

Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers

Pembroke, Ontario

Wednesday, April 29, 2020

1630hrs

Present:

Romeo Levasseur, Chair (electronically)

Councillor Christine Reavie (electronically)

Tanya St. Amour (electronically)

Marie-Josée Levesque (electronically)

Also Present:

Colleen Sauriol, Manager of Planning, Building & By-law

Owen Hutton, Planning Technician & Recording Secretary

Regrets:

Robert Hughes, Vice-Chair

1. Call to Order

Mr. Levasseur called the meeting to order at 1630hrs.

2. Approval of Agenda

Motion:

Moved by Ms. St. Amour

Seconded by Councillor Reavie

That the agenda be approved with no additions or corrections.

Carried

3. Approval of Minutes – 19 February 2020

Motion:

Moved by Councillor Reavie

Seconded by Ms. St. Amour

That the minutes of the Planning Advisory & Adjustment Committee meeting of February 19, 2020 be approved with no additions or corrections.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

Ms. St. Amour disclosed a pecuniary interest regarding Z-3/2020 (102 Deacon Street), due to the solicitor being a colleague.

Ms. St. Amour disclosed a pecuniary interest regarding Z-5/2020 (1064 Pembroke Street West), due to the applicant being a colleague.

Ms. St. Amour disclosed a pecuniary interest regarding Z-4/2020 (304 McKenzie Street), due to the applicant being a previous client of the law firm she is employed with, and said law firm doing work related to the applicable property.

5. Z-1/2020 & B-1/2020 – 840 & 818 Pembroke Street West – Andrew Sylvestre

Andrew Sylvestre was present (electronically) to represent his application.

Ms. Sauriol invited members of the public with questions or submissions regarding the application to call 613-735-6821 ext.1307. No calls were received.

No submissions were received prior to the meeting regarding the application.

Ms. Sauriol presented her report, including the Planning Department’s recommendation for approval.

A brief discussion was held. Councillor Reavie asked if any of parking spaces would be accessible. Mr. Sylvestre and Ms. Sauriol responded that with no immediate change occurring on the property, no changes to existing parking would be required. However, should any expansion occur in the future, site plan approval would be required, which would address accessible parking requirements.

Motion:

Moved by Councillor Reavie

Seconded by Ms. Levesque

That the committee approve the Consent to Sever for 818 Pembroke Street West with conditions and recommend to Council the approval of the Zoning By-law Amendment for 840 Pembroke Street West, from an “R2” zone to a “C2-37” zone.

Mr. Levasseur called for a recorded vote.

Yea: Ms. Levesque, Councillor Reavie, Ms. St. Amour, Mr. Levasseur

Nea: None

Carried 4 - 0

6. Z-2/2020 – 813 Pembroke Street East – Ross Rowe

Ross Rowe was present (electronically) to represent his application.

Ms. Sauriol invited members of the public with questions or submissions regarding the application to call 613-735-6821 ext.1307. No calls were received.

No submissions were received prior to the meeting regarding the application.

Ms. Sauriol presented her report, including the Planning Department’s recommendation for approval.

Motion:

Moved by Councillor Reavie

Seconded by Ms. St. Amour

That the committee recommend to Council the approval of the Zoning By-law Amendment for 813 Pembroke Street East, from a “C2” zone to a “C2-3” zone.

Mr. Levasseur called for a recorded vote.

Yea: Ms. Levesque, Councillor Reavie, Ms. St. Amour

Nea: None

Carried 3 - 0

7. A-2/2020 – 108 Catherine Street – Fritz & Rosemary Klaesi

Ms. Sauriol noted that Fritz and Rosemary Klaesi had attempted to join the meeting electronically, but experienced difficulties due to low bandwidth of their internet service. Ms. Sauriol stated that should any questions or issues arise, the Klaesis were available to the Committee by phone.

Ms. Sauriol invited members of the public with questions or submissions regarding the application to call 613-735-6821 ext.1307. No calls were received.

No submissions were received prior to the meeting regarding the application.

Ms. Sauriol presented her report, including the Planning Department’s recommendation for approval.

Motion:

Moved by Ms. Levesque

Seconded by Ms. St. Amour

That the committee approve the Minor Variance for 108 Catherine Street, granting relief from lot area, front yard setback, rear yard setback, lot depth, and accessory structure setback requirements.

Mr. Levasseur called for a recorded vote.

