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Agenda

Public Meeting of Council

Chair: Mayor Gervais

Tuesday, September 2, 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-6/2025 – 231 Cecelia Street – Jacob Menard
 - i. Zoning By-law Amendment Application
 - ii. Planning Report, Site Plan, and Notice Attached
 - b. Z-7/2025 – 350 International Drive – Jp2g Consultants Inc.
 - i. Official Plan & Zoning By-law Amendments Application
 - ii. Planning Report, Site Plan, and Notice Attached
6. **Adjournment**

DRAFT Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers

Pembroke, Ontario

Tuesday, August 26, 2025

1630hrs

Present:

Councillor Ed Jacyno

Councillor Ian Kuehl

Marie-Josée Levesque

Marcel Mantha

Also Present:

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

Owen Hutton, Planner

Nevill Carney, Planning Technician & Recording Secretary

Regrets:

Gary Severin, Chair

Romeo Levasseur, Vice-Chair

Motion:

Moved by Councillor Jacyno

Seconded by Mr. Mantha

That the Committee appoint Ms. Levesque as Chair for the Planning Advisory & Adjustment Committee meeting of August 26, 2025.

Carried

1. Land Acknowledgement

Ms. Levesque read the City's land acknowledgement.

2. Call to Order

Ms. Levesque called the meeting to order at 1631hrs.

3. Approval of Agenda

Motion:

Moved by Mr. Mantha

Seconded by Councillor Jacyno

That the agenda be approved with no additions or modifications.

Carried

4. Approval of Minutes – June 23, 2025

Motion:

Moved by Mr. Mantha

Seconded by Councillor Jacyno

That the minutes of the Planning Advisory & Adjustment Committee meeting of June 23, 2025, be approved with no additions or modifications.

Carried

5. Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Kuehl declared a pecuniary interest for 6. a) Z-6/2025 and left the table at 1633hrs.

6. New Business

a) Z-6/2025 – 231 Cecelia Street – Jacob Menard

Ms. Sauriol presented her report, including the Planning Department's recommendation for approval.

Mr. Hutton noted that no informational inquiries nor submissions of opposition were received prior to the meeting regarding this application.

Jacob Menard 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 231 Cecelia Street.

Carried

Councillor Kuehl returned to the table at 1644hrs.

b) Z-7/2025 – 350 International Drive – Jp2g Consultants Inc.

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

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

Kathryn Curry of Jp2g Consultants Inc. and Cole Foley of Done-Right Construction and Renovations Inc. were present to represent the application.

Motion:

Moved by Councillor Kuehl

Seconded by Mr. Mantha

That the Committee recommend to Council the approval of the official plan and zoning by-law amendments application for 350 International Drive.

Carried

c) B-3/2025 – 1105 Bronx Street – Blair Jones Professional Corporation

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

Mr. Hutton noted that no informational inquiries nor submissions of opposition were received prior to the meeting regarding this application.

Blair Jones of Blair Jones Professional Corporation was present electronically to represent the application.

Motion:

Moved by Mr. Mantha

Seconded by Councillor Kuehl

That the Committee approve the consent to sever application for 1105 Bronx Street.

Carried

7. Past Decision Update – Mr. Hutton

- a. A-6/2025 – 440 Maple Avenue – Luke & Katie Yaraskavitch
- b. A-7/2025 – 668 Mary Street – Tom Kobylecki

Mr. Hutton indicated that both minor variance applications passed their respective 20-day appeal periods, and that the minor variance applications are considered final.

8. Next Meeting

Ms. Levesque indicated that the next meeting of the Planning Advisory & Adjustment Committee would be scheduled for Monday, September 22, 2025.

9. Adjournment

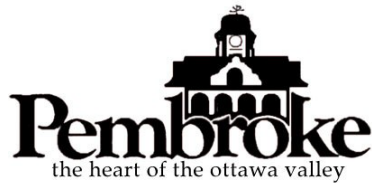
Motion:

Moved by Councillor Kuehl

Seconded by Councillor Jacyno

That the Planning Advisory & Adjustment Committee meeting of August 26, 2025, adjourn at 1712hrs.

Carried



Committee Report

To: Planning Advisory & Adjustment Committee
Choose an item.

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

Date: 2025-08-26

Re: **Z-6/2025 – 231 Cecelia Street**

Recommendation:

The Planning Department recommends the approval of the zoning by-law amendment application for 231 Cecelia Street, from a “Residential Type 4 – R4” zone to a “Residential Type 3-49 – R3-49” 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, Jacob Menard, has submitted a site plan proposing the construction of a sixplex (six (6) dwelling units) on the property currently known as 231 Cecelia Street.

