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Agenda

Public Meeting of Council

Chair: Mayor Gervais

Tuesday, June 3, 2025

Council Chambers

6:00 p.m.

1. **Land Acknowledgement**
2. **Call to Order**
3. **Disclosure of Pecuniary Interest & General Nature Thereof**
4. **Approval/Amendment of Agenda**
5. **New Business**
 - Draft Planning Advisory & Adjustment Committee Minutes Attached
 - a. Z-5/2025 – 268 Isabella Street – Peter Purdy
 - i. Zoning By-law Amendment Application
 - ii. Planning Report, Notice, and Building Location Survey Attached
6. **Adjournment**

DRAFT Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers

Pembroke, Ontario

Monday, May 26, 2025

1630hrs

Present:

Gary Severin, Chair

Romeo Levasseur, Vice-Chair

Councillor Ed Jacyno

Councillor Ian Kuehl

Marie-Josée Levesque

Marcel Mantha

Also Present:

Owen Hutton, Planner

Nevill Carney, Planning Technician & Recording Secretary

Regrets:

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

1. Land Acknowledgement

Mr. Severin read the City's land acknowledgement.

2. Call to Order

Mr. Severin called the meeting to order at 1633hrs.

3. Approval of Agenda

Motion:

Moved by Mr. Levasseur

Seconded by Mr. Mantha

That the agenda be approved with no additions or modifications.

Carried

4. Approval of Minutes – April 28, 2025

Motion:

Moved by Ms. Levesque

Seconded by Councillor Jacyno

That the minutes of the Planning Advisory & Adjustment Committee meeting of April 28, 2025, be approved with no additions or modifications.

Carried

5. Disclosure of Pecuniary Interest and General Nature Thereof

Ms. Levesque declared a notice of pecuniary interest for item 6.a) Z-5/2025 – 268 Isabella Street and left the table for this item.

6. New Business

a) Z-5/2025 – 268 Isabella Street – Peter Purdy

Mr. Hutton presented his report, including the Planning Department's recommendation for approval.

Mr. Hutton noted that a single informational inquiry and no submissions of opposition were received prior to the meeting regarding this application.

Peter Purdy was present to represent the application.

Motion:

Moved by Mr. Mantha

Seconded by Councillor Jacyno

That the Committee recommend to Council the approval of the zoning by-law amendment application for 268 Isabella Street.

Carried

At this point, Ms. Levesque returned to the table.

Item 6.c) was agreed upon to move to the next item, as a courtesy to the applicant, Mr. Kasprzak.

c) B-2/2025, A-3/2025 & A-4/2025 – 623 (619) Mackay Street – Simon Kasprzak

Mr. Hutton presented his report, including the Planning Department's recommendation for approval.

Mr. Hutton noted that no informational inquiries or submissions of opposition were received prior to the meeting regarding this application.

Simon Kasprzak was present to represent the application.

Motion:

Moved by Ms. Levesque

Seconded by Mr. Mantha

That the Committee approve the consent to sever and minor variance applications, subject to conditions, for 623 (619) Mackay Street.

Carried

b) B-1/2025 – 250 Quarry Road – Matthew Bradley

Mr. Hutton presented his report, including the Planning Department's recommendation for approval.

Mr. Hutton noted that no informational inquiries or submissions of opposition were received prior to the meeting regarding this application.

Matthew Bradley was not present to represent the application.

Motion:

Moved by Mr. Levasseur

Seconded by Mr. Mantha

That the Committee approve the consent to sever application for 250 Quarry Road.

Carried

d) A-5/2025 – 15 Stuart Street – Andrew Plummer

Mr. Hutton presented his report, including the Planning Department's recommendation for approval.

Councillor Jacyno declared a conflict of interest and removed himself from the table.

Mr. Hutton noted that no informational inquiries or submissions of opposition were received prior to the meeting regarding this application.

Andrew Plummer was not present to represent the application.

Motion:

Moved by Ms. Levesque

Seconded by Mr. Mantha

That the Committee approve the minor variance application for 15 Stuart Street.

Carried

At this point, Councillor Jacyno returned to the table.

