

Planning Advisory and Adjustment Committee Meeting

Council Chambers
PEMBROKE, Ontario
September 13, 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, Chief Building Official, and Courtney Maika, Planning Technician and Recording Secretary.

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

1. Approval of Agenda

MOTION: Moved by Robert Hughes
Seconded by Harley McDowell
THAT the agenda of September 13, 2017 be approved as circulated.

CARRIED

2. Approval of Minutes

MOTION: Moved by Michael St. Jean
Seconded by Harley McDowell
THAT the minutes of August 30, 2017 be approved as circulated.

CARRIED

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

4. A-9/2017 – 318 Patricia Avenue – Diane Tennant

Ms. Tennant came forward to represent her application.

Planner Colleen Sauriol presented her report. The applicant is requesting relief from the interior side yard setback requirements in an R1 zone to allow for the construction of a carport on the south side of her house. The carport would project 3 feet into the setback requirement, leaving a 1-foot setback.

The house and proposed construction are in keeping with the neighbourhood, Official Plan, and Provincial Policy Statement.

Ms. Sauriol read a letter that Ms. Tennant's neighbour on the south (i.e., at 320 Patricia) had submitted in support of Ms. Tennant's application.

Mr. Hughes asked whether the carport roof would be slanted so as to cause runoff to flow into the front and back yards of 318 Patricia, or towards the southern property line. He pointed out that this should be a construction consideration.

Ms. Tennant replied that the roof will be slanted to the front and back yards and not towards the neighbouring property.

Mr. Schultz stated that during the building permit approval process, drainage and the distance between the carport roofs will be taken into consideration.

There was no one in the audience to speak against this application.

MOTION: Moved by Patricia Lafreniere
Seconded by Michael St. Jean
THAT the Committee approve the minor variance application A-9/2017 to allow for a 1-foot interior side yard setback for the construction of a carport at 318 Patricia Avenue.

CARRIED

5. B-5/2017 and B-6/2017 – 397 A, B, C and D Bell Street – Jason Turcotte and John Nalon

Mr. Turcotte came forward to represent the application.

Ms. Sauriol presented her report for the approval of the severances at 397 A, B, C, and D Bell Street to allow the units in the 4-unit rowhouse that is currently under construction there to be held under separate ownership.

The units are in keeping with the intent of the Official Plan and the Provincial Policy Statement. The 5% Parkland Dedication Fee had been paid at a previous time.

No submissions were received regarding the application. There was no one in the audience to speak against this application.

The Committee asked about parking and was informed that the required two spaces per unit are met. There is room in each driveway for two vehicles, parked one behind the other.

MOTION: Moved by Robert Hughes
Seconded by Harley McDowell
THAT the Committee approve the severance applications B-5/2017 and B-6/2017 to allow for the land at 397 A, B, C, and D Bell Street to be severed so that they can be held under separate ownership.

CARRIED

6. Past Decision Update

A-8/2017 – 123 Mary Street – Ronald Kaul – The 20-day appeal period is not over. Colleen will update the Committee at the next meeting.

7. Next Meeting

After a discussion, the date of the next meeting was changed from Wednesday, October 18, 2017 to Wednesday, October 11, 2017. Robert Hughes will chair the meeting in place of Romeo Levasseur, who will be absent.

8. Motion to Adjourn

MOTION: Moved by Patricia Lafreniere
Seconded by Robert Hughes
THAT the meeting be adjourned at 4:43 p.m.

CARRIED