A currently vacant “Single Detached Dwelling”, constructed in 1871, exists on the property. Mr. Menard would apply for a demolition permit to demolish this building to make way for his proposed new development.

Zoning By-law 2020-05 currently zones 231 Cecelia Street as “Residential Type 4 – R4”, the highest-density residential zoning within the City of Pembroke. While this current zoning permits the highest-density residential uses, such as “Apartment Dwelling(s)”, it does not permit any uses of lower-density residential zonings (“R1”, “R2”, and “R3”; i.e. plex dwellings, row dwellings); hence the requirement to “downzone” 231 Cecelia Street to allow for a sixplex.

The proposed “Residential Type 3-49 – R3-49” zoning is required to allow for a sixplex, as well as to grant site-specific relief from a single zone provision:

- “Minimum Exterior Side Yard Setback” – 20ft “R3” standard requirement; 17.5ft proposed



At only a single item of zone provision relief being required, the proposed “R3-49” zoning can be viewed as being in-keeping with the intent of the zoning by-law, with all other applicable zone provisions being met and/or exceeded, including provisions for “Minimum Lot Area”, “Minimum Lot Frontage”, “Minimum Front Yard Setback”, “Minimum Rear Yard Setback”, “Minimum Interior Side Yard Setback”, “Minimum Lot Depth”, “Minimum Landscaped Open Space”, “Minimum Dwelling Unit Area”, and “Maximum Building Height”. Further, this application will maintain the zoning by-law’s intended residential use of the property. As such, this application can be viewed as being in-keeping with the intent of the zoning by-law.

The proposed “R3-49” zoning can be viewed as being compatible within the neighbourhood and surrounding area of 231 Cecelia Street. Within the same block of the property is every density of residential zoning available within the City of Pembroke – “R4”, “R3”, “R2”, and “R1”. Generally, higher densities are found at northern portion of the block fronting on Pembroke Street East, gradually transitioning down to “R2” and “R1” to the south of the property. The proposed medium density zoning and use can be seen as contributing to this gentle density transition in the neighbourhood, and contributing to the complete variety of residential zoning the already exists.

Regarding parking, Section 3.29(2) of Zoning By-law 2020-05 requires 1.5 spaces per dwelling unit for the proposed sixplex, meaning that a total of nine (9) parking spaces would be the standard requirement. Mr. Menard’s site plan shows eight (8) parking spaces being accommodated on the property, requiring site-specific relief for the single outstanding parking space. These eight (8) spaces are accommodated with a total of three (3) driveways, each of 20ft width. As 231 Cecelia Street is a corner lot, it is permitted two (2) driveways, one (1) on Cecelia Street and one (1) on Supple Street, by default. For the third driveway, site-specific relief is required to allow for an additional driveway of 20ft width on Supple Street, with further relief from the requirement of a 25ft separation between two (2) driveways; 15m is the proposed separation distance. These three site-specific reliefs from parking provisions can be viewed as relatively minor in nature, with the intent of the zoning by-law’s parking provisions being met.

231 Cecelia Street is designated “Residential” by Schedule “A” of the Official Plan, 2016. Regarding this “Residential” designation, Section 4.2.2.1(5) of the official plan states, “The City of Pembroke will encourage all forms of residential intensification that creates a potential supply of new housing units. Residential intensification will be encouraged in the built-up areas of the City where there is sufficient existing or planned infrastructure to accommodate such development...Council’s policy is that, through the intensification of land use in existing built-up areas involving infill, redevelopment and the conversion of existing buildings, Pembroke will continue to accommodate...new residential units within the already built-up area.” The proposed zoning is absolutely in-keeping with this direction in the official plan, as it will allow for residential redevelopment and intensification in an already built-up with sufficient planned infrastructure.



Section 4.2.2.1(2) of the official plan aims “To promote efficient and pleasant residential environments”, and that neighbourhoods “shall be maintained to include such facilities as a school, park, local shopping facilities, a community center...” Located within a one (1) kilometer radius of 231 Cecelia Street are:

- Highview Public School, Our Lady of Lourdes Elementary School, and Cathedral Catholic Elementary School
- Kinsmen Park, Kinsmen Pool, Pansy Patch Park, and Pembroke Waterfront Park
- Carefor Civic Complex
- Highway commercial businesses on Pembroke Street East, and Downtown Pembroke

231 Cecelia Street is located within one (1) block and 50m of Pembroke Street East, the City’s sole “Arterial Road”, designated by Schedule “B” of the Official Plan, 2016. As such, this location will provide for prime vehicular transportation links throughout the City via Pembroke Street West’s connections to “Collector Road(s)” and “Local Road(s)”.

