

Public Meeting of Council

Council Chambers
Pembroke, Ontario
September 5, 2023
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
Councillor Purcell

Also Present:

David Unrau, Chief Administrative Officer
Owen Hutton, Planner
Colleen Sauriol, Director Planning, Building, By-law Department
Nancy Rapin, Recording Secretary

The Chair called the meeting to order at 6:07 p.m.

3. Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Plummer declared a pecuniary interest regarding Item 5c) as his company is the applicant for this development.

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 September 5, 2023, be approved as circulated.

Carried

5. New Business

a. Z-9/2023 794 River Road – GW Real Estate Holdings Inc.

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 794 River Road from a “Residential” designation to a “Mixed Use” designation, and further, under the City of Pembroke Zoning By-law 2020-05 to rezone said property from a “General Industrial-slope stability

– M1” zone to a “General Industrial-11-slope stability – M1-11-s” zone, to allow for a “Recycling Depot or Transfer Station”.

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 July 31, 2023.

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 submissions of opposition have been received. Ms. Irene Perrault of 115 Bell Street was in attendance and spoke in opposition to the application with concerns with traffic and noise pollution. Michael and Kimberley McLaren of 102 Ellis Avenue were initially opposed the application; however, since attending the Planning Advisory and Adjustment Committee, their concerns have been addressed and have withdrawn their opposition. Ms. Juanita Casey of Moffat Street was in attendance but chose not to speak. A written statement of opposition was received from a tenant Susan Reid of 609 Moffat Street along with the property owner Michelle Aho who also submitted a letter of opposition. Marylou Jonas of 812 River Road was present to inquire as to the type of recycling plant is in question to which Mr. Hutton informed her that it was an electronic waste recycling plant. Ms. Jonas stated that her concern was a property standards issue. Mr. Hutton asked her to leave her contact information and a By-law Officer would contact her regarding the issue. Mr. Aaron O’Grady of 117 Bell Street was in attendance and is concerned with the level of noise that will be produced from the facility. Jules Charette of 615 Moffat Street submitted a written submission in opposition as well.

Mayor Gervais asked if there was any support for the application. Mr. Hutton said Michael and Kimberly McLaren expressed confidences in the application, and the applicant Nico Bullert and Paul Wegner of GW Real Estate Holdings Inc. were present to speak to the application and assured all that the noise levels would be closely monitored and would not exceed allowable levels.

Mayor Gervais asked for a report from the Chair of the Planning and Development Committee of Council. Councillor Jacyno indicated that members of the Planning Advisory Adjustment Committee were supportive of this application and is recommending its approval to Council.

Mayor Gervais asked if there were any questions or comments from Council. Councillor Purcell indicated that Ms. Casey’s concerns were regarding the noise levels produced by the plant and asked if there will be ongoing noise surveys. Also the environmental impact to the river was a concern to Ms. Casey. Councillor Purcell is confident after speaking to the owners and after a walk through, that the facility, this use will not cause any environmental issues. Mr. Hutton assured that should noise issues be raised, the City has a noise by-law that would be enforced. Also a subsequent Noise Impact Study could be performed to ensure the equipment is operating within acceptable levels if required. Also the Ministry of the Environment Conservation and Parks (MOECP) would be involved to address concerns as well. Deputy Mayor Abdallah asked if the MOECP has yet to be involved to which Mr. Hutton responded that after zoning is approved, the MOECP steps in and their standards have to be met. Councillor Kuehl indicated that the issues raised were significant to the residents. The site is currently zoned industrial and can legally continue to be used as industrial. The application will allow specific constraints to be enforced. He

believes this to be a positive step forward and an improvement to the site. Councillor Jacyno cautioned the owners the need to be compliant as they can be shut down should the conditions not be met. He indicated that the owners are invested in doing the “right” thing for the residents in the area. Councillor Lafreniere is happy that there are mitigations in place and will be monitored.

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

Motion:

Moved by Councillor Kuehl

Seconded by Councillor Lafreniere

That this portion of the Public Meeting be adjourn at 6:51 p.m.

Carried

b. Z-7-2023 – 0 Blakely Crescent – Burcom Developments

Mayor Gervais advised that the meeting was called to consider proposed amendments to Official Plan, 2016, to redesignate a portion of the properties municipally known as 0 Blakely Crescent from an “Industrial” designation to a “Residential” designation, and further under the City of Pembroke Zoning By-law 2020-05 to rezone the entirety of said properties from a “Residential Type 2-holding – R2-h” zone to a “Residential Type 2-35 – R2-35” and “Open Space – OS” 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 July 31, 2023.

