

## The Corporation of the City of Pembroke

### By-law Number 2022-05

**A by-law to amend By-law 2020-05 of the Corporation of the City of Pembroke, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the City of Pembroke.**

**Whereas** Section 34 of The Planning Act R.S.O., 1990 provides that by-laws may be passed by Municipal Council for restricting the use of lands and the erection or use of buildings except as provided for in such by-laws; and

**Whereas** the Council of the Corporation of the City of Pembroke did, on the twenty-first day of January 2020, pass By-law 2020-05 to provide for the use of lands and the character, location and use of buildings and the said By-law has, from time to time, been amended; and

**Whereas** it is deemed expedient to further amend the said By-law.

**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 8.4 thereof the following:

Section 8.4 (12) Residential Type 4-12 – R4-12 and Residential Type 4-12-flood plain – R4-12-ff

(1) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the "R4-12" and "R4-12-ff" Zone, municipally known as **1127 Pembroke Street West** and more particularly described as Concession 1, Part Lot 19, Plan 194, Part Lot 24, Part King Street, Reference Plan 49R-5914, Parts 2 and 3 and Part of Part 1; City of Pembroke may be developed in accordance with the following provisions:

- i) Permitted uses: Section 8.1 – "Residential Type 4 – R4" uses shall permit an apartment building containing a maximum of sixty-five (65) dwelling units only.
  - ii) Zone Provisions: Setbacks shall be in accordance with Section 8.2 for an apartment dwelling house. The reduced dwelling unit area for 1127 Pembroke Street West shall be as follows:
    - Reduced Dwelling Unit Area for the One Bedroom Apartments shall be permitted at a dwelling unit area between 414 square feet and 594 square feet. The remaining One Bedroom Apartment units shall be over 600 square feet; and
    - Reduced Dwelling Unit Area for the Bachelor Apartments shall be permitted at a dwelling unit area between 240 square feet and 389 square feet. The remaining Bachelor Apartments units shall be over 400 square feet.
  - iii) Parking Provisions: One (1) parking space per dwelling unit for a total of sixty-five (65) parking spaces shall be provided for 1127 Pembroke Street West.
  - iv) Any area below the 1:100 Floodway elevation of 112.9m GSC datum shall remain zoned "Flood Plain – FP".
2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Concession 1, Part Lot 19, Plan 194, Part Lot 24, Part King Street, Reference Plan 49R-5914, Parts 2 and 3 and Part of Part 1; City of Pembroke; as "Residential

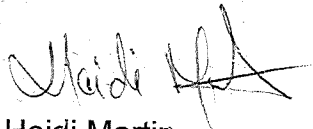
Type 4-12 – R4-12” zone and a “Residential Type 4-12-flood fringe – R4-12-ff” zone in place and instead of an “Institutional- I” and “Institutional-flood fringe – I-ff” zone. The property which is rezoned is shown as the lined area on Schedule ‘A’ attached hereto.

3. This By-law shall be circulated in the manner provided for by the regulations enacted pursuant to Section 34(18) and (19) of The Planning Act R.S.O., 1990. In the event that no objection is filed within 20 days of the date of giving written notice, this By-law shall come into force and take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to the Ontario Land Tribunal (OLT) for approval and shall come into force and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.

**Passed and enacted this 4th day of January 2022**



Michael LeMay  
Mayor



Heidi Martin  
Clerk

This is Schedule 'A' to By-law 2022-05 of the Corporation of the City of  
Pembroke passed this 4<sup>th</sup> day of January 2022.

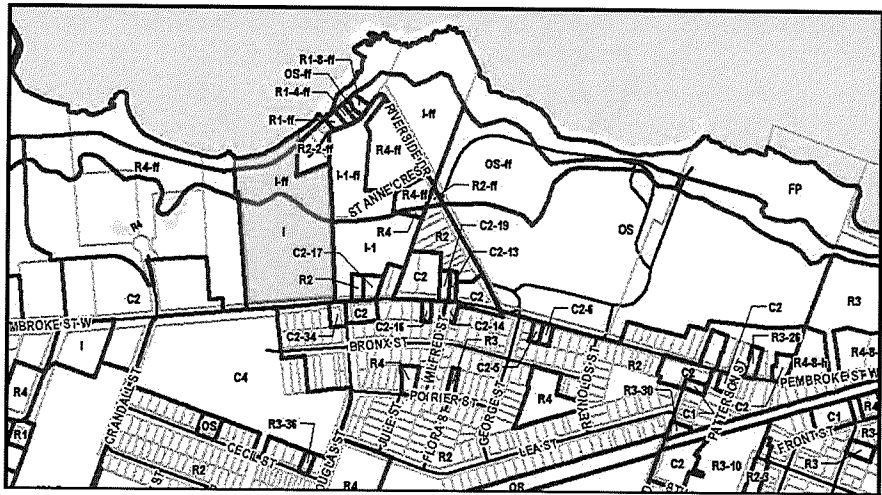
*[Signature]*

Mayor

*[Signature]*

Clerk

Subject Property to be rezoned from an “Institutional - I” and “Institutional-flood  
fringe – I-ff” and “Flood Plain – FP” zone to a “Residential Type 4-12 R4-12” and  
“Residential Type -4-12-flood fringe – R4-12-ff” and “Flood Plain – FP” zone:



