

Planning Advisory and Adjustment Committee Meeting

Council Chambers
PEMBROKE, Ontario
April 19, 2017
4:30 p.m.

A meeting of the Planning Advisory & Adjustment Committee was held this afternoon. Members present were Chair Romeo Levasseur, Vice Chair Robert Hughes, Michael St. Jean, Councillor Patricia Lafreniere, and Harley McDowell. Staff members present were Colleen Sauriol, Manager of Planning and Building, Mark Schultz, Building Inspector, and Courtney Maika, Planning Technician and Recording Secretary.

1. Approval of Agenda

MOTION: Moved by Robert Hughes
Seconded by Michael St. Jean
THAT the agenda of April 19, 2017 be approved as circulated.

CARRIED

2. Approval of Minutes

MOTION: Moved by Harley McDowell
Seconded by Michael St. Jean
THAT the minutes of March 22, 2017 be approved as circulated.

CARRIED

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

4. Z-4/2017 – 0 D’Youville Drive – City of Pembroke

Colleen Sauriol, Manager of Planning and Building, presented the application from the City of Pembroke to the Committee for the rezoning of a 50-metre strip on the south side of D’Youville Drive from “General Industrial – M1” to “Residential Type 1 – R1.” The strip is intended to act as a buffer zone between the residences on D’Youville Drive and the industrial zone adjacent.

Drs. James and Rosemarie Gilbert were present to support the application and Dr. James Gilbert spoke in support of it.

No one in the audience spoke in opposition to the application.

A discussion was held. Ms. Sauriol received approximately 11 letters from residents in the area in support of the application.

The Committee members spoke in favour of the application. Mr. Levasseur noted that if the rezoning takes place, the City should consider planting trees at the back of the buffer strip as an additional visual barrier.

MOTION: Moved by Robert Hughes
Seconded by Patricia Lafreniere
THAT the Committee recommend the rezoning application (Z-4/2017) to change the zoning of 0 D'Youville Drive from "M1-h" to "R1" to Council.

CARRIED

The rezoning application will be discussed at a Public Meeting of Council on May 2, 2017.

5. B-2/2017 – 473, 475, 477, & 479 Almira Street – John Moreau

John Moreau came forward to represent the application.

Ms. Sauriol presented an application and report to the Committee for the severance of the lands listed above. Mr. Moreau intends to build four semi-detached residences on the lots. Reduced frontage for properties in this area was approved in 2014, and the current properties would have these reductions. They would meet all setback requirements.

No one was in the audience to oppose this application.

A discussion was held. The Committee commended the Moreaus for their infilling developments.

MOTION: Moved by Patricia Lafreniere
Seconded by Harley McDowell
THAT the Committee approve Mr. Moreau's application (File B-2/2017) for a severance at 473, 475, 477, and 479 Almira Street.

CARRIED

6. Past Decision Update

Colleen Sauriol notified the Committee that Elie Nassif's application for a minor variance (A-2/2017) at 108-116 Pembroke Street West was rejected and the appeal period has now ended. Mr. Schultz noted that Mr. Nassif's architect was in contact with him on March 30 regarding moving forward with the approved four-unit plan, but he has not heard anything since. The Committee stated that if development does proceed, it will be necessary to increase the lighting outside of these buildings.

The last day to appeal rezoning applications Z-3/2017 (487 Eganville Road) and Z-2/2017 (225 Victoria Street) is April 25, 2017. No correspondence in regards to appeals has been received to date.

8. Next Meeting

The next meeting will be **May 17, 2017 at 4:30 pm.**

9. Motion to Adjourn

MOTION: Moved by Patricia Lafreniere
 Seconded by Robert Hughes
 THAT the meeting be adjourned at 4:55 p.m.

CARRIED