

MINUTES

Planning Advisory Committee MEETING # 3

4:00 p.m., Friday, March 11th, 2016

Location: Council Chambers – 2nd Floor – Perth Town Hall

ATTENDED BY:

Judy Brown, (A) Chair, Stewart Bates Member; Eric Cosens, Director of Planning; Michelle Mahon, Junior Planner. John Gemmell Chair; Member; Lana March

ABSENT: Jim Boldt, Councillor (Alternate Member)

a) 3rd Meeting in 2016 – Call to Order:

Judy Brown, (A) Chair, called the meeting to order at 4:05 p.m.,

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

c) Minutes of Last Meeting

– January 20th and February 22nd Minutes moved by Stewart Bates Carried

d) Additions – None

e) Unfinished Business:

1. Zoning By-Law Amendment D14-AC-01/16

f) Current Items for Committee Consideration

1. Zoning By-Law Amendment D14-AC-01/16

The Planner gave committee a brief summary of the staff report responding to the concerns that were raised from the public meeting concerning 182 Gore St E. held at the preceding Committee meeting.

Member Stewart Bates advised that the home based business line should be removed from the motion.

Chair Judy Brown conferred with the Director and then removed the referral to home based business from the draft motion.

Member Stewart Bates noted that he was not in favour of this amendment and felt that the proposed use and the other uses the By-law would permit were not compatible with the residential uses in the neighbourhood if the owner sold the property.

The Planner through the Chairperson replied that the proposed type of use and the local commercial zoning is now permitted along arterial roads under the new Official Plan. He noted the zoning change would only permit the uses that a Neighbourhood Commercial Zone would permit and uses consistent with the home-based businesses already permitted.

Chair John Gemmell arrived at 4:15pm

Member Stewart Bates questioned the Director if a small takeout restaurant would be permitted.

The Planner replied that a small takeout restaurant would be permitted in a Neighbourhood commercial zoning, but at this particular site the parking required would likely restrict that use.

Member Lana March noted that the property across the street with the furniture making in an accessory building has had no complaints.

Stewart Bates commented that it is a home based business and he thought it was permitted or grand-fathered.

The Director advised that the furniture making shop went through a zoning amendment because it is occupying an accessory building.

Member Lana March questioned if the applicant would have to come back in for another application if he wanted to expand.

The Planner responded that the By-law as drafted would require the owner to at least seek a variance application to expand the business.

Member Lana March moved motion 3.UB.1

THAT THE PLANNING ADVISORY COMMITTEE RECOMMEND COUNCIL PASS A BY-LAW AMENDING ZONING BY-LAW 3358 TO APPLY THE NEIGHBOURHOOD COMMERCIAL EXCEPTION FIVE (C3-5) ZONE AT 182 GORE ST E.

Carried 3 Ayes, 1 Nay

g) **Updates** None

h) **Next Meeting**

Cancelled March 23rd PAC, scheduled Monday April 18th at 5pm

i) **Adjournment**

The Chair declared the meeting adjourned at 4:25 p.m.

Judy Brown, (A) Chair

Michelle Mahon, Junior Planner