## The Corporation of the City of Pembroke

### By-law Number 2022-18

**A by-law to amend By-law 2020-05 of the Corporation of the City of Pembroke, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the City of Pembroke.**

**Whereas** Section 34 of The Planning Act R.S.O., 1990 provides that by-laws may be passed by Municipal Council for restricting the use of lands and the erection or use of buildings except as provided for in such by-laws; and

**Whereas** the Council of the Corporation of the City of Pembroke did, on the twenty-first day of January, 2020, pass By-law 2020-05 to provide for the use of lands and the character, location and use of buildings and the said By-law has, from time to time, been amended; and

**Whereas** it is deemed expedient to further amend the said By-law;

**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

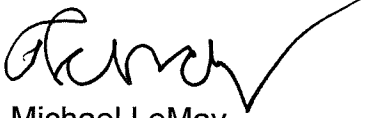
1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 14.4 thereof the following:  
Section 14.4 (4) General Industrial-4 – M1-4  
  
(4) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the M1-4 Zone, municipally known as **2 Bennett Street & 10 Bennett Street** and more particularly described as Concession 1, Part of Lot 13 (2 Bennett Street) and Concession 1, Part of Lot 13, Parts 1 to 5 on Reference Plan 49R-10557 (10 Bennett Street; City of Pembroke, may be developed in accordance with the following provisions:
  - i) Permitted uses: Section 14.1 – “General Industrial – M1” uses shall permit all “M1” uses along with a salvage yard, recycling depot and/or transfer station as defined under Section 2 of Zoning By-law 2020-05.
  - ii) Zone Provisions: Section 14.3.1 – Additional Provisions for Open Storage in a “M1” zone shall be in accordance with Section 14.3.1 with relief being granted as follows:
    - Open Storage shall be permitted along the northern interior side yard of 2 Bennett Street and shall be setback 6.1 metres (20 feet) front the interior side lot line;
    - Open storage shall be permitted to be located in the front yard of 2 Bennett Street but will be located behind a 2.4 m (8 ft.) screened chainlink fence; and
    - Open Storage shall be permitted to occupy 7,978 square metres (85,874.48 square feet) of the lot area.
  - iii) **2 Bennett Street & 10 Bennett Street** are granted relief from the following areas of the Zoning By-law:
    - Section 3.29(11) Parking Area Location on Lot – Parking shall be permitted in the front yard of 10 Bennett Street; and
    - Section 3.34(2)(b)(iii) Special Separation Distances - Industrial Uses and Sensitive Land Uses – Class II Industrial Uses (Medium Industrial)
      - The influence area of a Class II Industrial Use at 2 and 10 Bennett Street shall be a minimum of 70 m (229.65 ft.) except for the residentially zoned lands at 9 Bennett



Street, the influence area shall be reduced to 20 m (65.6 ft.).

2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Concession 1, Part of Lot 13 (2 Bennett Street) and Concession 1, Part of Lot 13, Parts 1 to 5 on Reference Plan 49R-10557 (10 Bennett Street); City of Pembroke in a "General Industrial-4 – M1-4" zone in place and instead of a "General Industrial – M1" zone and a "General Industrial-slope stability – M1-s" zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached hereto.
3. This By-law shall be circulated in the manner provided for by the regulations enacted pursuant to Section 34(18) and (19) of The Planning Act R.S.O., 1990. In the event that no objection is filed within 20 days of the date of giving written notice, this By-law shall come into force and take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to the Ontario Land Tribunal (OLT) for approval and shall come into force and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.

**Passed and enacted this 15th day of February, 2022.**



Michael LeMay  
Mayor



Heidi Martin Deputy-Clerk  
Clerk

This is Schedule 'A' to By-law 2022-18 of the Corporation of the City of  
Pembroke, passed this 15<sup>th</sup> day of February, 2022.

