

May 9, 2006

The regular meeting of the Planning and Waterfront Committee was held this afternoon with Councillor O'Neill presiding and all committee members in attendance with the exception of Mayor Jacyno, Councillor Severin and Councillor Lafreniere. Staff members present were Terry Lapierre, Chief Administrative Officer, Colleen Sauriol, Manager of Planning and Building Departments, and Louise Bertrand, Recording Secretary. Mr. Steve Uhler with the Pembroke Observer also attended.

MOTION: Moved by Councillor Henderson  
Seconded by Councillor White  
THAT the minutes of April 11, 2006, be approved as distributed.

CARRIED.

Deputy Mayor Scott declared a conflict with agenda items #3, #7 and #8. Councillor Levasseur declared a conflict with agenda item #8.

### **ITEM #3 – Johnson Meadows – Phase 3 Subdivision Agreement**

Mrs. Sauriol discussed the new Subdivision Agreement that has been prepared. The main change to the agreement is the request by the developer not to include the section regarding timing of asphalt and road assumptions as well as the section dealing with Occupancy Permits. This section states Occupancy Permits can only be issued when road is assumed. The registered plan has now been received.

Councillor Levasseur raised concerns regarding the proposed changes to the agreement. It was felt that making an exception could cause future developers to follow suit. Councillor White cautioned the setting of a precedence. Councillor O'Neill voiced his objection. Councillor Levasseur questioned if there were exceptions made to the Sydenham and D'Youville subdivisions. Mrs. Sauriol reported these two subdivisions have these sections included in their agreements.

Councillor Henderson requested clarification from Mrs. Sauriol who explained the road assumption and the occupancy permit issue were the only concerns. Mrs. Sauriol explained there were previous problems with road assumption and that the implementation of this new section will ensure new homeowners will receive City services such as snow plowing and garbage pick-up, as soon as they move in.

MOTION: Moved by Councillor Levasseur  
Seconded by Councillor Lowe.  
THAT the Planning and Waterfront Committee accept the draft Subdivision Agreement with the inclusion of the road assumption and occupancy permit clauses.

CARRIED.

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**ITEM # 7 – Sydenham Street Subdivision Agreement**

Mrs. Sauriol discussed the new Subdivision Agreement that has been prepared. Councillor White agreed with cost recovery section allowing the original developer to recoup some of their development costs if vacant land on other side of road is developed. It was requested that the subdivision agreement be registered on title with the associated costs.

MOTION: Moved by Councillor Levasseur  
Seconded by Councillor White  
THAT the Planning & Waterfront Committee agree in principle to the draft Plan of Subdivision for the development of Sydenham Street.

CARRIED.

**ITEM #8 – D’Youville Drive Subdivision Agreement**

Mrs. Sauriol discussed her report. This is an information item only at this time. A new agreement is in place. All aspects of the agreement have been changed as per the Planning and Waterfront’s direction at its April 2006 meeting. Discussions are currently under way between Mrs. Sauriol and Mr. Steve Webster regarding swale issues. The by-law will be prepared for Council’s May 16, 2006, meeting.

**ITEM #1 – Encroachment Request – 845 Pembroke Street East**

Deputy Mayor Scott and Councillor Levasseur rejoined the meeting at this time. Mrs. Sauriol discussed the request she received to keep the existing sign that is 2 feet on City property. No objections were brought forward.

Councillor Lowe asked if this would impact Mrs. Fraser’s home, located east of Shoppers’ Drug Mart and North of 845 Pembroke Street East. This property is separate from 845 Pembroke Street East and is not affected by this request.

MOTION: Moved by Councillor Levasseur  
Seconded by Councillor Lowe  
THAT the encroachment request be approved as requested.

CARRIED.

**ITEM #2 – Encroachment Request – 122 Cecelia Street**

Mrs. Sauriol discussed this encroachment request. The new owners are asking to allow the home to continue to exist in its present location. The house is approximately 0.15 feet on City property. No objections were brought forward.

MOTION: Moved by Councillor Levasseur  
Seconded by Councillor Henderson  
THAT the encroachment request be approved.

CARRIED.

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**ITEM #4 – Developmental Charges Study**

Mrs. Sauriol discussed the draft and requested that questions be passed to her for discussion with the consultant. A meeting is scheduled for June 6, 2006 at 7:00 p.m. to review and discuss the Developmental Charges Study.

Deputy Mayor Scott raised questions about the costs in multiple dwelling units. A concern was that the cost could hinder future development. A comparison of fees in surrounding areas, such as Petawawa and/or Laurentian Valley was requested.

Discussions took place regarding the Recreational and Cultural Services as well as the Library. Clarification was requested with respect to the population numbers as well as the absence of a fee under the Recreational and Cultural Services for commercial, industrial and institutional establishments. Councillor Levasseur commented on business use of recreation services and how they tap into culture.

Councillor Henderson requested clarification regarding how apartment buildings are revenue generated and why the costs are the same.

Councillor Lowe discussed the square footage in the Library Services Section. She indicated that this should be verified. Our local library is not an accredited library. Books are stacked too high due to floor space, therefore ongoing problems are expected. Capital expenditures are currently \$60,000.

Mr. Lapierre discussed the by-law procedures and their time frames. The intention is to have the required public meeting on Tuesday, June 6, 2006. The consultant will be in attendance. The by-law will be prepared for the June 6, 2006, Council meeting. If the Committee wishes, a meeting can be set up with the Committee prior to the public meeting. Mrs. Sauriol to have consultant answer questions and report will then be circulated to all members.

**ITEM #5 – Emergency Planning Update**

Mrs. Sauriol discussed her report. She participated in the *Seniors' Affairs* Program. An annual training and exercise are scheduled for May 25, 2006 on the topic of tornadoes. The checklist was discussed. Councillor Levasseur discussed emergency management in other communities and particularly a synopsis that took place in Stratford on water quality. This synopsis is available to the City for comparison purposes.

**ITEM #6 – Encroachment Request – 104 Cockburn Crescent**

Mrs. Sauriol discussed this request due to problems with people cutting across the homeowner's lawn. Councillor Levasseur requested that safety concerns be addressed. Mrs. Sauriol indicated the fence will be no more than 3 feet in height and will not be a solid visual barrier. Councillor White indicated this situation's uniqueness and discussed property maintenance such as grass cutting. These items are to be included in the agreement.

MOTION: Moved by Councillor Lowe  
Seconded by Councillor Levasseur  
THAT the agreement be accepted providing it includes property maintenance and,  
if/when required, removal of fence at owner's expense.

CARRIED.

On motion of Councillor White, seconded by Councillor Lowe, the regular meeting of the  
Planning and Waterfront Committee adjourned.