

Council Chambers  
PEMBROKE, Ontario

May 10, 2005

The regular meeting of the Planning and Waterfront Committee was held this evening with Councillor O'Neill in the Chair and all members present with the exception of Councillor Henderson. Staff members present were Terry Lapierre, Chief Administrative Officer; Colleen Sauriol, Manager of Planning and Building Departments; and Dave Unrau, Manager of Works, Engineering and Utilities.

MOTION: Moved by Councillor White, seconded by Councillor Lowe  
That the minutes of the meeting of April 19, 2005 be accepted  
as circulated.

CARRIED

**ITEM # 1: Planning Advisory Committee Update**

With regard to 1025 Pembroke Street East, Mrs. Sauriol explained that the property had previously been rezoned to "Residential Type 2 – 12 – R2-12" and the owner has now applied to rezone to "Residential Type 3-23 – R3-23" to allow a triplex with one apartment on the main floor and two smaller basement apartments.

Councillor Levasseur noted he had no concerns but asked about the ditch on the east side. Mr. Unrau advised that work on the ditch is scheduled for this year. Three outlets will be enclosed into a manhole structure and it will be filled in to grade. The adjacent property owner is also doing work, he said, and by October the ditch will no longer be present.

Mrs. Sauriol noted that the rezoning was recommended by the Planning Advisory Committee.

With regard to 621 Paul Martin Drive, Mrs. Sauriol said, the Planning Advisory Committee has recommended the rezoning from "Restricted Industrial-holding – M1-h" to "Open Space – OS" to permit a golf driving range. All setback requirements have been met, she advised, and added that there will be a building with a storage area, washrooms, etc. The City Engineer is satisfied with the access as well, said Mrs. Sauriol.

**ITEM # 2: Mural Request**

Mrs. Sauriol outlined the request from Pembroke Heritage Murals to install a "storyboard" sign on the property at the northeast corner of Lake and Albert Street in the boulevard area. The

Works Department and the Building Department have reviewed the proposed site, she said, and are satisfied with its location.

MOTION: Moved by Councillor White, seconded by Councillor Levasseur  
That the Committee approve the installation of a “storybook” sign on the property at the northeast corner of Lake and Albert Street.

CARRIED

**ITEM # 3: Whitewood Subdivision – Phase 5 – D’Youville Drive**

Mrs. Sauriol indicated that a Subdivision Agreement signed in March of 1996 has expired and a new Subdivision Agreement has been prepared. The Committee approved the creation of 12 lots for single-detached dwelling houses instead of the 26 lots for townhouses, and agreed to the driveway configuration. When the outstanding items are received, said Mrs. Sauriol, a by-law will be prepared for review by Council.

Councillor Lafreniere was advised by Mrs. Sauriol that any drainage swales will not interfere with the existing lots, but be located on the new lots. Under the Subdivision Agreement the developer will be required to provide sidewalks, she told Councillor Severin. Parkland is based on lot area, Mrs. Sauriol advised Councillor Levasseur and it has previously been provided.

With regard to the drainage plan, Mrs. Sauriol advised Mayor Jacyno that houses will be built according to the plan and easements will be registered so future homeowners are aware of the requirement.

Councillor Lafreniere indicated that she had received inquiries about the fact that the new lots do not line up with the existing lots, and asked about the fencing requirement. Mrs. Sauriol noted that the previous plan approved 26 townhouses, and there would have been a possibility of three different lots abutting the existing lots.

Councillor White was assured by Mrs. Sauriol that the City will not assume the streets if there are issues of visibility at the intersections.

**ITEM # 4: Encroachment Request – 20 Pembroke Street West**

Councillor White declared a perceived conflict of interest and left the table.

Mrs. Sauriol outlined a request from Christine Booth, operator of Café Ole, to encroach upon Pembroke street West for the purpose of an outdoor sidewalk café.

MOTION: Moved by Deputy Mayor Scott, seconded by Councillor Lowe  
That the Committee approved the request to allow an outside cafe to encroach onto  
Pembroke Street West a maximum of 8.5 feet along the Pembroke Street West  
sidewalk during the month of May through to October.

CARRIED

Councillor Levasseur indicated that he had no problem with this encroachment.  
Councillor Severin expressed concern for the seeing impaired with encroachment of cafes and A-  
Board Signs. Mrs. Sauriol assured the Committee that the Building Department will be  
conducting a blitz in the next few weeks to ensure that A-Board Signs are in the proper location.

Councillor O'Neill indicated that the reason for the by-law regarding sandwich board signs  
is for control and safety, but added that there is a problem enforcing the by-law.

**ITEM # 5: Encroachment Request – 133-135 Pembroke Street East**

Mrs. Sauriol outlined the request from the property owner at 133-135 Pembroke Street  
East to allow a canopy sign and goose neck lighting to encroach onto City property at that address.

MOTION: Moved by Deputy Mayor Scott, seconded by Councillor Levasseur  
That the Committee approve the request to allow a canopy sign and goose  
neck lighting to encroach onto City property at 133-135 Pembroke Street East.

CARRIED

**ITEM # 6: Draft Parking By-law**

Mrs. Sauriol outlined the changes to the Parking By-law and reviewed the fines. She  
pointed out the draft Parking By-law is a consolidation of all the amendments made to the By-law  
over the past 10 years, and includes private parking and handicap parking regulations.

Mrs. Sauriol indicated that the fines have been reviewed with the Pembroke Downtown  
Development Commission, and added that the increases to fines were made to areas which created  
hazards. The fines for parking at expired meters and for exceeding the 2-hour limit have not  
changed.

Councillor Levasseur was advised that the Parking By-law is enforced by the Parking Authority and by the Police.

The draft by-law has been forwarded to the Ministry of the Attorney General for their review, noted Mrs. Sauriol.

**ITEM # 7: CMHC Workshop**

Councillor Levasseur advised the Committee that there is a CMHC Sustainable Development seminar in Pembroke on May 19. Mrs. Sauriol pointed out that Councillor O'Neill and herself will be attending, and hopefully Councillor Severin as well. Councillor Levasseur indicated that he will be attending as part of OSUM. Councillor Lowe was assured by Mrs. Sauriol that any information pertinent to the downtown area would be passed on to those involved.

MOTION: Moved by Councillor Lowe, seconded by Councillor Lafreniere  
That the meeting adjourn.

CARRIED