



Agenda

Planning and Development Committee

Chair: Councillor Jacyno
Tuesday, January 7, 2025
Council Chambers
6:00 p.m.

(This meeting is live streamed on the [City's YouTube page](#) or it can be viewed on YourTV Community Channel 12)

1. **Land Acknowledgement**
2. **Call to Order**
3. **Disclosure of Pecuniary Interest & General Nature Thereof**
4. **Approval/Amendment of Meeting Agenda**
5. **Approval of Minutes**
 - Planning and Development Committee – December 3, 2024
6. **Business Arising from Minutes**
7. **New Business**
 - a. Bill 185 – Lapsing of Draft Plan of Subdivision – Director Sauriol
8. **Adjournment**

Draft Planning & Development Committee Meeting

Council Chambers
Pembroke, Ontario
December 3, 2024
7:06 p.m.

1. Call to Order

Present:

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

Regrets:

Councillor Purcell

Also, Present:

David Unrau, Chief Administrative Officer
Victoria Charbonneau, Municipal Clerk
Elijah McKeown, Tourism and Digital Media Officer
Heather Sutherland, Economic Development and Communications Officer
Colleen Sauriol, Director of Planning, Building and By-law Enforcement

Councillor Jacyno called the meeting to order at 7:06 p.m.

2. Disclosure of Pecuniary Interest and General Nature Thereof

Mayor Gervais disclosed a perceived pecuniary interest regarding agenda item 6.c Transfer of Land to the City of Pembroke as Robert Sheppard acts as legal representative in this matter for Lapointe Motor Holdings.

3. Approval/Amendment of Meeting Agenda

Motion:

Moved by Councillor Kuehl
Seconded by Deputy Mayor Abdallah
That the agenda of the Planning & Development Committee meeting of December 3, 2024, be approved as circulated.

Carried

4. Approval of Minutes

Motion:

Moved by Councillor Kuehl
Seconded by Deputy Mayor Abdallah
That the minutes of the November 5, 2024, meeting of the Planning and Development

Committee be approved as circulated.

Carried

5. Business Arising from Minutes

6. New Business

a. Request for Proposal No. P-24-06 Management Services at Festival Hall
Mr. McKeown presented the report. A discussion was held and the following points were raised:

- Overview provided on new ideas canteen services, expanded canteen to second level, enhancing digital purchase options, expanding on events and including diverse programming, expanded digital presence., increasing , proposed revenue sharing structure with the consortium. A complete overview can be viewed on the live recording of the Planning and Development Committee at approximately 7:11 p.m.

Motion:

Moved by Councillor Kuehl

Seconded by Deputy Mayor Abdallah

That the Planning and Development Committee accept the proposed contract

Carried

b. CIP Request for 205-219 Pembroke Street West
Economic Development and Communications Officer Sutherland presented the report. A discussion was held, and the following points were raised:

- As outlined in the staff report, the recommendation was that The Planning and Development Committee approve CIP funding in the amount of \$13,519.82 be granted to Matt Bimm, owner of 205-219 Pembroke St. W., for the Community Improvement Plan Downtown Heritage Façade Improvement Grant.
- It was noted that the Community Improvement Panel endorsed the recommendation.
- Questions regarding the eligibility of the project as presented due to the work completed within 6 months of the quote
- It was commented by staff that the Committee wanted to have the Council provide direction on if the committee should allow 6 months extension
- A complete discussion on the matter can be accessed on the YouTube recording of the meeting at approximately 7:18 p.m.

