seconded by Michael St. Jean

That the Committee recommend that Council approve the rezoning application for 276 Church Street to allow 22 apartment units, subject to relief being granted from the interior side yard requirements, landscaped planting strips, privacy yards and setbacks for garbage corral and gazebo; and from the parking requirements to allow 1 parking space per unit.

Carried Unanimously

6. A-14/2018 – 150 Maple Avenue – Andrew Godin

Mr. Godin was present to represent his application.

Courtney Maika presented her report. Mr. Godin is requesting a minor variance to allow relief from various Zoning By-law requirements in order to rebuild his fire-damaged home on its original foundation. He is seeking relief from the Front Yard Setback for an Accessory Use in order to build an accessibility ramp onto the front of the home for his wife, who is in a wheelchair. He is also seeking relief from the Exterior Side Yard Setback in order to construct a porch and stair measuring 8 feet by 13 feet. Lot Depth relief is requested as a housekeeping item. The application meets the intent of the Official Plan, Zoning By-law, and Provincial Policy Statement, and is desirable in the neighbourhood.

No submissions regarding the application had been received from other parties prior to the meeting. There was no one in the audience to speak about the application.

Motion:

Moved by Harley McDowell

Seconded by Patricia Lafreniere

That the Committee approve the request for relief from front yard setback, exterior side yard setback, lot depth, and front and side yard encroachments for the single detached dwelling at 150 Maple Avenue.

Carried

7. A-15/2018 – 513 O'Brien Street – Kevin Gravel

Mr. Gravel was present to represent his application.

Ms. Maika presented her report. Mr. Gravel is requesting a minor variance to allow him to keep the shed that he has recently replaced and enlarged in its current location. Specifically, relief is requested from the rear and interior side yard setback requirements of 4 feet to allow the shed to remain 6 inches from these lot lines. A minor variance had been granted by the Ontario Municipal Board in 1989 allowing those setbacks for a shed which measured 8 feet wide by 16 feet long; however, Mr. Gravel's replacement shed is 19 feet long and therefore requires a new minor variance. As a housekeeping item, relief of 0.02 feet is requested from the maximum yard encroachment of a chimney.

Ms. Maika stated that the application is in keeping with the intent of the Official Plan, the Zoning By-law, and the Provincial Policy Statement, and can be considered minor in nature. She recommended that Committee approve Mr. Gravel's request for these setback reliefs, subject to the conditions that eavestroughing located on the back of the shed be set back a minimum of 1 inch from the rear property line; and that on the southern end of the shed, the roof overhang be set back a minimum of 1 inch from the side property line.

Two submissions regarding the application had been received from other parties prior to the meeting. The first was a phone call received by Colleen Sauriol on October 15, from Ms. Dorothy Thomas of 515 O'Brien Street. She stated that she had no issues with Mr. Gravel's shed. She lives immediately adjacent to his property on the south side, and she and her husband are in favour of granting the minor variance.

A submission was received by Courtney Maika by email on October 23, from Mr. Syd Turner of 520 Sydenham Street. The submission included a letter and photos in opposition to Mr. Gravel's application. Copies of the letter and photos had been provided to all Committee members as an agenda package addition prior to the meeting. Ms. Maika read Mr. Turner's letter aloud.

Mr. Gravel explained that the previous shed had been rotting and needed to be replaced. He noted that the shed's roof type has changed from a "shed roof" to a "gable roof," therefore reducing the amount of water running towards the rear property line by half.

Colleen Sauriol explained to the Committee that the shed cannot be set back 4 feet from the lot line because it would interfere with the gas line for the pool heater, and with a hydro line. In addition, the pool plumbing is located underground in the concrete slab that the shed sits on.

There were audience members present to speak in favour of Mr. Gravel's application. Mr. Brian Heney, of 510 O'Brien Street, spoke on behalf of these audience members, namely his wife Elva Heney, Sharon Andrews of 512 O'Brien Street, and Zita Donnelly of 511 O'Brien Street. Mr. Heney stated that the replacement shed that Mr. Gravel has constructed is more aesthetically pleasing than the old one, which was rotting, and he also noted that it is in keeping with Mr. Gravel's consistent upkeep of the property.