7. Past Decision Update – Mr. Hutton

a. A-2/2025 – 124 Woodcrest Drive – Brittany Clelland

Mr. Hutton indicated that item a. passed the 20-day appeal period and that said minor variance is considered final.

8. Next Meeting

Mr. Severin indicated that the next meeting of the Planning Advisory & Adjustment Committee would be scheduled for Monday, June 30, 2025.

9. Adjournment

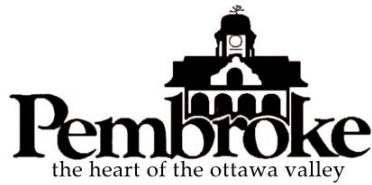
Motion:

Moved by Mr. Mantha

Seconded by Councillor Jacyno

That the Planning Advisory & Adjustment Committee meeting of May 26, 2025, adjourn at 1727hrs.

Carried



Committee Report

To: Planning Advisory & Adjustment Committee
Choose an item.

From: Owen Hutton, Planner
Planning, Building & By-law Enforcement Department

Date: 2025-05-26

Re: **Z-5/2025 – 268 Isabella Street**

Recommendation:

The Planning Department recommends the approval of the zoning by-law amendment application for 268 Isabella Street, from a “Local Commercial-7 – C1-7” zone to a “Local Commercial-2 – C1-2” zone.

The application is in-keeping with the intents of the zoning by-law, the official plan, and the provincial planning statement.

Background:

The applicant, Peter Purdy, is proposing an “Art Gallery” / “Studio” on the ground floor of the existing mixed-use building at 268 Isabella Street.

Currently, a mixed-use building, consisting of a ground floor commercial unit and five (5) residential dwelling units in the above storeys, exists at 268 Isabella Street. 268 Isabella Street is currently zoned “Local Commercial-7 – C1-7” by Zoning By-law 2020-05. This site-specific zoning (Section 9.4(7)(a)) states that:

“The permitted uses shall be restricted to a business of professional “Office”, a “Convenience Store”, a “Personal Services Establishment” and/or a parking lot accessory to a permitted use.”

As both “Art Gallery” and “Studio” are defined uses under Section 2 of the zoning by-law, and as neither are included as permitted uses under the current site-specific zoning (“C1-7”), a zoning by-law amendment to a new site-specific zoning (C1-2) with “Art Gallery” and “Studio” added as permitted uses is required.

The proposed “Local Commercial-2 – C1-2” zoning will maintain the previous “C1-7” zone provisions, including permitted uses, with the primary key difference between the two being that “Art Gallery” and “Studio” will be added as permitted uses under the proposed new zoning.



Standard “Local Commercial – C1” zone provisions are met and/or exceeded for “Minimum Lot Area”, “Minimum Lot Frontage”, “Minimum Front Yard Setback”, “Minimum Rear Yard Setback”. Only “Minimum Interior Side Yard Setback Where an Interior Side Yard Abuts a Residential Zone” for the existing building is not met; at 7.35ft, it is 12.65ft short of the required 20ft. Due to the age of the existing building (constructed in 1901) this deficiency would likely be considered legal non-conforming, but it is being included as a “housekeeping” item of this application, seeing as site-specific relief is already being requested. With only this single “housekeeping” item not meeting standard “C1” zone provisions, the application can be viewed as being in-keeping with the intent of the zoning by-law.

Regarding parking, Zoning By-law 2020-05 Section 3.29(2) requires a minimum of 2.5 spaces per 100sq.m of gross floor area for an “Art Gallery” and/or “Studio”. As the ground floor commercial unit in the existing building that Mr. Purdy is proposing to use as an “Art Gallery”/“Studio” is approximately 139.36sq.m, four (4) parking spaces would be required for this use. These four (4) parking spaces can easily be accommodated in the existing front parking area. For the existing five (5) residential dwelling units in the above storeys of the existing building, a single parking space per dwelling unit is required, for a total of five (5) parking spaces for this use; these are and can continue to be provided for in the existing parking area to the rear of the property. As such, the intent of the zoning by-law regarding parking can be considered to be met.