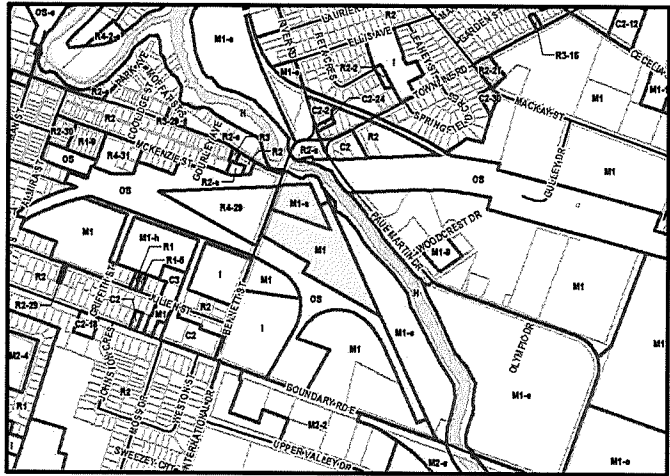
*Gerny*

Mayor

*Tom Rapierre*

Clerk

Subject Property to be Rezoned from a “General Industrial – M1” Zone and a  
“General Industrial-slope stability – M1-s” Zone to a “General Industrial-4 – M1-  
4” Zone:



**The Corporation of the City of Pembroke**

**By-law Number 2022-23**

**A by-law to amend By-law 2020-05 of the Corporation of the City of Pembroke, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the City of Pembroke**

**Whereas** Section 34 of The Planning Act R.S.O., 1990 provides that by-laws may be passed by Municipal Council for restricting the use of lands and the erection or use of buildings except as provided for in such by-laws; and

**Whereas** the Council of the Corporation of the City of Pembroke did, on the twenty-first day of January 2020, pass By-law 2020-05 to provide for the use of lands and the character, location and use of buildings and the said By-law has, from time to time, been amended; and

**Whereas** it is deemed expedient to further amend the said By-law.

**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 8.4 thereof the following:

**Section 8.4 (13) Residential Type 4-13 – R4-13**

(13) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the "R4-13", municipally known as **0 Julien Street** and more particularly described as Block B, Plan 250 except Part 1, 49R-7550, Part 1, 49R-10208; City of Pembroke and Part Griffith Street, Plan 246 lying East of Julien Street; Griffith Street, Plan 250; City of Pembroke may be developed in accordance with the following provisions:

- i) Permitted uses: Section 8.1 – "Residential Type 4 – R4" uses shall permit cluster housing containing a maximum of one hundred (100) dwelling units.
- ii) Zone Provisions: Setbacks shall be in accordance with Section 8.2 for an apartment dwelling house. The reduced setbacks for 0 Julien Street shall be as follows:
  - Reduced Lot Frontage of 65.6 feet.
  - Reduced Rear Yard Depth of 20 feet;
  - Privacy Yards will not be required; and
  - Maximum Building Height for all buildings on property shall not exceed 35 feet.

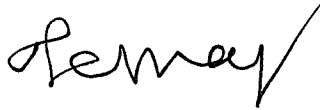
Further the provisions applicable to each type of dwelling (other than an apartment building based on relief granted above) shall apply to that dwelling in the Cluster Housing.

- iii) 0 Julien Street is granted relief from the following areas of the Zoning By-law:
  - Section 3.34(2)(b)(iii) Special Separation Distances - Industrial Uses and Sensitive Land Uses – Class II Industrial Uses (Medium Industrial)
    - The influence area of a Class II Industrial Use at 327 Julien Street shall be a minimum of 20 m (65.6 ft.) to the proposed new buildings from 0 Julien Street.

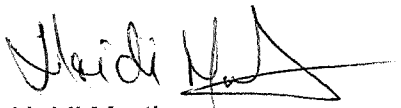
- iv) The recommendations of the Noise Impact Study done by Cambium Inc. Consultants dated October 2021 must be upheld.
- v) A registered Right-of-way must be provided to allow the owners of 325 Julien Street and 327 Julien Street access to their properties.

2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Block B, Plan 250 except Part 1, 49R-7550, Part 1, 49R-10208; City of Pembroke and Part Griffith Street, Plan 246 lying East of Julien Street; Griffith Street, Plan 250; City of Pembroke; as "Residential Type 4-13 – R4-13" zone in place and instead of a "General Industrial-holding – M1-h" zone and a "Residential Type 2 – R2" zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached hereto.
3. This By-law shall be circulated in the manner provided for by the regulations enacted pursuant to Section 34(18) and (19) of The Planning Act R.S.O., 1990. In the event that no objection is filed within 20 days of the date of giving written notice, this By-law shall come into force and take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to the Ontario Land Tribunal (OLT) for approval and shall come into force and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.