A discussion was held. It was reiterated that the shed's height is less than the maximum permitted height for an accessory structure in a residential zone. Mr. Hughes stated that eavestrough downspouts would need to be directed away from the property lines. Mr. McDowell noted that the Committee must consider applications from a Planning perspective.

Motion:

Moved by Harley McDowell

Seconded by Robert Hughes

That the Committee approve the request for relief from front and rear yard setback requirements for an accessory structure subject to the recommended conditions, and for the encroachment of a chimney at 513 O'Brien Street.

Carried Unanimously

8. B-6/2018, A-16/2018, A-17/2018 – 948 Pembroke Street West & future 219 Reynolds – Matt Dickerson

Matt Dickerson was present to represent his application.

Ms. Sauriol presented her report. Mr. Dickerson is proposing to sever his land at 948 Pembroke Street West. The existing converted dwelling house containing two dwelling units would be on the retained lot and a new single detached dwelling could be built on the severed lot (to be known as 219 Reynolds Avenue).

The severance would be subject to two minor variances: one for 948 Pembroke Street West granting relief from the front yard depth, exterior side yard, rear yard depth, lot depth, and lot area requirements of the existing converted dwelling house; and one for the future 219 Reynolds Avenue granting relief from the rear yard depth, lot frontage, lot depth, and lot area requirements to allow a single detached dwelling house.

Ms. Sauriol noted that there are 31 properties within a two-block radius which have reduced lot area, lot frontage, and/or lot depth, making the proposed lots in keeping with the existing neighbourhood. The application is also in keeping with the intent of the Official Plan, Zoning By-law, and Provincial Policy Statement.

Mr. Dickerson noted that the shed currently located on what will become 219 Reynolds Avenue will be demolished.

No submissions regarding the application had been received from other parties prior to the meeting.

Ronald Lipke, of 221 Reynolds Avenue, was present to voice concern about the application. He noted that his hedge currently encroaches onto the future 219 Reynolds Avenue, and he will need permission to access the property in order to maintain it. He also voiced concerns about snowmelt and water issues that might arise if the new house's snowbanks are piled near his property.

Mr. Schultz noted that drainage plans must be submitted and reviewed prior to the issuance of a building permit, and that these are also reviewed by the Operations Department.

Motion:

Moved by Patricia Lafreniere

Seconded by Harley McDowell

That the Committee approve the request for the severance of 948 Pembroke Street West, subject to the approval of two minor variances, a 5% parkland dedication fee, and the provision of a registered Plan of Survey depicting the severed lands.

Carried

9. Z-4/2018 – Tattoo Parlours

Ms. Sauriol presented her report. At the August 14, 2018 Council meeting, Ms. Sauriol was directed by Council to include Tattoo Parlours under the definition of a personal services establishment, and that the use should be permitted in all commercial zones. Ms. Sauriol emphasized that while tattoo parlours would be considered "personal services establishments," they would not be permitted as home-based businesses.

A discussion was held.

Motion:

Moved by Patricia Lafreniere

Seconded by Michael St. Jean

That the Committee recommend that Council approve the rezoning to allow Tattoo Parlours in all Commercial zones.

Carried Unanimously

10. Past Decision Update

- a. A-13/2018 – 950 Mackay Street – Matt Bimm – Minor Variance; no appeals received; decision is final
- b. Proposed Redline Revisions – Burcom Developments Inc. – goes to Council on November 6, 2018

11. Next Meeting

The next meeting will be held on Wednesday, November 28, 2018 at 4:30 p.m.

12. Adjournment

Motion:

Moved by Robert Hughes

Seconded by Patricia Lafreniere

That the Planning and Development Committee meeting of October 24, 2018 adjourn at 6:05 p.m.

Carried

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