Regarding pedestrians and sidewalks, Section 5.4 & 5.5 of the official plan states: “It is intended that the needs of pedestrians shall be accommodated at service levels appropriate to each of the types of roads...so far as is practicable, pedestrian...traffic will be separated from automobile and truck traffic” and “Sidewalks constructed to an appropriate municipal standard may be constructed on one side of any local road or collector (road) and on two sides for an arterial road”. The local roads in the neighbourhood of 231 Cecelia Street far exceed this standard, with sidewalks available on both sides of the roads, making for easy pedestrian access to the highway commercial strip of Pembroke Street East, as well as slightly further along, the downtown core.

Section 4.2.2.1(10) of the Official Plan states, “All residential development shall be adequately serviced with municipal water and sewer services, waste disposal, and utilities...subject to prior verification that there is adequate capacity.” Similarly, Section 3.6(1)(a) of the Provincial Planning Statement, 2024, directs that, “Planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services”. Section 3.6(2) continues that, “Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.” The existing “Single Detached Dwelling” on 231 Cecelia Street is currently fully serviced, however, the Operations Department has indicated that this servicing will need to be upsized in capacity for the proposed sixplex. The requirement of a building permit for the proposed sixplex will trigger the approval of the Operations Department to ensure adequate servicing capacity.

The Provincial Planning Statement, 2024, Section 2.2(2)(b)(2) states that, “Planning authorities shall provide for an appropriate range and mix of housing options and densities...by permitting and facilitating all types of residential intensification, including... development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units...” As this application



proposes residential intensification within a previously developed area which would introduce new housing options and result in a net increase in residential units, it is absolutely in-keeping with the current provincial planning statement.

The Planning Department recommends the approval of the zoning by-law amendment application for 231 Cecelia Street, from a “Residential Type 4 – R4” zone to a “Residential Type 3-49 – R3-49” zone, as the application is in-keeping with the intents of the zoning by-law, the official plan, and the provincial planning statement.

Financial Implications:

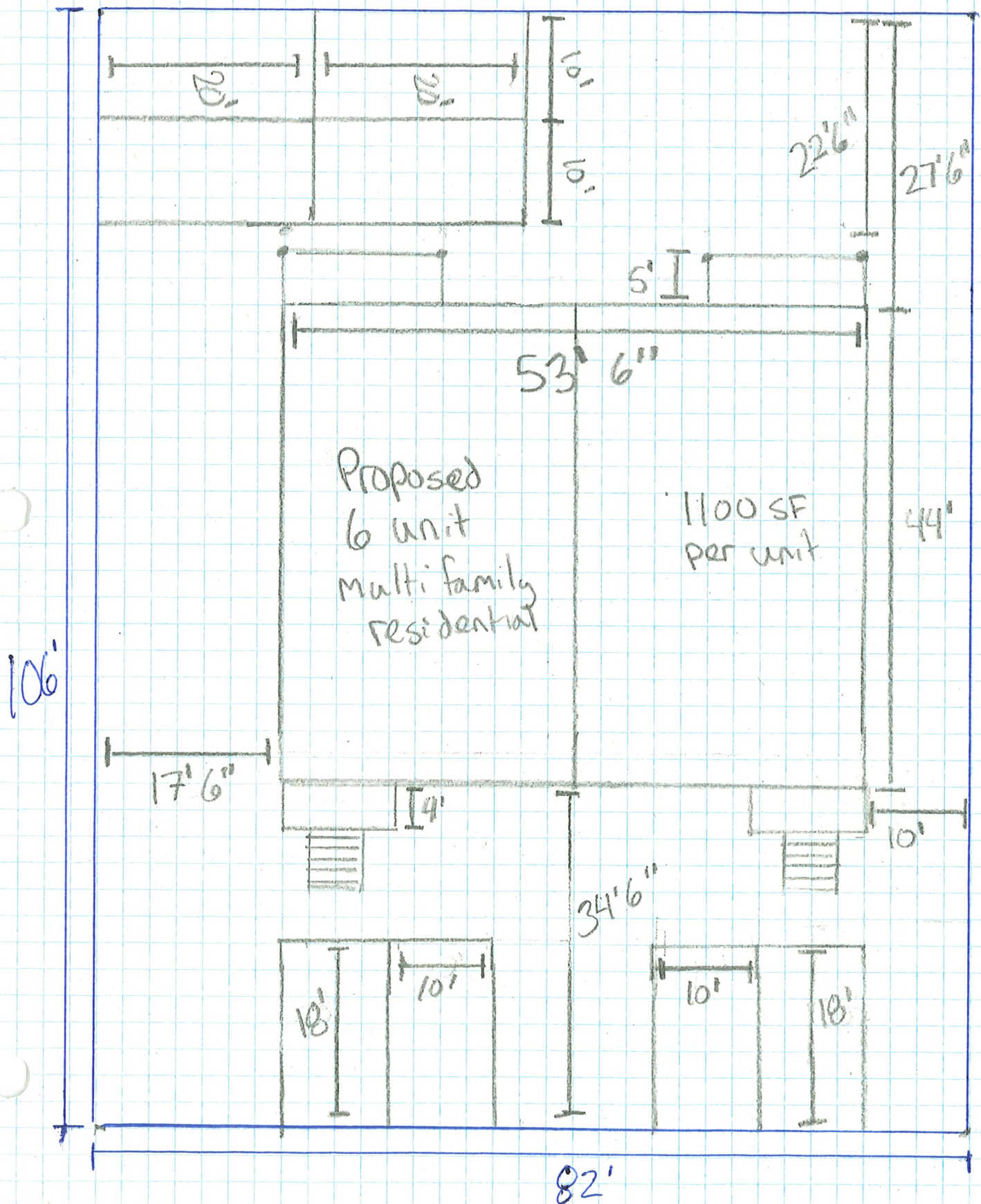
N/A.

