

Public Meeting of Council

Council Chambers
Pembroke, Ontario
March 5, 2024
6:00 p.m.

1. Land Acknowledgement

2. Call to Order

Present:

Ron Gervais, Chair
Deputy Mayor Abdallah
Councillor Jacyno
Councillor Kuehl
Councillor Lafreniere
Councillor Plummer

Regrets:

Councillor Purcell

Also Present:

David Unrau, Chief Administrative Officer
Heidi Martin, Clerk
Owen Hutton, Planner
Colleen Sauriol, Director Planning, Building, By-law Enforcement

The Chair called the meeting to order at 6:01 p.m.

3. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interests declared.

4. Approval/Amendment of Meeting Agenda

Motion:

Moved by Deputy Mayor Abdallah
Seconded by Councillor Kuehl

That the agenda of the Public Meeting of Council for March 5, 2024, be approved as circulated.

Carried

5. New Business

a. Z-1-2024 – 163 Peter Street – Jason Turcotte

Mayor Gervais advised that the meeting was called to consider the application under the City of Pembroke Zoning By-law 2020-05, to rezone the property municipally known as 163 Peter Street from a “Residential Type 1 – R1” zone to a “Residential Type 3-45 – R3-45” zone”.

The Clerk advised that notice was given by mail to all owners of property within a 120 m radius of the subject land, and was posted on the site, on February 5, 2024.

Mayor Gervais asked the City's Planner to review the report regarding the application. Mr. Hutton reviewed the report.

Mayor Gervais asked if there was any opposition to the application. Mr. Hutton indicated that no inquiries or written submissions have been received.

Mayor Gervais asked if there was any support for the application. Mr. Hutton indicated that the applicant, Mr. Jason Turcotte was present to support his application. Mr. Turcotte indicated that he will be adding 3 luxury apartments to the back of the dwelling which should be a nice addition to the City.

Mayor Gervais asked for a report from the Vice Chair of the Planning and Development Committee of Council. Councillor Kuehl indicated that members of the Planning Advisory Adjustment Committee were supportive of this application and are looking forward to seeing the extra rental units in the City to help meet supply and demand.

Mayor Gervais asked if there were any questions or comments from Council. Councillor Lafreniere indicated that this was a great use of the property. Councillor Jacyno asked about the parking configuration to which staff responded that it was designed to ensure the total number of required parking spaces were met.

Mayor Gervais stated that anyone wishing to be notified of Council's decision should contact Mr. Hutton at City Hall.

Motion:

Moved by Deputy Mayor Abdallah

Seconded by Councillor Plummer

That this section of the Public Meeting agenda dealing with 163 Peter Street adjourn.

Carried

b. Z-2/2024 – 240 Mackay Street – Jason Turcotte

Mayor Gervais advised that the meeting was called to consider the application under the City of Pembroke Official Plan, 2016, to redesignate the property municipally known as 240 Mackay Street from a "Central Commercial" designation to a "Residential" designation, and further, under the City of Pembroke Zoning By-law 2020-05 to rezone said property from a "Central Commercial-slope stability – C3-s" zone to a "Residential Type 3-46-slope stability – R3-46-s zone.

The Clerk advised that notice was given by mail to all owners of property within a 120 m radius of the subject land, and was posted on the site, on February 5, 2024.

Mayor Gervais asked the City's Planner to review the report regarding the application. Mr. Hutton reviewed the report.

Mayor Gervais asked if there was any opposition to the application. Mr. Hutton indicated that the department received one informational concern regarding the ingress/egress to the property.

Mayor Gervais asked if there was any support for the application. Mr. Hutton stated that Mr. Jason Turcotte, applicant was present at the meeting to support his application. Mr. Turcotte indicated that the building is in rough shape right now but once finished will have an updated look.

Mayor Gervais asked for a report from the Vice Chair of the Planning and Development Committee of Council. Councillor Kuehl indicated that the members of the Planning Advisory and Adjustment Committee had some questions which received satisfactory answers therefore there were no issues with this application.

Mayor Gervais asked if there were any questions or comments from Council. Councillor Jacyno asked what type of rental units these new units will be to which Mr. Turcotte responded that the top units will probably be targeted to the 50+ age renter and the bottom units will probably be targeted to professionals.

Mayor Gervais stated that anyone wishing to be notified of Council's decision should contact Mr. Hutton at City Hall.

6. Adjournment

Motion:

Moved by Councillor Kuehl

Seconded by Councillor Lafreniere

That the Public Meeting of Council of March 5, 2024, adjourn at 6:23 p.m.

Carried