

Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers

Pembroke, Ontario

Wednesday, November 27, 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 & By-law

Owen Hutton, Planning Technician & Recording Secretary

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 Mr. Hughes

That the agenda be approved with no additions or corrections.

Carried

3. Approval of Minutes – September 18, 2019

Motion:

Moved by Councillor Reavie

Seconded by Ms. Levesque

That the minutes of the Planning Advisory & Adjustment Committee meeting of September 18, 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. B-4/2019 – 100 Pembroke Street East – Dillon Consulting

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

Monica Belliveau of Dillon Consulting, 177 Collonnade Road, Ottawa ON, was present to represent the application.

No submissions regarding the application were received prior to the meeting. There was no one in the audience to speak about the application.

Motion:

Moved by Mr. Hughes

Seconded by Ms. St. Amour

That the committee approve the Consent for Lease for 100 Pembroke Street East, allowing the lease between the landlord and the TLD Group Corporation to exceed 21 years.

Carried

6. SUB-19 – Boundary Road Subdivision – Jp2g on behalf of James W. Lapointe Motor Holdings

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

Brian Whitehead of Jp2g Consultants Inc., 12 International Drive, was present to represent the application. His client and owner of the property in question, James Lapointe of 560 Melton Street, was also present.

Mary and Bill Mackay of 1150 Boundary Road were present to ask questions regarding the application.

Mr. Whitehead explained the nature of the new low-impact storm water management system included in the revised plan.

Mr. Levasseur asked if there will be access points to the Algonquin Trail. Mr. Whitehead and Ms. Sauriol responded that for safety reasons and differences between grading, there would not be.

Ms. Levesque asked what options the City has to control how many trees are preserved from the existing woodland on the property. Mr. Lapointe stated that it is not his intention to decimate existing trees and aesthetics. Ms. Sauriol responded that particulars of that nature come about in the future subdivision agreement process between the owner and City staff.

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

Motion:

Moved by Mr. Hughes

Seconded by Ms. St. Amour

That the committee recommend the proposed redline revisions to the Plan of Subdivision and Revised Conditions of Draft Approval for the Lapointe Subdivision to Council.

Carried

7. Z-6/2019 – 621 Paul Martin Drive – Jp2g on behalf of Tyler Norlock

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

Brian Whitehead of Jp2g Consultants Inc., 12 International Drive, was present to represent the application. Tyler Norlock, owner of the property in question, and Emily England, both of 30 Lake Ridge Trail, Beachburg ON were also present.

Mr. Levasseur asked if neighbouring residents in Laurentian Valley Township were contacted. Ms. Sauriol responded that any property owners, including those in Laurentian Valley, that fell within a 120m radius of the property were contacted.

Ms. Levesque asked what a future phase of development at the property would look like. Mr. Whitehead responded that "light manufacturing" could be placed in three potential remaining locations on the property. He also noted the potential for severances and separate ownership in the future.

No submissions regarding the application were received prior to the meeting. There was no one in the audience to speak about the application.

Motion:

Moved by Ms. St. Amour

Seconded by Councillor Reavie

That the committee recommend the Zoning By-law Amendment for 621 Paul Martin Drive to Council, rezoning the property from OS-2 to M1-10 to allow for a roofing contractor business, an accessory retail outlet, office space and warehouse, along with other permitted M1 uses.

Carried**8. Z-7/2019 – 403-417 Patricia Avenue – Jp2g on behalf of Robert Moore**

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

Brian Whitehead of Jp2g Consultants Inc., 12 International Drive, was present to represent the application. His client, Robert Moore of 40987 Highway 41 South, Pembroke ON, owner of the property in question, was also present.

Mr. Whitehead noted that the development would cater to aging demographics and the related evolving housing market. He also noted that the application promoted intensification as desired by the province.

Mr. Moore noted the high demand for a similar townhouse development to the one he recently built in the same neighbourhood, drawing attention to how quickly those units were occupied.

Councillor Reavie asked if the dwellings would be considered accessible. Mr. Moore responded that they did not include wheelchair ramps, however, temporary ramps could potentially be installed by residents. He also noted that laundry and bathroom facilities would all be located on the main floors.

No submissions regarding the application were received prior to the meeting. There was no one in the audience to speak about the application.

Motion:

Moved by Ms. Levesque

Seconded by Mr. Hughes

That the committee recommend the Zoning By-law Amendment for 403-417 Patricia Avenue to Council, rezoning the property from R2 to R3-43 to allow for a 10-unit townhouse development with reduced rear yard depth and encroachment of decks in the rear yard.

Carried

9. A-13/2019 – 123 Catherine Street – Andrew Plummer & Kai Laporte

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

Andrew Plummer of 315 Elizabeth Street and Kai Laporte of 1039 Victoria Street, Petawawa ON, were present to represent their application.

Councillor Reavie thanked the applicants for bringing more accessible housing development to Pembroke.

Ms. Levesque asked if there would be any issues over the reduced number of parking spaces. Mr. Plummer responded that due to the rentals being geared towards Community Living clientele, it is anticipated there will be a reduced demand for parking spaces.

No submissions regarding the application were received prior to the meeting. There was no one in the audience to speak about the application.

Motion:

Moved by Councillor Reavie

Seconded by Ms. St. Amour

That the committee approve the Minor Variance for 123 Catherine Street, granting relief from minimum parking space and parking area on lot requirements; conditional on the fourth driveway being from Catherine Street and previous approved Minor Variances (A-7/2015 & A-7/2019) being in place.

Carried

10. Past Decision Update – Ms. Sauriol

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

b. A-12/2019 – 500 Estelle Street – Dylan Longpre

The appeal period for both applications passed with no appeals received. Both the Zoning By-law Amendment and Minor Variance Decision are now final.

11. Zoning By-law Review – Open House Update – Verbal Report – Ms. Sauriol

Ms. Sauriol presented a verbal update to the committee on the status of the currently underway Comprehensive Zoning By-law Review.

12. Next Meeting

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

13. Adjournment

Motion:

Moved by Councillor Reavie

Seconded by Mr. Hughes

That the Planning Advisory and Adjustment Committee meeting of November 27, 2019 adjourn at 1742hrs.

Carried