

Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers
Pembroke, Ontario
Romeo Levasseur, Chair
Wednesday, July 18, 2018
4:30 p.m.

Present:

Romeo Levasseur, Chair
Robert Hughes, Vice 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 Robert Hughes

That the agenda for the Planning Advisory and Adjustment Committee meeting of July 18, 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 June 20, 2018 be accepted as circulated.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest.

5. A-9/2018 – 583 River Road – Andrew Moreau

Mr. Moreau was present to represent his application.

Courtney Maika presented her report. The applicant requested relief of 4 feet from the front yard setback to allow the construction of a new single-family detached dwelling on the lot. Relief from various zone provisions had been approved in 2016 (file A-5/2016), but with the new house plans, a front yard setback of 16 feet is being requested. The proposed development would infill and be in keeping with the intent of the Zoning By-law and Official Plan.

Mr. Moreau briefly spoke in support of his application. There was no one in the audience to comment.

A discussion was held.

Motion:

Moved by Harley McDowell

Seconded by Robert Hughes

That the Committee approve the application for relief of 4 feet from the front yard setback at 583 River Road to allow a 16-foot front yard setback as requested.

Carried

6. A-10/2018 – 223 Hunter Street – Lynn Kirk

Lynn Kirk was present to represent her application.

Ms. Maika presented her report. Ms. Kirk requested relief from the maximum fence height in a residential zone to increase the privacy of her back yard. Because of the lay of the land and the location of lots and houses in the area, the back yard is not very private. Seven feet is the maximum allowable height for a fence in a residential zone. Ms. Kirk requested relief of 3 feet to allow a fence 10 feet high.

Front and Interior Side Yard Setbacks were also addressed as housekeeping items. The residence has existed since the early twentieth century. All requests for relief were considered minor in nature, desirable in the neighbourhood, and in keeping with the intent of the Official Plan and Zoning By-law.

Ms. Kirk spoke in favour of her application and showed the Committee additional photos which illustrated the proximity of a swimming pool and a trampoline in one of the abutting rear yards.

There was no one in the audience to comment on the application.

A discussion was held.

Motion:

Moved by Michael St. Jean

Seconded by Harley McDowell

That the Committee approve the application for relief to allow a 10-foot high fence to run for 69.16 feet along the rear portion of the eastern interior side lot line at 223 Hunter Street, as measured from the rear lot line; and that the Committee approve relief to allow a front yard setback of 14.5 feet and an eastern interior side yard setback of 0.85 feet.

Carried

Councillor Lafreniere arrived at 4:50.

7. Past Decision Update

- a. **A-6/2018 – 321 Centre Street – Malcom Foley for Christian Fagueret**
No appeals were received. The application has been approved and a building permit application is in process.
- b. **B-4/2018 and A-8/2018 – 1089 Pembroke Street West – Linda Boucher**
No appeals were received. The application is awaiting the fulfillment of conditions.
- c. **A-7/2018 – 543 Angus Campbell Drive – Jim Trussler**
No appeals were received. The application has been approved.

8. Next Meeting

The next meeting will be held on Wednesday, August 29, 2018 at 4:30 p.m.

9. Adjournment

Motion:

Moved by Councillor Lafreniere

Seconded by Harley McDowell

That the Planning and Development Committee meeting of July 18, 2018 adjourn at 4:55 p.m.

Carried