Yea: Ms. Levesque, Councillor Reavie, Ms. St. Amour

Nea: None

Carried 3 - 0

8. Z-3/2020 – 102 Deacon Street – Blair Jones (for Judith Krieger)

Ms. St. Amour declared a conflict on interest on this item. Ms. St. Amour’s microphone was muted for the duration of the item.

Blair Jones was present (electronically) to represent the application.

Ms. Sauriol invited members of the public with questions or submissions regarding the application to call 613-735-6821 ext.1307.

Ms. Sauriol presented her report, including the Planning Department's recommendation for approval.

An email of opposition was received from Michael and Brenda Hewer of 108 Deacon Street. Mr. Hutton read the email out to the Committee.

Ms. Hewer phoned in to the meeting.

A discussion was held. Ms. Hewer described ongoing issues of garbage build-up, noise, and police calls at 102 Deacon Street. Mr. Jones, as well as Committee members, noted that while unfortunate, the issues raised were not specific to planning and/or zoning, but of other natures (property standards, noise, police).

Ms. Levesque asked if the proposed amendment would allow the addition of units in the future. Ms. Sauriol responded that the proposed amendment would specify up to a maximum of five units, as the building currently and has historically existed.

Mr. Levasseur asked if a condition requiring a garbage enclosure could be added. Ms. Sauriol responded that the Committee had that option at their disposal.

Motion:

Moved by Ms. Levesque

Seconded by Councillor Reavie

That the committee recommend to Council the approval of the Zoning By-law Amendment for 102 Deacon Street, from an "R2" zone to an "R4-1" zone, with the condition that a garbage enclosure be constructed.

Mr. Levasseur called for a recorded vote.

Yea: Ms. Levesque, Councillor Reavie, Mr. Levasseur

Nea: None

Carried 3 - 0

9. Z-5/2020 – 1064 Pembroke Street West – Blair Jones

Ms. St. Amour declared a conflict of interest on this time. Ms. St. Amour's microphone remained muted for the duration of the item.

Blair Jones was present (electronically) to represent his application.

Ms. Sauriol invited members of the public with questions or submissions regarding the application to call 613-735-6821 ext.1307. No calls were received.

No submissions were received prior to the meeting regarding the application.

Ms. Sauriol presented her report, including the Planning Department's recommendation for approval.

Mr. Jones spoke to the history of the property and its original residential use.

Motion:

Moved by Ms. Levesque

Seconded by Councillor Reavie

That the committee recommend to Council the approval of the Official Plan Amendment, from a “Highway Commercial” to a “Residential” designation, and the Zoning By-law Amendment, from a “C2-16” zone to an “R2” zone, for 1064 Pembroke Street West.

Mr. Levasseur called for a recorded vote.

Yea: Ms. Levesque, Councillor Reavie, Mr. Levasseur

Nea: None

Carried 3 – 0

10. Z-4/2020 – 304 McKenzie Street – John Moreau

Ms. St. Amour declared a conflict of interest on this item. Ms. St. Amour’s microphone remained muted for the duration of the item.

Ms. Sauriol explained that Mr. Moreau was unable to attend electronically due to low bandwidth of his internet service. Ms. Sauriol stated that should any questions or issues arise, Mr. Moreau was available to the Committee by phone.

Ms. Sauriol invited members of the public with questions or submissions regarding the application to call 613-735-6821 ext.1307. No calls were received.

No submissions were received prior to the meeting regarding the application.

Ms. Sauriol presented her report, including the Planning Department’s recommendation for approval.

Motion:

Moved by Councillor Reavie

Seconded by Ms. Levesque

That the committee recommend to Council the approval of the Zoning By-law Amendment for 304 McKenzie Street, from an “R2-30” zone to an “R2-14” zone.

Mr. Levasseur called for a recorded vote.

Yea: Ms. Levesque, Councillor Reavie, Mr. Levasseur

Nea: None

Carried 3 – 0

Ms. St. Amour rejoined the meeting and her microphone was unmuted.

11. Past Decision Update – Ms. Sauriol

a. B-2/2020, B-3/2020 & A-1/2020 – 460 Dominion Street – Robert Moore

The appeal periods for all applications closed with no appeals received; all decisions final.

12. Next Meeting

The next meeting will be held electronically on Wednesday May 27, 2020 at 1630hrs.

13. Adjournment

Motion:

Moved by Ms. St. Amour

Seconded by Councillor Reavie

That the Planning Advisory & Adjustment Committee meeting of April 29, 2020 adjourn at 1743hrs.

Carried