

Council Chambers  
PEMBROKE, Ontario

October 6, 2004

The regular meeting of the Planning and Waterfront Committee was held this afternoon with Councillor O'Neill in the Chair and all members present with the exception of Councillor Lafreniere and Deputy Mayor Scott. Staff members present were Terry Lapierre, Chief Administrative Officer and Colleen Sauriol, Manager of Planning and Building Departments.

MOTION: Moved by Councillor Levasseur, seconded by Councillor Severin that the minutes of the meeting of September 7, 2004 be accepted as circulated.

CARRIED.

**ITEM # 1: Emergency Plan**

Mrs. Sauriol reviewed the updated version of the City of Pembroke's Emergency Plan, explaining that it had been amended and approved by the Emergency Management Program Committee. The updated version was a requirement of Emergency Measures Ontario. If the Plan is approved in principle, it will be brought to the Council meeting of October 19, 2004. Mrs. Sauriol noted the Call-Out list containing phone numbers was added as an appendix so that the Plan could be given out to the public without the appendices.

Councillor White was advised that Council will be notified of an emergency when the Emergency Operations Centre group is called. This will be added to the Call Out list. Mayor Jacyno was advised that the Deputy Mayor, and then the next most senior member of Council would be his alternates if he is not available.

Committee members suggested some minor additions and changes. It was noted that it is difficult to keep the list of service club contacts current as the list is normally checked by a student in the summer, and elections are held in the fall.

Councillor Henderson was advised that the Plan is revised frequently due to changes in contact names and numbers. This change was a major change, said Mrs. Sauriol, and further revisions should be minor. The revised Plan has been forwarded to Emergency Measures Ontario, and comment will be provided in writing.

MOTION: Moved by Councillor White, seconded by Councillor Lowe that the City of Pembroke's Emergency Plan be approved in principle and be brought before Council at its October 19, 2004 meeting.

CARRIED.

**ITEM # 2: Accessibility Committee Update**

Mrs. Sauriol advised the Committee that the Accessibility Committee will be meeting on Wednesday, October 13, 2004 to tour the City's facilities to ensure all facilities are accessible to all residents of the community. A report will be brought back to the Planning and Waterfront Committee.

**ITEM # 3: Planning Advisory Committee Update**

250 Quarry Road - Mrs. Sauriol reported that a request had been received to change the Official Plan designation of 250 Quarry Road from "Industrial" to "Industrial-Exception-2" and the zoning from "Restricted Industrial – M1" to "Restricted Industrial-5 – M1-5". The applicant is proposing to redesignate and rezone the property to add a place of worship and ancillary apartment unit to the list of permitted uses.

Mrs. Sauriol noted that one objection had been received from Beaumen Waste Management. They are concerned about parking issues and that the church may ask that they keep their property in a more pristine condition. Mrs. Sauriol noted that there is adequate parking, but if parking on Quarry Road becomes an issue, the Parking Authority can put up "No Parking" signs.

Mayor Jacyno asked if the building was being sold as a church. Mrs. Sauriol advised that she thought it would be leased. Mrs. Sauriol was directed to inquire at the Assessment Office to find out how it would be taxed if it is leased to a church as opposed to being owned by a church.

Mayor Jacyno was advised that the building is close to residential property and the congregation has looked around the area. This location suits their needs and there is some office use, as well as industrial use, in the area. Councillor Henderson noted that churches are now being located everywhere, but he still had some concerns about this location. He asked if this would inhibit the sale of industrial land to others. Mrs. Sauriol noted that there is no vacant land in the area.

Mrs. Sauriol also indicated that an Industrial zone is exempt from the noise by-law so the church cannot complain about noise. Councillor Henderson was advised that Beaumen Waste Management does not operate on Sunday. Councillor Levasseur stressed that all other operations in the area are well landscaped and clean, and he has had complaints about Beaumen in the past

Mrs. Sauriol noted that the rezoning will be an Industrial exception so that if the use as a church discontinues, all the other Industrial uses are still allowed.

661 Glenwood Drive – Mrs. Sauriol noted that a request had been received to permit a garden suite (granny flat) as a temporary use at 661 Glenwood Drive. The rezoning would change the zoning from a “Residential Type 1 – R1” zone to a “Temporary-Residential Type 1-1 – T-R1-1” zone for a period of no more than ten years. No objections were received at the Planning Advisory Committee meeting. This item will be taken to Council with a signed agreement at their meeting of October 19, 2004.

