

## MINUTES

### Planning Advisory Committee MEETING # 1

10:00 am., Wednesday, January 20<sup>th</sup>, 2016

*Location: Council Chambers – 2<sup>nd</sup> Floor – Perth Town Hall*

#### ATTENDED BY:

Stewart Bates Member, Councillor Judy Brown, Lana March Member, Eric Cosens, Director of Development and Protective Services; and Michelle Mahon, Junior Planner.

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**ABSENT:** John Gemmell Chair, Jim Boldt, Councillor (Alternate Member)

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#### a) 1<sup>st</sup> Meeting in 2016 – Call to Order:

Judy Brown, (A)Chair, called the meeting to order at 10:05 a.m., with a quorum of Committee members in attendance.

#### b) Disclosure of Pecuniary Interest and General Nature Thereof: - None

#### c) Minutes of Last Meeting –Moved by Stewart Bates Carried

#### d) Additions – None

#### e) Delegations / Public Meetings: None

#### f) Unfinished Business: None

#### g) Current Items for Committee Consideration

1. Site Plan Amendment for accessory apartments 21 and 25 Perthmore Street D14-AC-01/16 Report PAC 2016 1.2 FYI

The Director gave committee a brief review of the proposed site plan amendment.

Member Stewart Bates questioned if the applicant planned on installing a French drain beside the walkway.

Applicant Brad Closs replied that he planned on grass between the walkway and property line.

Member Lana March questioned if the site drained front to back

The Director confirmed that was the drainage pattern.

Mr. Closs asked for clarification if he can meet the 1 in 10 slope will he not require stairs?

The Director replied that if he can meet the 1 in 10 slope he does not require stairs, but will have to be very careful with drainage.

The applicant questioned if he would have to submit the \$2000 deposit if he doesn't require stairs?

The Planner replied that the deposit would be required as it is held for the work on the driveway as well.

The Committee accepted the Report as filed.

2. Site Plan Control for 3M Canada D11-AC-07/15 2 Craig Street Report PAC 2016 1.1 FYI

The Director presented a brief review of the proposed site plan amendment to add a new truck loading bay.

Member Stewart Bates questioned if the surface would be gravel or pavement

The Director noted the site plans indicated the laneway has a gravel surface.

The Committee accepted the report as filed.

3. Zoning By-Law update Definitions

The Director gave Committee a brief update of the proposed Zoning Bylaw update process and noted that the project will begin with the Committee review of the definitions section

Councillor Judy Brown asked for clarification surrounding the Established Building Line definition.

The Director explained the definition and the reasons for the proposed modifications.

Councillor Judy Brown also questioned about the areas where pet grooming is permitted.

The Planner replied that it was permitted anywhere a personal service use is permitted; which includes home based businesses.

Member Lana March questioned the number of animals you could have as well as outdoor kennels

The Planner replied that the animal control by-law would look after that as well as the home based businesses provisions which limit the business to being inside the residence.

Councilor Judy Brown asked for clarification around Garden Suites and mobile homes

The Planner gave a brief description of both as well as the differences and noted that a garden suite would require a zoning amendment.

**h) Next Meeting**

Monday February 22<sup>nd</sup> at 5:00pm – public meeting for zoning application

**i) Adjournment**

The Acting Chair declared the meeting adjourned at 11:00 a.m.

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Judy Brown, (A) Chair

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Michelle Mahon, Junior Planner