

Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers

Pembroke, Ontario
Wednesday, April 17, 2019
1630hrs

Present:

Councillor Christine Reavie
Romeo Levasseur
Robert Hughes
Tanya St. Amour
Marie-Josée Levesque

Also Present:

Colleen Sauriol, Manager of Planning & Building
Mark Schultz, Chief Building Official
Owen Hutton, Planning Technician and Recording Secretary

1. Call to Order

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

2. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest.

3. Approval of Agenda

Motion:

Moved by Ms. St. Amour

Seconded by Mr. Hughes

That the agenda be approved with no additions or corrections.

Carried

4. Approval of Minutes – 23 January 2019

Motion:

Moved by Ms. Levesque

Seconded by Councillor Reavie

That the minutes of the Planning Advisory & Adjustment Committee meeting of January 23, 2019 be approved with no additions or corrections.

Carried

5. Z-1/2019 – 585 Perth Street – Tyler Sally

Ms. Sauriol presented her report, including her recommendation for approval.

Two letters of opposition were read, one from Mrs. Carol Verch of 585 Perth Street, another from Mr. Ian Johnston of 591 Perth Street.

Tyler Sally was present to represent his application. He noted the poor state of the property prior to his ownership and building improvements. He presented a further letter from Mrs. Carol Verch of 585 Perth Street, retracting her previous letter and voicing her support for the project.

Greg Kossatz of 581 Perth Street was present to voice support for the project. He said that under previous ownership, the building had no electricity for approximately six months, and was running off extension cords plugged into a generator. He also said that municipal water services had been cut off, and a hose had run from the basement and laundry chute out of the house. Mr. Kossatz also stated that the previous tenants had caused plenty of traffic increases in the neighbourhood already.

Wendy Sullivan of 586 Perth Street was present to voice opposition to the project. She stated that she likes the neighbourhood the way it is, as a quiet, family-oriented area. She said that the project would alter the character of the neighbourhood by increasing density and traffic flow. She thanked Mr. Sally for the improvements he had already made to the building since taking ownership, but said that she still opposed the increase in density.

A discussion was held. Issues raised included the proposed driveway location, total number of units, and clarification on references to the road being a dead end.

Motion:

Moved by Mr. Hughes

Seconded by Ms. St. Amour

That the committee recommend to Council the approval of this Zoning By-law Amendment for 585 Perth Street, from an “R2” zone to and “R3” zone.

Carried**6. A-3/2019 – 336 Trafalgar Road – Bradley Smith**

Ms. Sauriol presented her report, including the Planning Department’s recommendation for approval. Mr. Smith was present to represent his application, but had no comments to add.

Ms. Levesque asked for clarification on the reasoning behind raising the height of the garage roof. Mr. Smith responded that the current height does not allow use as a hobby shop.

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

Motion:

Moved by Ms. Levesque

Seconded by Councillor Reavie

That the committee approve the Minor Variance for 336 Trafalgar Road, granting relief from lot line and lot coverage provisions, with the condition that no commercial uses shall take place in the accessory building.

Carried

7. A-4/2019 – 109 Greenside Street – Andrew Plummer

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

Mr. Plummer was present to represent his application. He explained that he is aiming for construction in the year 2020, and that the property will be conveniently located next to a recreational trail.

A brief discussion was held. Issues raised included accessibility of the dwellings, water and sewer service availability, and whether or not the units would be rentals or individual sales.

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

Motion:

Moved by Ms. St. Amour

Seconded by Ms. Mr. Hughes

That the committee approve the Minor Variance for 109 Greenside Street, granting relief from minimum yard setback provisions.

Carried

8. A-5/2019 – 345 Irving Street – Philip Bennett

Ms. Sauriol presented her report, including the Planning Department’s recommendation for approval. Mr. Bennett was present to represent his application.

A letter of opposition was read from Adam Lesco of 343 Irving Street.

A discussion was held. Mr. Schultz addressed concerns cited in Mr. Lesco’s letter, referencing the Ontario Building Code, and answered questions from committee members.

There was no one in the audience to speak about the application.

Motion:

Moved by Mr. Hughes

Seconded by Councillor Reavie

That the committee approve the Minor Variance for 345 Irving Street, granting relief from lot frontage, yard setback and parking area provisions.

Carried

9. A-6/2019 – 156 Noik Drive – Kerry Bacon

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

Steve Buch of Valley Window & Door was present to represent the application on behalf of his client, Mr. Bacon.

A brief discussion was held. Mr. Schultz addressed questions from the committee regarding spatial separations and glass percentage of the sunroom.

Motion:

Moved by Councillor Reavie

Seconded by Ms. St. Amour

That the committee approve the Minor Variance for 156 Noik Drive, granting relief from yard setback provisions.

Carried

10. Past Decision Update – Ms. Sauriol

a. A-11/2018 – 400 Chamberlain Street – Jeff & Shelley Gagne

b. B-1/2019 – 433-435 Murray Street - Joseph Murphy

The appeal periods for both applications have ended and the approvals are final. No appeals were received, the decision is final.

11. PAAC Education Session on Minor Variances – Ms. Sauriol

Ms. Sauriol presented her report to the committee.

12. Next Meeting

The next meeting will be held on Wednesday, May 15, 2019 at 1630hrs.

13. Adjournment

Motion:

Moved by Councillor Reavie

Seconded by Ms. Levesque

That the Planning Advisory and Adjustment Committee meeting of April 17, 2019 adjourn at 1738hrs.

Carried