184,186 & 188 McAllister - With regard to the proposed Zoning By-law amendment that would change the zoning of 184 – 186 McAllister from “Residential Type 2 – R2” to “Residential Type 3-22 – R3-22”, Mrs. Sauriol indicated that there had been a signed petition brought in by a neighbour, objecting to the rezoning. The Planning Advisory Committee asked that the zone be changed to “R2-exception” to legalize the three units only.

Councillor Levasseur noted that he understood the neighbours, but added that there are some duplexes and apartment buildings in the area. He felt it was reasonable to approve three units. Councillor O’Neill remarked that he would have problems approving the fourth unit. Councillor Henderson asked if there were any problems aside from the deficient side yard and the shortage of one parking space, and Mrs. Sauriol indicated there were no other problems. The parking issue can be solved by the removal of a back porch, she added.

Councillor Henderson asked if Planning exercises too much control on an area where there are already multiple residences. Councillor White was assured that the by-law will make the use legal. Councillor Severin pointed out that the reason we have Planning is so we can plan neighbourhoods, adding that this property was already in violation of the zoning by-law. Councillor Henderson stressed that he agreed with Councillor Severin, but explained that the owner is going through the proper process; if it complies he should be allowed to do it. He said there is no technical reason to turn down the request.

A by-law will be prepared for Council’s consideration at their meeting of October 19, 2004.

**ITEM # 4: Sign Request – 1100 Pembroke Street East  
Pembroke Mall**

Mrs. Sauriol noted that a request was received to erect a pylon sign at 1100 Pembroke Street East which does not comply with the requirements of the City’s Sign By-law at the rear entrance to the mall off Angus Campbell Drive. The Sign By-law allows a pylon sign in a “Shopping Centre Commercial – C4” zone provided there is one pylon sign per street frontage. Presently there is a pylon sign located on the Angus Campbell Drive side of the property and a pylon sign at the mall entrance on Angus Campbell Drive.

MOTION: Moved by Councillor Levasseur, seconded by Councillor White that the Committee approve the request to erect a pylon sign at 1100 Pembroke Street East with the following conditions:

1. erected totally on private property;
2. not located within the site triangle and setback 20 feet from property line;
3. maximum height not to exceed 20 feet; and
4. maximum sign area not to exceed 50 feet.

CARRIED.

Councillor Levasseur commented that certain professional offices should be convinced to have heritage signs. Councillor Henderson noted that a business has the right to put up any kind of sign as long as it complies. Councillor Lowe pointed out that there had been discussion about increasing the area covered by the Façade Improvement Program but they haven't been in a position to expand.

#### **ITEM # 5: Diesel Generators**

Councillor O'Neill reported that the City is faced with a situation concerning a diesel generator that is creating a problem for neighbours and he felt there will be more problems in the future. He pointed out that the City has no control of the noise or the odour created by a diesel generator. He stressed that the City should have control about where and how generators should be located and suggested that direction be given to the City Planner to put everything concerning generators on hold until a plan is formulated.

Councillor Severin noted that generators are becoming more and more evident and it is becoming obvious that they are necessary. We have to get good information about how to deal with this problem, he added.

MOTION: Moved by Councillor Henderson, seconded by Councillor Severin that the Planning Department be directed to investigate planning requirements of operating a diesel generator in the City of Pembroke.

CARRIED.

Councillor Levasseur stressed that generators are a necessary back-up. The City has to be forward looking with health and safety concerns. We can't outlaw generators, he said. Councillor Henderson stressed that he does not want to outlaw or ban diesel generators; people have a right to take care of themselves. Councillor White further commented that generators are for emergencies, not for everyday use.

Mayor Jacyno explained that generators have to be tested on a regular basis, so should be insulated in some way. Some are tested once a week or once a month, said Councillor Severin, and we definitely need to look at ways to make them less obtrusive.

Councillor O'Neill stated that the City wants to be proactive, not reactive. Noise and fumes can be addressed, he said, and should not interfere with someone's enjoyment of their own property.

#### Ontario Heritage Foundation

Councillor Levasseur noted that a letter had been received from the Ontario Heritage Foundation concerning nominations for people who have made significant contributions to heritage preservation; however, the deadline is approaching. Councillor O'Neill indicated there is no time to do a proper job. Councillor Severin suggested that the Ministry be notified that the City feels there is not sufficient time to address this properly this year.

MOTION: Moved by Councillor Lowe, seconded by Councillor White that the meeting become a closed meeting to discuss litigation, potential litigation, the receiving of advice that is subject to solicitor-client privilege, labour relations, or the security of the property of the municipality.

CARRIED.