The proposed zoning with the additional use of an “Art Gallery” / “Studio” can be viewed as being compatible in the neighbourhood. Being located near the general “Central Commercial – C3” zone borders of downtown, Isabella Street has a diverse mixture of zoning, including for commercial uses. On the same block of Isabella Street, Murphy Funeral Home exists in a “Central Commercial-1 – C3-1” zone. A small block further west at 361 Isabella Street is Schmecken Bakery in a “Central Commercial – C3” zone. Both of these uses generate higher traffic than the proposed “Art Gallery” / “Studio” is expected to, yet these uses coexist with surrounding residential zoning and uses without issue.

268 Isabella Street is currently designated “Residential” by Schedule “A” of the Official Plan, 2016. Regarding uses under this designation, Section 4.2.2.7 states that, “Certain compatible...uses may be permitted in a separate zoning category, without amendment to this Plan, provided that adequate measures are taken to ensure that the residential character of the surrounding neighbourhood is not adversely affected. No...use will be permitted that will be detrimental to the residential character of the area by virtue of obtrusive lights or signs, parking requirements, traffic flows or undue evidence of commercial activity.” The existing building and zoning for local commercial uses has been longstanding, and the City is not aware of any issues relating to its proximity to residential properties. The addition of the proposed new uses can be viewed as being a relatively minor change from the existing permitted uses. No obtrusive lighting or signage is proposed, and traffic flows are expected to be relatively low, meaning that the “Art Gallery” / “Studio” use will not be detrimental to the residential character of the neighbourhood.



While Mr. Purdy proposes no addition to the existing building or expansion of the existing building footprint, a building permit would be required for any significant interior works required for the conversion of the space to an “Art Gallery” / “Studio”.

The Provincial Planning Statement, 2024, Section 2.1(6) states that, “Planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs...(and by)... improving social equity and overall quality of life for people of all ages, abilities, and incomes”. As Mr. Purdy proposes to provide a new local commercial business and service to the community in the form of an art gallery and studio, and as art and artistry is viewed by many as an important aspect of quality of life in a community for a diverse range of people, and as the proposed location is located in an area with an appropriate range and mix of land uses that already provides housing options, places of worship, and a school, this application can be viewed as being in-keeping with the provincial planning statement.

The Planning Department recommends the approval of the zoning by-law amendment application for 268 Isabella Street, from a “Local Commercial-7 – C1-7” zone to a “Local Commercial-2 – C1-2” zone, as the application is in-keeping with the intents of the zoning by-law, official plan, and provincial planning statement.

Financial Implications:

N/A.

Respectfully submitted,

Owen Hutton, Planner
Planning, Building & By-law Enforcement Department



THE CORPORATION OF THE CITY OF PEMBROKE

PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO ZONING BY-LAW 2020-05 OF THE CITY OF PEMBROKE

TAKE NOTICE THAT the Council of the Corporation of the City of Pembroke will hold a **Public Meeting** on **Tuesday, June 3, 2025**, at City Hall at **6:00 p.m.**, to consider a proposed amendment to Zoning By-law 2020-05 under Section 34 of the Planning Act R.S.O., 1990.

The **Planning Advisory & Adjustment Committee** will be discussing the application at their meeting set for **Monday, May 26, 2025**, at **4:30 p.m.** in the Council Chambers at City Hall.

These are public meetings and you are welcome to participate either in-person or by requesting a link to attend virtually via Zoom or by providing a letter of your concerns to ohutton@pembroke.ca or by calling 613-735-6821 Ext. 1304. Both meetings will be live streamed on the City's YouTube channel at <https://www.youtube.com/channel/UCMmnlYi4hXXaKXGRto06jQw>.

The proposed zoning by-law amendment (File Z-5/2025) would change the zoning of the lands municipally known as **268 Isabella Street** and legally described as PLAN 17 BLK U LOT 7 from a “**Local Commercial-7 – C1-7**” zone to a “**Local Commercial-2 – C1-2**” zone.

PROPOSED AMENDMENT TO ZONING BY-LAW 2020-05 AREA REZONED FROM A “Local Commercial-7 – C1-7” ZONE TO A “Local Commercial-2 – C1-2” ZONE



If you wish to be notified of the decision of the Corporation of the City of Pembroke on the proposed zoning by-law amendment, you must make a written request to Colleen Sauriol at 1 Pembroke Street East, Pembroke, ON K8A 3J5 or csauriol@pembroke.ca.