Respectfully submitted,

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

R4

Rear yard 25 → 22.6"
Ext side 20 → 17.6"
Int side 20 → 10
+ 1 driveway





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, September 2, 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 **Tuesday, August 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 neville.carney@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-6/2025) would change the zoning of the property municipally known as **231 Cecelia Street** and legally described as PLAN 18 PT LOTS 106 & 107 from a **“Residential Type 4 – R4” zone** to a **“Residential Type 3-49 – R3-49” zone**.

PROPOSED AMENDMENT TO ZONING BY-LAW 2020-05 AREA REZONED FROM AN “Residential Type 4 – R4” ZONE TO A “Residential Type 3-49 – R3-49” 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 24th day of July, 2025.

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

Victoria Charbonneau
Clerk

EXPLANATORY NOTE: The applicant is proposing the construction of a sixplex (six dwelling units) at 231 Cecelia Street. The property is currently zoned “R4”, which does not permit densities lower than full apartment buildings, so the zoning must be downzoned to allow for the proposed smaller development. Site-specific relief is required from an exterior side yard setback requirement, as well as number of driveway and driveway width requirements.



Committee Report

To: Planning Advisory & Adjustment Committee
Choose an item.

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

Date: 2025-08-26

Re: **Z-7/2025 – 350 International Drive**

Recommendation:

The Planning Department recommends the approval of the official plan and zoning by-law amendments application for 350 International Drive, from an “Economic Enterprise” designation to a “Residential” designation, and from an “Economic Enterprise – M2’ zone to a “Residential Type 4-21 – R4-21” 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, Kathryn Curry of Jp2g Consultants Inc., on behalf of the property owners, has submitted an official plan and zoning by-law amendments application for the property to be known as 350 International Drive.

The proposed development of the property consists of “Cluster Housing” of three (3), three-storey, 16-unit “Apartment Dwelling(s)” and one (1) amenity building.

The property is currently zoned “Economic Enterprise – M2” by Zoning By-law 2020-05. The “M2” zoning does not include any residential permitted uses, hence the requirement for a zoning by-law amendment.

The proposed “Residential Type 4-21 – R4-21” zoning is required to allow for residential development of the density of “Cluster Housing” of “Apartment Dwelling(s)”, as well as to grant site-specific relief for the following:

- “Residential Type 4 – R4” Zone Provisions – “Privacy Yards” – 7.62m required; 3.3m proposed
- “Parking Regulations” – “Landscaping Requirements” – 2m required; 1.8m proposed



- “Parking Regulations” – “Parking Area Location on Lot” – 3.05m required; 1.8m proposed
- “Parking Regulations” – “Outdoor Refuse Collection Areas” – 3.05m required; 0.5m proposed

Regarding the sole relief requested from standard “R4” zone provisions, being for “Privacy Yards”, in her own report, Ms. Curry notes that, “...while the reduction may appear substantial, it is to accommodate barrier-free parking spaces near the entrance to the apartment buildings. The barrier-free spaces are located towards the edge of the building and will not be directly in front of the ground floor windows. In other words, the relief is only required for a small portion of the buildings.” With the sole item of relief from “R4” zone provisions being able to be viewed as minor, the proposed zoning can be viewed as being very much in-keeping with the intent of the zoning by-law.