The Planning & Development Committee accepted the report as information

c. Transfer of Land from 1811435 Ontario Inc. to the City of Pembroke
Director Sauriol presented the report. A discussion was held, and the following points were raised:

- Questions regarding the costs of who would assume costs.
- It was noted that there is no costs associated with approval of the recommendation

Motion:

Moved by Councillor Kuehl

Seconded by Deputy Mayor Abdallah

That the Planning and Development Committee approve for the purposed of establishing

Carried

d. Amendment to the Fees and Services By-law to include Vacant Building Registry Director Sauriol presented the report. A discussion was held and the following points were raised:

- This is a house keeping item, this is for council to approve the amendment to the fees and charged for vacant buildings
- It has been discussed that the established fees include true staff time
- Should committee endorse the recommendation, a by-law amending the Fees and Service Charges By-law will be before Council at its meeting of December 17, 2024.

Motion:

Moved by Councillor Kuehl

Seconded by Councillor Lafreniere

That the Planning and Development Committee endorse an amendment to the Fees and Services By-law to include a registration fee along with an annual fee if a building remains vacant.

Carried

8. Adjournment

Motion:

Moved by Councillor Kuehl

Seconded by Councillor Plummer

That the Planning & Development Committee meeting of December 3, 2024, adjourn at 7:58 p.m.

Carried



Committee Report

To: Councillor Ed Jacyno
Planning and Development Committee

From: Colleen Sauriol, Director
Planning, Building & By-law Enforcement Department

Date: 2025-01-07

Subject : **Bill 185 – Lapsing of Draft Plans of Subdivision**

Recommendation:

This report is to provide the Planning and Development Committee with the City's potential for residential development.

CAO Review :

This report demonstrates that the City of Pembroke has lots of room for development for the future.

David Unrau, P.Eng., PMP

Financial Comment:

Development of these lands would lead to increased tax revenue for the City.

Angela Lochtie
Treasurer/Deputy Clerk

Background:

A report was submitted to the Planning and Development Committee in August 2024 regarding Bill 185 and its changes to the Planning Act. The Province of Ontario introduced Bill 185: Cutting Red Tape to Build More Homes Act on April 10, 2024, with the following objective to reduce red tape which is a significant barrier to productivity, economic development, as well as domestic and international growth. This Bill received Royal Assent on June 6, 2024. To implement these initiatives, Bill 185 introduced some of following changes to the Planning Act:



- Pre-application Consultation Requirements - Municipalities will no longer be permitted to require pre-application consultation meetings with developers and applicants. Instead, these meetings would be done on a voluntary basis. Council passed By-law 2024-52 which amended the City's Official Plan so that pre-consultation meetings are no longer required.
- Fee Refunds - The application fee refund requirement introduced through Bill 109 for failure of a municipality to decide on Zoning By-law amendment applications and site plans, etc. has been repealed as of July 1, 2024.
- Appeals - A previous bill eliminated third party appeals (ie. neighbours) so that they are no longer permitted to appeal minor variances and severances. The changes associated with Bill 185 extends the prohibition on third-party appeals to Zoning By-laws, Zoning By-law amendments, Official Plans and Official Plan amendments. Only specified persons can appeal which includes the Minister, agencies/public bodies and the registered owner of the land to which the official plan or rezoning would apply, provided submissions are made.
- Approvals "Use or Lose it" - Currently, the Act permits the approval authority to include a condition that the approval of a draft plan of subdivision application can lapse after a minimum of three years. Proposed new provisions permit an authorized person to also set a time limit for site plan approvals, after which the approval lapses unless a building permit has been issued.

Proposed provisions would also apply retroactively to draft plans of subdivision given approval on or before **March 27, 1995**. Therefore, three years after the day Bill 185 comes into force, which was June 6, 2024, those draft plan of subdivision which received approval prior to March 27 1995 would lapse without the ability to apply for an extension.

Discussion:

This report is to give the Committee an update on the existing draft plans of subdivision in the City of Pembroke and their lapsing dates.

Johnston Meadows Subdivision (off Boundary Road) - original draft approval received on August 11, 1993; however, new draft plan conditions were issued in 2022 by By-law 2022-08 for the fifth and final phase of this development. This last phase of the subdivision consists of 103 units being a mixture of single, semi and townhouses units. There is no subdivision agreement in place for Phase 5. Therefore, the lapsing provisions of draft plan approval would not apply to this subdivision.

