

# Planning Advisory & Adjustment Committee Meeting Minutes

## Council Chambers

Pembroke, Ontario  
Wednesday, May 15, 2019  
1630hrs

### Present:

Romeo Levasseur, Chair  
Robert Hughes, Vice-Chair  
Councillor Christine Reavie  
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 1632hrs.

### 2. Approval of Agenda

#### Motion:

Moved by Councillor Reavie  
Seconded by Ms. St. Amour

That the agenda be approved with no additions or corrections.

**Carried**

### 3. Approval of Minutes – 17 April 2019

#### Motion:

Moved by Mr. Hughes  
Seconded by Ms. Levesque

That the minutes of the Planning Advisory & Adjustment Committee meeting of April 17, 2019 be approved with no additions or corrections.

**Carried**

**4. Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures of pecuniary interest.

**5. Z-2/2019 – 247 Victoria Street – David Foohey**

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

Mr. Foohey was present to represent his application.

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.

A brief discussion was held. Councillor Reavie asked if any of the units would be accessible. Mr. Foohey responded that at least one of the units (an existing one) would be accessible.

**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 247 Victoria Street, from an “R2-s” zone to an “R3-40-s” zone.

**Carried**

**6. Z-3/2019 – 164 Christie Street – Tim Streek/TSH Developments**

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

Mr. Streek was present to represent his application.

A letter of opposition from James Henrie of 214 Reynolds Avenue was read.

Richard Desrochers of 164 Christie Street was present to voice opposition to the application. He claimed an inability to find alternate housing arrangements should he be evicted from his rental unit to make way for the new development. He claimed the area was in a “flood zone” and at risk of a “landslide”. He also noted existing noise issues with neighbouring 320 Lake Street.

Dr. Sharon Bell, owner of Christie Street Animal Hospital at 160 Christie Street, was also present to oppose the application. She detailed her concerns about the higher elevation of the new development and possible drainage onto her property. She noted existing issues with parking from 320 Lake Street and concern that these issues would only grow with another student residence. She also pointed to concerns about vegetation clearing on the embankment and resulting erosion.

A lengthy discussion was held. Mr. Streek addressed concerns of both the committee and members of the public. He noted that many of these concerns, including drainage and erosion, are already required to be professionally addressed during the site plan

stage. He indicted a desire to come to solutions in a neighbourly way, no matter the outcome of the committee's decision. He also noted willingness to work with neighbours and City of Pembroke By-law Enforcement to address any parking issues arising.

**Motion:**

Moved by Ms. St. Amour

Seconded by Councillor Reavie

That the committee recommend to Council the approval of this Zoning By-law Amendment for 164 Christie Street, from an "R2" zone to a "R4-35" zone.

**Carried**

**7. Z-4/2019 – 407 Mary Street – Richard Stanton**

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

Mr. Stanton was present to represent his application.

There was no one in the audience to speak to the application, and no submissions were received.

A brief discussion was held. Issues raised included the existing exterior stairwell on the present building, and the nature what other businesses would be allowed in a "C2" zone should property ownership change in the future.

**Motion:**

Moved by Ms. Levesque

Seconded by Councillor Reavie

That the committee recommend to Council the approval of this Zoning By-law Amendment for 407 Mary Street, from an "R2" & "C1" zone to a "C2-36" zone.

**Carried**

**8. A-7/2019 – 123 Catherine Street – Andrew Plummer**

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

Mr. Plummer and his business partner, Kai Laporte, were present to represent the application.

A letter of support was read from Chris Grayson of Community Living Upper Ottawa Valley.

Joan Brown of 403 Nelson Street was present to ask questions of the developers, regarding drainage and snow removal. Mr. Plummer noted that any runoff would go right into existing storm sewers. Ms. Sauriol pointed out that this development would be subject to a Site Plan Agreement.

Fritz Klaesi, owner of 108 Catherine Street and 415 Nelson Street was also present to hear the developer.

A brief discussion was held. Councillor Reavie noted the need for affordable & accessible housing in the community, and that this project would meet both of those needs.

**Motion:**

Moved by Ms. St. Amour

Seconded by Mr. Hughes

That the committee approve the Minor Variance for 123 Catherine Street, granting relief from yard setback, group setback and minimum lot area.

**Carried**

**9. B-3/2019, A-8/2019 & A-9/2019 – 290 Julien Street – Barry Fitzgerald**

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

Barry Fitzgerald of Fitzgerald Holdings was present to represent the applications.

A brief discussion was held. The existing lot’s large size was noted by Mr. Hughes.

There was no one in the audience to speak to the application and no submissions had been recieved.

**Motion:**

Moved by Councillor Reavie

Seconded by Ms. St. Amour

That the committee approve the Consent to Sever and Minor Variance for 290 Julien Street, granting relief from rear yard depth, and the Minor Variance for 0 Julien Street granting relief from lot depth. Conditions that the severed lot be subject to a 5% parkland dedication fee, and that a registered Plan of Survey be supplied apply.

**Carried**

**10. Past Decision Update – Mr. Hutton**

- a. Z-1/2019 – 585 Perth Street – Tyler Sally
- b. A-3/2019 – 336 Trafalgar Road – Bradley Smith
- c. A-4/2019 – 109 Greenside Street – Andrew Plummer
- d. A-5/2019 – 345 Irving Street – Phillip Bennett
- e. A-6/2019 – 156 Noik Drive – Kerry Bacon

The Zoning By-law Amendment application for 585 Perth Street was passed by council after a Public Meeting. It is currently within it’s twenty-day appeal period.

The appeal periods for all Minor Variance applications have ended. No appeals were received, all decisions are final.

**11. PAAC Education Session on Rezoning – Ms. Sauriol**

Ms. Sauriol will present her report at the next Planning Advisory & Adjustment Committee meeting due to time constraints with Council Chambers booked for 1800hrs.

**12. Next Meeting**

The next meeting will be held on Wednesday June 19, 2019 at 1630hrs.

**13. Adjournment**

**Motion:**

Moved by Mr. Hughes

Seconded by Councillor Reavie

That the Planning Advisory and Adjustment Committee meeting of May 15, 2019 adjourn at 1758hrs.

**Carried**