Regarding parking regulations, Section 3.29(2) of Zoning By-law 2020-05 requires a total of 1.5 spaces per dwelling unit (1.25 spaces plus an additional 0.25 spaces for visitor parking) for the proposed apartment buildings, meaning that a total of 72 parking spaces would be required. The proposed site plan shows this requirement being exceeded, with 75 parking spaces provided, seven (7) of which being barrier-free (exceeding the requirement of three (3) barrier-free parking spaces). The three (3) remaining requested items of relief pertain to parking regulations, and they have been requested with the goal of maximising the efficient utilization of the area of the property, so as to be able to meet and exceed the zoning by-law’s requirements for number of parking spaces provided. All other applicable parking requirements are met. With this view, the proposed zoning can be viewed as being in-keeping with the intents of the zoning by-law’s parking regulations.

The proposed “R4-21” zoning can be viewed as being compatible with the surrounding area, with significant residential zonings and usage on the opposite side of International Drive in both the Johnston Meadows and Golfview Subdivisions. The proposed residential buildings are located on the side of the property closest to these existing residential zones and uses, with the parking area and amenity building being located closest to the abutting “M2” property, with the intention of creating a gentle transition between the zonings and uses. Further, the nearest uses in “M2” zones are the Pembroke Fire Hall and the future County of Renfrew Paramedic Services building. These, along with the Pembroke and Area Community Center (PACC) on the opposite side of Boundary Road, are institutional uses supporting residential uses (along with supporting the entire City), that are compatible in proximity to residential uses. As such, the proposed “R4-21” zoning can be viewed as being compatible with the surrounding area.

Further regarding compatibility in the area, Section 3.34(2) of the zoning by-law requires special separation distances between industrial uses and sensitive land uses (such as residential). In her report in support of this application, Ms. Curry notes that the nearest industrial use to the property is 320 Boundary Road, which is a “Class I Industrial Use”, requiring a special separation distance of 70m. Ms. Curry notes a distance of approximately 76m from 320 Boundary Road to the property, as well as minimum separation distances to



any higher class of industrial uses (“Class II” and “Class III”) also being exceeded, meaning that the application is compliant with these provisions in the zoning by-law.

The property is currently designated “Economic Enterprise” by Schedule “A” of the Official Plan, 2016. According to the Section 4.7.2 of the official plan, the goal of the “Economic Enterprise” designation is “To provide opportunities for Highway Commercial, Service Commercial, and Industrial Uses and to provide an alternative location for uses that are not appropriate for the downtown area.” As the proposed development is of a solely residential nature, an amendment to the official plan is required.

Further according to the official plan:

“...employment areas means those areas designated as Industrial (M) and Economic Enterprise (EE), intended for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. Proposals to permit the conversion of lands within these employment areas to non-employment uses may only be permitted through comprehensive review...only where it has been demonstrated that the land is not required for employment purposes over the long term, and that there is a need for the conversion.”

As part of her submission in support of this application, Ms. Curry has provided a high-level review of employment growth projections against the amount of land within the City currently designated as employment areas and has concluded that there is enough employment areas-designated land to accommodate projected non-residential growth well beyond the current planning horizon. Ms. Curry further notes more recent changes to the Planning Act that narrow the emphasis on protecting employment lands and broaden the emphasis on the need for housing. As this application proposes the development of a vacant, under-utilized and undeveloped property, surplus to employment area needs, for residential development that will add a significant number of residential dwelling units to the City’s housing stock, the criteria for the conversion of the lands in question from an “Economic Enterprise” designation and an employment area to a “Residential” designation are met.

The proposed “Residential” designation would support the full use of the property as residential. According to Section 4.2.2.1(5) of the official plan, “The City of Pembroke will encourage all forms of residential intensification that creates a potential supply of new housing units. Residential intensification will be encouraged in the built-up areas of the City where there is sufficient existing or planned infrastructure to accommodate such development...Council’s policy is that, through the intensification of land use in existing built-up areas involving infill, redevelopment and the conversion of existing buildings, Pembroke will continue to accommodate...new residential units within the already built-up area.” This application is strongly in keeping with this direction in the official plan, as the proposed infill development of the property will contribute to new housing stock in an already built-up area with sufficient infrastructure.



The property is ideally placed for vehicular transportation both within the City, as well as to beyond City boundaries. Schedule “B” of the official plan designates all three (3) roads that meet around the property, being Boundary Road, International Drive, and Upper Valley Drive, as “Collector Roads”. These roads provide easy connections to any other area of the City via their connections to other “Collector Road(s)”, and also provide convenient access to Highway 17 for travel beyond the City.