Mayor Gervais asked the City's Planner to review the report regarding the application. Ms. Sauriol reviewed the report.

Mayor Gervais asked if there was any opposition to the application. Ms. Sauriol indicated that Mr. **Randy Bernatti** of 1300 Blakely Crescent, owner of the property through Drevcon Holdings, was present to speak. He isn't opposed to the application but would like their existing property use to be considered and was happy to hear that a privacy fence be erected behind property. Ms. Sauriol added that the Planning Advisory and Adjustment Committee also recommended adding a three-meter buffer at the rear of the properties that abut the property, along with the fence that would be added as a condition of draft approval. A second letter of concern was received from Terry McNamera of 1293 Blakely Crescent who was concerned about noise, increase in traffic and a loss of natural space.

Mayor Gervais asked if there was any support for the application. Ms. Sauriol stated that Gordon Mahoney of Michael Smith Planning Consultants was present virtually on behalf of the applicant to answer any questions Council may have.

Mayor Gervais asked for a report from the Chair of the Planning and Development Committee of Council. Councillor Jacyno indicated that the members of the Planning Advisory and Adjustment Committee had no issues with this application indicating that a buffer fence was approved.

Mayor Gervais asked if there were any questions or comments from Council. Councillor Lafreniere asked if there was a timeline that could be shared. Mr. Mahoney said there was no date available.

Councillor Purcell liked the idea of the three-meter buffer and a privacy fence and asked if there would be some vegetation included to which Ms. Sauriol indicated that it would be a treed buffer.

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

Motion:

Moved by Deputy Mayor Abdallah

Seconded by Councillor Kuehl

That this portion of the Public Meeting be adjourn at 7:05: p.m.

Carried

Councillor Plummer left the table.

c. Z-8/2023 – 224 Hincks Street – 2824369 Ontario Limited

Mayor Gervais advised that the meeting was called to consider proposed amendments to Official Plan, 2016, to redesignate the property municipally known as 224 Hincks 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 – C3" zone to a "Residential Type 4-36 – R4-36" zone to allow for an apartment building.

The Clerk advised that notice was given in the July 31, 2023, edition of the Pembroke Observer and News.

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

Mayor Gervais asked if there was any opposition to the application. Ms. Heidi Doyle from 300 Isabella was concerned about parking congestion. Mr. Hutton indicated that a parking study indicated that there would be adequate parking. He indicated that with the proposed renter demographic, there would likely be fewer vehicles. Ms. Karen Walsh of 301 Isabella Street expressed concerns with the intersection. She had no opposition with application necessarily but is concerned with the addition of more vehicles at this already "unsafe" intersection. She asked that the unsafe conditions at the intersection be addressed. Mr. Hutton indicated that the Operations Department would have to address the safety concerns of the intersection.

Mayor Gervais asked if there was any support for the application. Mr. Andrew Plummer of 615 Elizabeth Street, the applicant, was present to speak to the application and answer any questions.

Mayor Gervais asked for a report from the Chair of the Planning and Development Committee of Council. Councillor Jacyno indicated that the members of the Planning Advisory and Adjustment Committee had no issues with this application.

Mayor Gervais asked if there were any questions or comments from Council. Deputy Mayor Abdallah commended Mr. Plummer for the application and the effort to provide affordable housing. Councillor Kuehl is very much in favour of the building but not happy with the intersection. He also has concerns about the number of parking spaces. The location is ideal with regards to access to stores for residents. Councillor Lafreniere commended on the affordability of the units. She asked if

subsidization can be utilized. Mr. Plummer indicated that the clientele must apply for subsidies, not the developer. She also stated that she has a concern with the parking. Councillor Purcell had concerns with the safety of the intersection – maybe a one-way street should be considered. He expressed kudos to Mr. Plummer for the affordable housing initiative. He supports the zoning by-law change. Councillor Kuehl requested that the Operations Department address this particular intersection and come back to Committee with a report.

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

Councillor Plummer returned to the table.

6. Adjournment

Motion:

Moved by Councillor Jacyno

Seconded by Councillor Purcell

That the Public Meeting of Council of September 5, 2023, adjourn at 7:36 p.m.

Carried