

Draft Planning & Development Committee Meeting

Council Chambers
Pembroke, Ontario
November 5, 2024
6:25 p.m.

1. Call to Order

Present:

Councillor Jacyno, Chair
Mayor Gervais
Deputy Mayor Abdallah
Councillor Kuehl
Councillor Lafreniere (virtual)
Councillor Plummer
Councillor Purcell

Regrets:

Also, Present:

David Unrau, Chief Administrative Officer
Victoria Charbonneau, Municipal Clerk
Colleen Sauriol, Director of Planning, Building and By-law Enforcement

Councillor Jacyno called the meeting to order at 6:25 p.m.

2. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interests declared.

3. Approval/Amendment of Meeting Agenda

Motion:

Moved by Deputy Mayor Abdallah
Seconded by Councillor Kuehl
That the agenda of the Planning & Development Committee meeting of November 5, 2024, be approved as circulated.

Carried

4. Approval of Minutes

Motion:

Moved by Councillor Kuehl
Seconded by Councillor Purcell
That the minutes of the October 1, 2024, meeting of the Planning and Development Committee be approved as circulated.

Carried

5. Business Arising from Minutes

6. Presentations/Delegations

a. **Pembroke 50+ Senior Active Living Centre**

As presented by Connie Ball, President and Paula Selkirk, Secretary

President Ball and Secretary Selkirk provided an overview of the presentation. A discussion was held, and the following points were raised:

- The significance of the learning opportunities the Centre provides is exceptional and should be commended.
- Potential opportunities for collaborative partnerships was discussed for multifaceted programming within the City.

7. New Business

a. **Report to Prohibit and Regulate Fortification**

Director Sauriol presented the report. A discussion was held and the following points were raised:

- Questions arose regarding if there have been issues regarding property fortification in the City of Pembroke
- Questions regarding potential contravention/impediment to the CAMSAFE program (potential language regarding where cameras can be pointed and not pointed could be further clarified for user clarity)
- Questions were raised about the need for an exemption process.

Direction: That staff clarify wording on the by-law presented to articulate/define what excessive fortification is and acceptable usage of private residence cameras and bring back to Committee for review.

Motion:

Moved by Deputy Mayor Abdallah

Seconded by Councillor Purcell

That the Planning and Development Committee direct staff to prepare by-law regarding the Fortification of Land, as presented.

Tabled

b. **Proposed Vacant Building Registry By-law**

Director Sauriol presented the report. A discussion was held, and the following points were raised:

- Questions regarding the use of an additional tax on vacant homes to promote development. Direction was provided to have the Treasurer to provide a report to the Committee at a future meeting.
- Process for residents to declare their properties as occupied, along with a recommended approach for how the City would handle cases where residents do not respond regarding properties that are not vacant (but could potentially be marked as vacant), to prevent inappropriate tax increases and save administrative time.
- Questions were raised about the definitions of vacant homes versus vacant commercial buildings and whether staff could look into the possibility of a vacant commercial building tax.

- Question surrounding the 30-day vacancy limit and if it pertains to an apartment single unit. The response included that a single apartment unit is not applicable to the 30 day threshold, however an entire apartment building would qualify.
- Discussion around staff time required to implement the by-law and if it would be recouped by the proposed tax

Direction: That the Planning and Development Committee direct staff to prepare a Vacant Building Registry By-law.

Carried

c. Parking Concerns on Bronx Street Between Reynolds Street and George Street
 Director Sauriol presented the report. A discussion was held, and the following points were raised:

- Noted overflow in these areas and that it is an issue
- It was also noted that there are many similar issues in areas throughout the City
- Lack of street access on streets narrowed by parking can pose serious concerns to Fire Department vehicle access, and potentially pose a threat to public safety

Motion:

Moved by Deputy Mayor Abdallah

Seconded by Councillor Kuehl

That the Planning and Development Committee approve a total “no parking” zone which means no parking at any time on the north side of Bronx Street Between Reynolds Street and George Street.

Carried

d. Parking Concerns on William Street Adjacent to 272 Pembroke Street East
 Director Sauriol presented the report. A discussion was held and the following points were raised:

- Question regarding if there was a By-law that addresses partially blocking driveway
- It was requested that staff bring back any statistics on file that would provide the number of tickets after 4:00 p.m. for parking infractions from the Operations Department.

Motion:

Moved by Deputy Mayor Abdallah

Seconded by Mayor Gervais

That the Planning and Development Committee approve the removal of one parking space and extend the “no parking” zone to the south side of the existing first driveway off of William Street, as presented.

Carried

e. Request to Lease Parking Lot at Corner of Lake Street and College Way
 Ms. Sauriol presented the report. A discussion was held and the following points were raised:

- Costs for maintenance for the lot are not done by the City
- Importance of considering asset management factors in agreements with City owned leased property

Motion:

Moved by Councillor Kuehl

Seconded by Deputy Mayor Abdallah

That the Planning and Development Committee approve the entering into a parking agreement for a one-year period regarding the parking lot at the corner of Lake Street and College Way.

Carried

f. Parking Concerns on Eganville Road at Willard Street

Director Sauriol presented the report. A discussion was held and the following points were raised:

- Concerns with addressing all intersections that are similar in nature
- Questions regarding if these types of matters can be dealt with through delegated authority

Direction:

1. Staff directed to investigate if delegated authority for parking matters can be implemented
2. Have the roads patroller provide an update/report on key performance indicators (KPIs) including safety issues identified, and those that need to be addressed.

Motion:

Moved by Deputy Mayor Abdallah

Seconded by Mayor Gervais

That the Planning and Development Committee approve the removal of the one parking space along the east side of Eganville Road, as presented.

Carried

8. Adjournment

Motion:

Moved by Councillor Kuehl

Seconded by Councillor Plummer

That the Planning & Development Committee meeting of November 5, 2024, adjourn at 7:58 p.m.

Carried