Section 4.2.2.1(16) of the official plan states that, “Site plan control shall apply to all residential development where the number of lots/units is three or more.” Due to more recent changes to the Planning Act, the City approved By-law 2023-48, to increase this number of units from three (3) to ten (10). Regardless, the proposed development is well over the threshold number of units to trigger site plan control, and such, will be subject to site plan control.

Section 4.2.2.1(10) of the Official Plan states, “All residential development shall be adequately serviced with municipal water and sewer services, waste disposal, and utilities...subject to prior verification that there is adequate capacity.” Similarly, Section 3.6(1)(a) of the Provincial Planning Statement, 2024, directs that, “Planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services”. Section 3.6(2) continues that, “Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.” Municipal water, sanitary sewer, and storm sewer infrastructure exists up to the property, however, the Operations Department has indicated that they will require further discussions with the developer regarding servicing the property. The requirement of both site plan approval and building permits for the proposed development will trigger the approval of the Operations Department to ensure adequate servicing capacity.

The Provincial Planning Statement, 2024, Section 2.2(2)(b)(2) states that, “Planning authorities shall provide for an appropriate range and mix of housing options and densities...by permitting and facilitating all types of residential intensification, including... development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units...” As this application proposes residential intensification beside a previously developed area, which would introduce new housing options, particularly a new density, and result in a net increase in residential units, it is absolutely in-keeping with the current provincial planning statement.

The Planning Department recommends the approval of the official plan and zoning by-law amendments application for 350 International Drive, from an “Economic Enterprise” designation to a “Residential” designation, and from an “Economic Enterprise – M2” zone to a “Residential Type 4-21 – R4-21” zone.



Financial Implications:

N/A.

Respectfully submitted,

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

**LOT 29, CONCESSION 1
GEOGRAPHIC 7**

BLDG 'A'
540.979 m²

BLDG 'B'
540.979 m²

BLDG 'C'
540.979 m²

AMENITY BLDG
321.434 m²

AMENITY BLDG
645.187 m²

COVERED BBQ AREA

PART 11, PLAN 49R-6089

PART 12, PLAN 49R-6089

PART 1, PLAN 49R-538C

PART 6, PLAN 57179

PROPOSED PICKLEBALL COURT
TO BE COORDINATED WITH O/H WIRES
(PROP. UNDERGROUND CONNECTION)

SEE DETAIL "A"

BOUNDARY ROAD, COUNTY ROAD 19
ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIPS OF PEMBROKE AND STAFFORD
PIN 57148 - 0004 (LT)

INTERNATIONAL DRIVE
UPPER VALLEY DRIVE

TRAVELLED ROAD (ASSUMED BY BY-LAW 88-61, INST. R314288)

PART 1, PLAN 49R-9095
(KNOWN AS)

SITE STATISTICS (PRELIMINARY)

ZONING..... 'M2' (EXISTING)
THIS PRELIMINARY ANALYSIS AS PER R4 ZONE REQS (PROPOSED)

LOT AREA (PART 1).....7 620.00 SQ.M.

BUILDING:
FOOTPRINTS 540.98 SQ.M. x 3 BULDGS = 1 622.94 SQ.M.

GROSS FLOOR AREA FOR 1 BLDG :
- GROUND FLOOR..... 540.98 SQ.M. (RESIDENTIAL)
- SECOND FLOOR..... 540.98 SQ.M. (RESIDENTIAL)
- THIRD FLOOR..... 540.98 SQ.M. (RESIDENTIAL)
GFA TOTAL.....1 622.94 SQ.M. (17 469.7 S.F.)

APARTMENTS 16 UNITS / BUILDING
(2 BEDRM - 13 UNITS, 1 BEDRM - 2 UNITS, BACHELOR - 1 UNIT)

BUILDING HEIGHT..... 11.0 M (ROOF MIDWAY POINT)

TOTAL 16 X 3 BLDGS = 48 UNITS (7 HC UNITS INCLUDED.)