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the City of Pembroke to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written

submissions to the Corporation of the City of Pembroke before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Pembroke before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

FOR MORE INFORMATION about this matter, including information about appeal rights, contact Colleen Sauriol at 613-735-6821 Ext. 1301 or by email at csauriol@pembroke.ca.

DATED at Pembroke, Ontario this 5th day of May, 2025.

Colleen Sauriol, Director
Planning, Building & By-law Departments

Victoria Charbonneau
Clerk

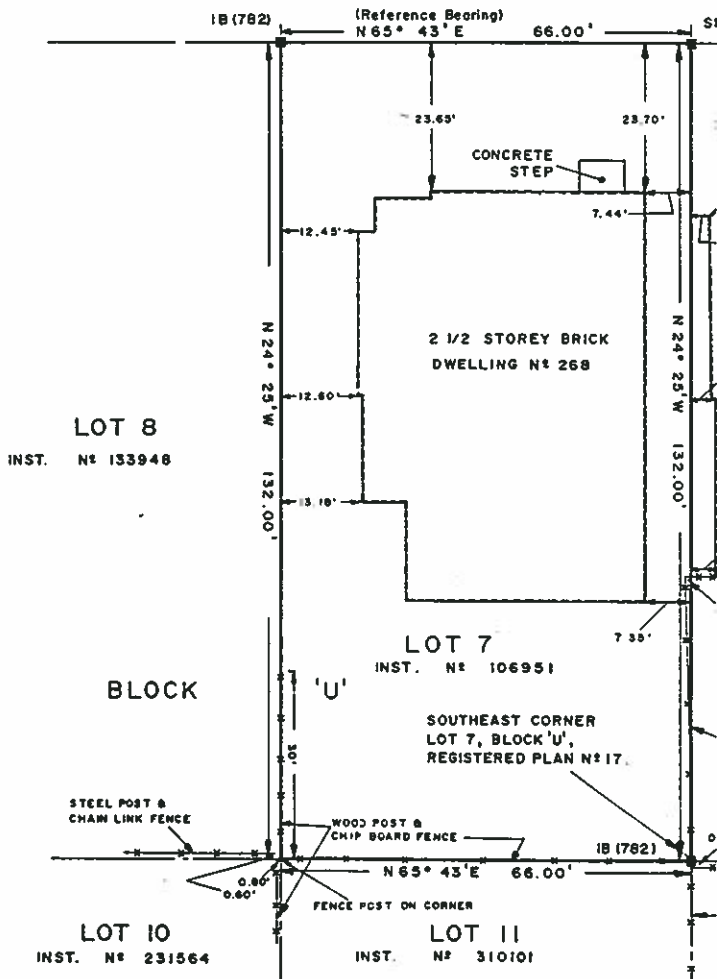
EXPLANATORY NOTE: The applicant would like to open an “Art Gallery”/“Studio” in the existing local commercial building. To do so, the existing site-specific local commercial zoning must be amended to add “Art Gallery” and “Studio” as permitted uses.

1a St. Perry BUILDING LOCATION SURVEY
OF
LOT 7, BLOCK 'U', REGISTERED P
MOFFAT SECTION, CITY OF PE
COUNTY OF RENFREW
SCALE: 1 INCH = 20 FEET
- 1990 -

ALAN J. SIMPSON, O. L. S.



(Dedicated by Registered Plan № 17)
ISABELLA STREET



NOTE:

BEARINGS ARE ASTRONOMIC AND ARE
REFERRED TO THE SOUTHERLY LIMIT OF
ISABELLA STREET AS SHOWN ON REGISTERED
PLAN N° 17 HAVING A BEARING OF N65°43'E

ALL TIES ARE TO THE WALL FACE
UNLESS OTHERWISE NOTED.

LEGEND

DENOTES

518 STANDARD IRON BAR
 18 IRON BAR
 6 ROUND
 -X.X.X. FENCE
☐ PLANTED
☒ FOUND
 (7821 A C BOURNE, O. S.
 (1038) ALAN J SIMPSON O. S.

SURVEYOR

I CERTIFY THAT THE FIELD SURVEY WAS COMPLETED

MARCH 2, 1964
DATE