Vintage Homes located at the end of D'Youville Drive received draft approval in 1990. This subdivision proposed 358 units being a mixture of single, semi, townhouse and apartment units. Based on the 1990 draft approval and according to Bill 185, draft plan approval for Vintage Homes will expire for this subdivision on **June 6, 2027**, if the developer does not



register the subdivision plan and enter into a Subdivision Agreement with the City prior to that date.

Westwood Subdivision, off of Stuart Street and Forced Road, received draft approval on April 12, 1995. This subdivision proposed 45 townhouse units. The draft plan approval was given after March 27, 1995 so this lapsing provision would not apply to this property. There is no subdivision agreement in place for this land; however this land was recently sold and rental units, in the form of semis and townhouses, are being built on this property.

Burcom Developments off of Blakely Crescent received draft approval on November 3, 2015 and amended on September 19, 2023. This proposed plan of subdivision illustrates 128 lots for single detached dwellings. There is no subdivision agreement for this land at this time. Based on the draft plan approval date, the lapsing provision of Bill 185 will not impact this subdivision.

Lapointe Subdivision off of Boundary Road West received its original draft approval on April 29, 1997 but was amended in 2019 (By-law 2019-59). The Lapointe Subdivision is a 46 lot subdivision for single detached dwellings. An approved Subdivision Agreement (By-law 2023-54) along with a Plan of Subdivision (Plan 49M-117) were registered on title in 2023.

Golfview Land Development Inc. received draft approval in 2011 (By-law 2011-12) and draft plan approval was amended several times for phase one and the last time being in 2022 (By-law 2022-44). This phase of the subdivision proposes 223 units with a mix of singles and townhouse units. Phase 1A has an approved subdivision agreement (By-law 2022-26) for 96 townhouse units but a plan of subdivision survey has yet to be registered on title. Phase 2 of the subdivision received draft plan approval in 2011 as well (By-law 2011-31) and this phase consists of 1,106 units being a mixture of single, semi, townhouse and apartments. The lapsing provision of Bill 185 would not impact either Phase 1 or Phase 2 of this Subdivision.

Section 50(4) of the Planning Act states that the council of a local municipality may by by-law designate any plan of subdivision, or part thereof, that has been registered for eight years or more, which shall be deemed not to be a registered plan of subdivision.

The only registered plan of subdivision that has not yet been developed is the Lapointe Subdivision. This subdivision was only registered in 2023. It has not been registered for the required eight or more years so this section of the Planning Act would not apply.

Based on the attached summary of approved or proposed lots available, there is the potential of creating approximately 2,500 new residential units in the City of Pembroke. The City does not have the ability to force the owners of the land to develop, so until the owners wish to develop, the lands remain vacant.

Alternatives Considered:

N/A



Attachments:

Summary of Approved or Proposed Residential Development in the City of Pembroke

Respectfully submitted,

Colleen Sauriol, Director
Planning, Building & By-law Enforcement Department

10	Cooper Noik Lands (behind Lourdes Church) 27 acres					0					0					0	60			60	
11	Land in front of Supples Landing (Pontiac Street)					0					0					0	7			7	
12	Land behind Bernadette McCann House (Extension of Joseph Street)					0					0					0		39		39	
13	Land beside Supples Landing (Joseph street)			12		12					0					0				0	
14	Julien/Griffith					0					0					0		100		100	
15	Land behind McDonalds and Shoppers Drug Mart					0					0					0	4	102		106	
16	Land between Jeanne Lajoie School and Caernarvon Park Condos (9 acres)					0					0					0		50	45	95	
17	Vacant Land West End Mall					0					0					0		75		75	
TOTALS		51	100	4	12	167	752	80	260	640	1732	9	0	0	0	9	71	0	75	421	567
TOTAL POTENTIAL AVAILABLE LOTS																					2,475