AMENITY BLDG.....321.529 SQ.M

PARKING:
REQ'D 72 CARS
PROVIDED..... 75 CARS (7HC INCLUDED)
BICYCLE PARKING:
REQ'D 12 SPOTS
PROVIDED..... 16 SPOTS

LANDSCAPING:
- PAVED AREA 2,386.92 SQ.M. (25 693.34 SQ.FT)
- BUILDINGS FP.....1 944.47 SQ.M.
- LANDSCAPING..... 3 288.61 SQ.M. (43.15 %)

NOTE: SANITARY SEWER & GAS SERVICES TO BE CONFIRMED
HYDRO TRANSFORMER PARAMETES TO BE CONFIRMED
STORM SEWER SERVICES TO BE CONFIRMED

ISSUED: JULY 17, 2025



THE CORPORATION OF THE CITY OF PEMBROKE

PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO THE OFFICIAL PLAN, 2016, AND ZONING BY-LAW 2020-05 OF THE CITY OF PEMBROKE

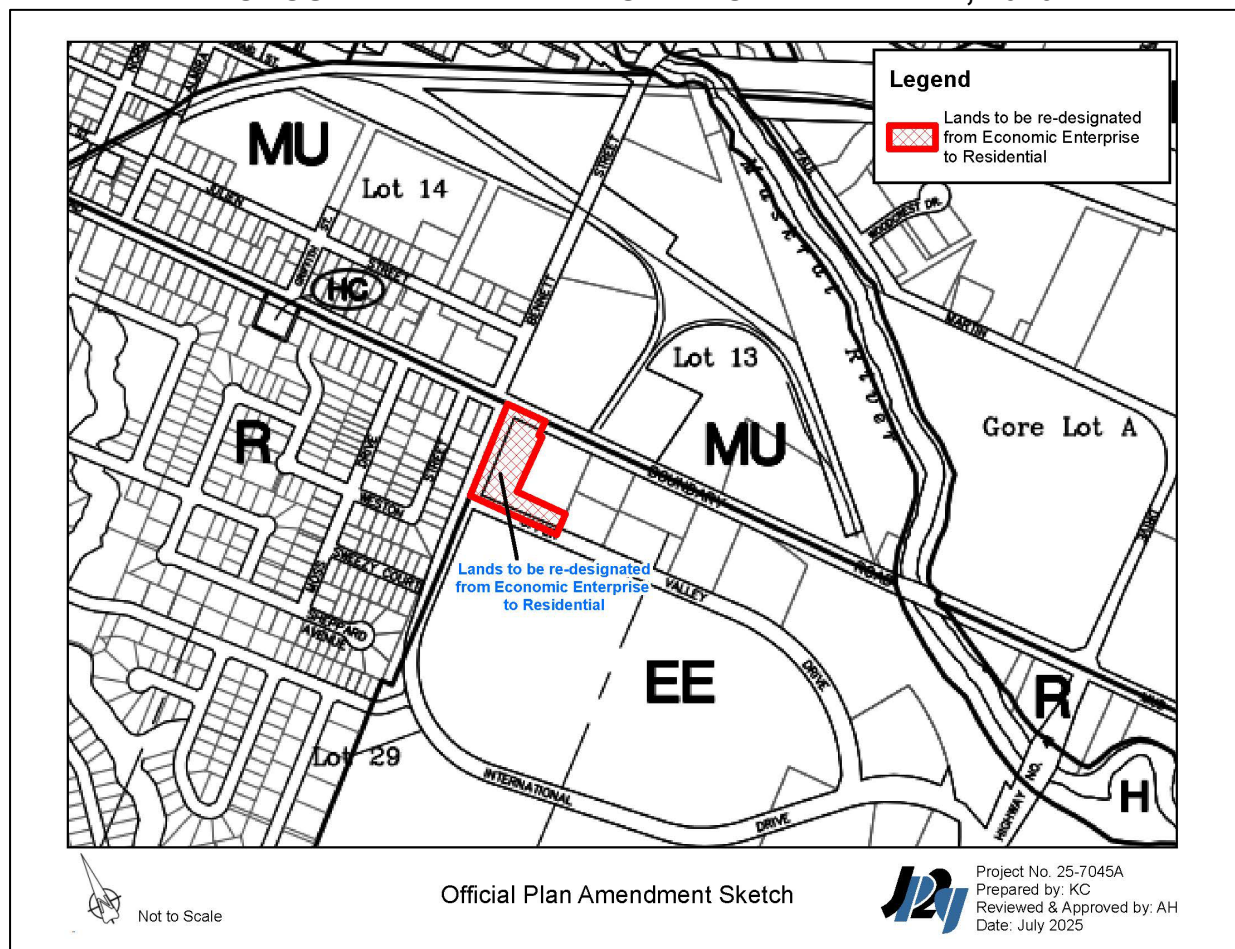
TAKE NOTICE THAT the Council of the Corporation of the City of Pembroke will hold a **Public Meeting** on **Tuesday, September 2, 2025**, at City Hall at **6:00 p.m.**, to consider proposed amendments to the Official Plan, 2016, and Zoning By-law 2020-05, under Sections 17 and 34 of the Planning Act R.S.O., 1990.

