

# **Planning Advisory & Adjustment Committee Meeting Minutes**

## **Council Chambers**

Pembroke, Ontario

Wednesday, August 21, 2019

1630hrs

## **Present:**

Robert Hughes, Vice-Chair

Councillor Christine Reavie

Tanya St. Amour

## **Also Present:**

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

Mark Schultz, Chief Building Official

Owen Hutton, Planning Technician & Recording Secretary

## **Regrets:**

Romeo Levasseur, Chair

Marie-Josée Levesque

## **1. Call to Order**

Mr. Hughes called the meeting to order at 1635hrs.

## **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 July 2019**

Ms. Sauriol suggested that the approval of minutes of the Planning Advisory & Adjustment Committee meeting of July 17, 2019 be tabled for the next meeting, due to absence of members present from the meeting in question.

**Carried**

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

Ms. St. Amour disclosed a pecuniary interest regarding Z-5/2019 (364 Carmody Street) and excused herself from her seat.

**5. Z-5/2019 – 364 Carmody Street – Linda Murphy**

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

Ms. Murphy was present to represent her application.

Roger Stewart of 366 Carmody Street submitted a petition of eighteen residents opposed to the application prior to the meeting.

Mr. Stewart and Lorraine Stewart were present to oppose the application. Also present and in opposition were Marg Wendt of 369 Carmody Street and Percy Schizkoske of 373 Carmody Street.

Ms. Wendt stated that traffic on Carmody Street is already overwhelming with school buses and vehicles related to Bishop Smith Catholic High School.

Ms. Stewart said that a quadruplex would change the character of the neighbourhood. She also asked where all of the snow from the parking spaces of the proposed development would be removed to.

Ms. Stewart said that her husband had shown interest in buying 364 Carmody Street years prior, but had been told that the soil was contaminated and they could not buy the property.

Mr. Hughes responded that he had told Mr. and Ms. Stewart, when he was Chief Building Official, that the soil was composed of fill, and would require soils and engineering reports to be commissioned by the potential buyer before any Building Permit could be issued.

Mr. Schizkoske asked for clarification on measurements found on the plan, and expressed concern that the parking plan would create an issue for student pedestrians on Carmody Street.

Ms. Sauriol responded that there is a Reference Plan on file for the property in question and all measurements on the proposed Site Plan are correct.

Ms. Murphy responded to remarks from opponents. She stated that dealing with soil/fill issues would be her responsibility as the property owner. She also stated that two of her tenants would not own vehicles, and that her building would not contribute to a significant traffic increase in the neighbourhood. She emphasized the demand for accessible housing is felt across the province.

Councillor Reavie noted that resident concerns seemed to be centered on traffic issues relating to the nearby high school, and not the proposed development itself. She further emphasized her support for the project and it providing accessible housing.

**Motion:**

Moved by Councillor Reavie

Seconded by Mr. Hughes

That the Committee recommend the Zoning By-law Amendment for 364 Carmody Street to Council, rezoning the property from R2 to R3-41 to allow for a quadruplex with a reduced lot area, lot frontage and increased front yard parking.

**Carried**

**6. Past Decision Update – Ms. Sauriol**

Ms. St. Amour returned to her seat.

- a. A-11/2019 – 108 Catherine Street – Fritz & Rosemary Klaesi

The appeal period for the above application closed. No appeals were received, rendering the decision final.

**7. Next Meeting**

The next meeting will be held on Wednesday September 18, 2019 at 1630hrs.

**8. Adjournment**

**Motion:**

Moved by Councillor Reavie

Seconded by Ms. St. Amour

That the Planning Advisory and Adjustment Committee meeting of August 21, 2019 adjourn at 1709hrs.

**Carried**