

Council Chambers
Pembroke, Ontario

April 5, 2005

A special meeting of the Planning & Waterfront Committee of Council was held this evening with Chair Councillor O'Neill presiding and all members of the Committee in attendance with the exception of Councillor Lafreniere. Also in attendance were T. Lapierre, Chief Administrative Officer, R. Spadoni, Treasurer, and C. Sauriol, Manager, Planning/Building.

1. M. WALSH, 11 MAPLE AVENUE

Mr. Walsh advised that he presently lives in Apt.#2 at 11 Maple Avenue. He is seeking permission to sever a piece of land from 11 Maple Avenue to allow him to construct a single family dwelling for himself.

The Planner advised that 11 Maple Avenue is a 6-unit apartment building zoned Residential Type 4 - R4" and "Residential Type 4 - flood fringe - R4-ff". The Official Plan presently has it designated as "Flood Fringe Central Commercial". It is proposed that the Official Plan designation be changed to "Residential" to conform to the present use and to allow for the proposed severed piece of land to be zoned "Residential Type 1 - flood fringe - 9 - R1-ff-9".

The Planner also advised that the proposed lot for a single detached dwelling at 3 Maple Avenue sits on 9,000 sq. ft. of land. Although the land is pie-shaped, only 5,000 sq. ft. is required for a single-detached dwelling and there is enough land to accommodate the adjacent 6-unit apartment building. No exceptions will be required for the apartment building. The only exception required for the single-family dwelling is a reduced lot frontage at 34 ft. The lot for the single-family dwelling has enough space to accommodate two parking spaces. The apartment building is connected to City water and sewer as will the new home be. The Planner concluded by advising that both the Planning Department and the Planning Advisory Committee recommend approving the request subject to the lands being severed.

Councillor Levasseur asked what the zoning was of the property to the west of Mr. Walsh's and the Planner advised that it was also zoned residential. Councillor Levasseur questioned what the 'flood fringe' designation in the zoning meant. The Planner advised that the Ministry of Natural Resources' flood fringe policy states that all lands adjacent to rivers and lakes must have an elevation of 114.2 metres. Once this elevation is achieved the 'flood fringe' designation in the zoning can be removed. Mr. Walsh is aware that he will have to bring in fill

to accommodate this elevation. Regarding flood-proofing, the Planner also advised that no openings will be allowed below the 114.2 metres elevation level.

The Committee concurred with the Planner's recommendations and directed her to bring the proposed by-law amendments forward to Council.

The meeting then adjourned on motion of Councillor Henderson, seconded by Councillor Lowe.