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

These are public meetings and you are encouraged to participate either in-person or by requesting a link to attend virtually via Zoom or by providing a letter of your concerns to Owen Hutton at 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 official plan amendment (OPA-26) would change the designation of the lands to be municipally known as **350 International Drive** and legally described as STAFFORD CON 1 PT LOT 29; RP49R20207 PART 1 from an "**Economic Enterprise**" designation to a "**Residential**" designation.

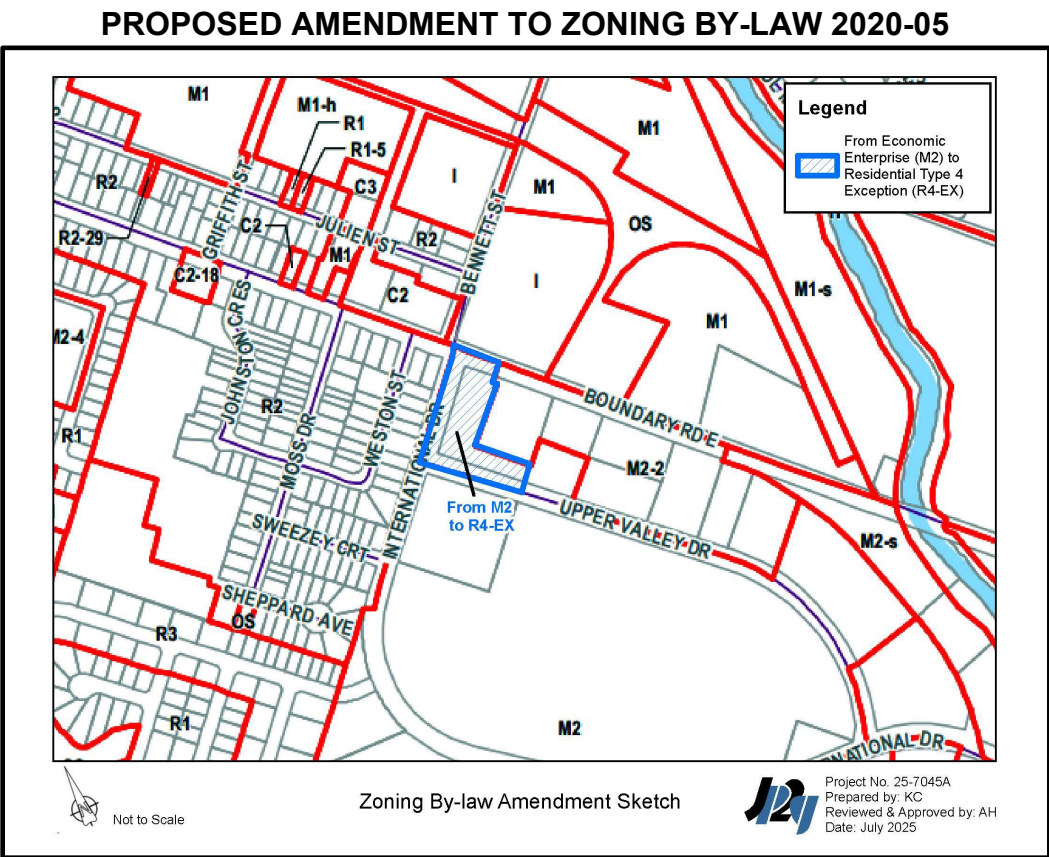
PROPOSED AMENDMENT TO THE OFFICIAL PLAN, 2016



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 proposed official plan amendment is adopted, 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 City of Pembroke before the proposed official plan amendment is adopted, 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 add the person or public body as a party.

The proposed zoning by-law amendment (File Z-7/2025) would change the zoning of the lands to be municipally known as **350 International Drive** and legally described as STAFFORD CON 1 PT LOT 29; RP49R20207 PART 1 from an “Economic Enterprise – M2” zone to a “Residential Type 4-21 – R4-21” zone.



If you wish to be notified of the decision of the Corporation of the City of Pembroke on the proposed official plan and zoning by-law amendments, 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-laws are 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-laws are 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 24th day of July, 2025.

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

Victoria Charbonneau
Clerk

EXPLANATORY NOTE: The applicant is proposing the development of three (3) three-storey, 16-unit apartment buildings and one (1) amenity building on the property to be known as 350 International Drive, which would be permitted by standard “R4” zoning, with an “R4-21” zoning being required to grant relief from certain standard buffering and landscaping requirements.