**Passed and enacted this 1<sup>st</sup> day of March 2022**



Michael LeMay  
Mayor



Heidi Martin  
Clerk

Henry

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Clerk



## **The Corporation of the City of Pembroke**

### **By-law Number 2022-24**

#### **A by-law to amend By-law 2020-05 of the Corporation of the City of Pembroke, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the City of Pembroke**

**Whereas** Section 34 of The Planning Act R.S.O., 1990 provides that by-laws may be passed by Municipal Council for restricting the use of lands and the erection or use of buildings except as provided for in such by-laws; and

**Whereas** the Council of the Corporation of the City of Pembroke did, on the twenty-first day of January, 2020, pass By-law 2020-05 to provide for the use of lands and the character, location and use of buildings and the said By-law has, from time to time, been amended; and

**Whereas** it is deemed expedient to further amend the said By-law;

**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 7.4 thereof the following:

#### **Section 7.4 (31) Residential Type 3-31 – R3-31**

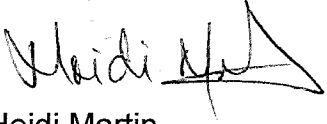
(24) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R3-31 Zone, municipally known as **901 River Road** and more particularly described as Plan 91, Part Block O, Parts 2, 4 and 5 on 49R-15508; City of Pembroke may be developed in accordance with the following provisions:

- i) Permitted uses: Section 7.1 – “Residential Type 3 – R3” uses shall permit all “R3” uses including a four (4) unit row dwelling house with four (4) secondary dwelling units in each end of the row dwelling house for a total of eight (8) dwelling units.
  - ii) Zone Provisions: Section 7.2.3(k) Group Setback – shall not be required for this property.
  - iii) Frontage on a Public Street: Section 3.12(1) – there will be only one access to a public street for this property. Therefore, the row dwelling units cannot be severed for individual ownership.
2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Plan 91, Part Block O, Parts 2, 4 and 5 on 49R-15508; City of Pembroke as “Residential Type 3-31 – R3-31” zone in place and instead of a “Residential Type 3-24 – R3-24” zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached hereto.
  3. This By-law shall be circulated in the manner provided for by the regulations enacted pursuant to Section 34(18) and (19) of The Planning Act R.S.O., 1990. In the event that no objection is filed within 20 days of the date of giving written notice, this By-law shall come into force and take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to the Ontario Land Tribunal (OLT) for approval and shall come into force and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.
  4. That By-law 2021-64 which rezoned 901 River Road to a “Residential Type 3-24 – R3-24” zone be repealed in its entirety.

**Passed and enacted this 1st day of March, 2022.**

A handwritten signature in black ink, appearing to read "LeMay", with a long, sweeping horizontal stroke extending to the right.

Michael LeMay  
Mayor

A handwritten signature in black ink, appearing to read "Heidi Martin", with a large, stylized flourish at the end.

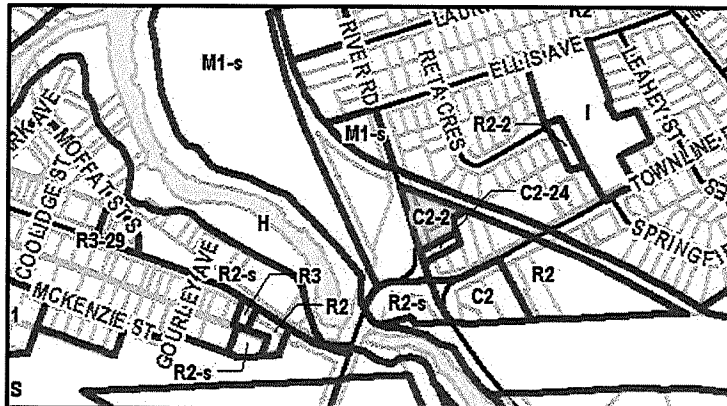
Heidi Martin  
Clerk

Armen ✓

Uddi [Signature]  
Clerk



M1-s



## The Corporation of the City of Pembroke

### By-law Number 2022-33

#### **A by-law to amend By-law 2020-05 of the Corporation of the City of Pembroke, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the City of Pembroke**

**Whereas** Section 34 of The Planning Act R.S.O., 1990 provides that by-laws may be passed by Municipal Council for restricting the use of lands and the erection or use of buildings except as provided for in such by-laws; and

**Whereas** the Council of the Corporation of the City of Pembroke did, on the twenty-first day of January 2020, pass By-law 2020-05 to provide for the use of lands and the character, location and use of buildings and the said By-law has, from time to time, been amended; and

**Whereas** it is deemed expedient to further amend the said By-law.

**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 8.4 thereof the following:

#### Section 8.4 (15) Residential Type 4-15 – R4-15

(15) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the "R4-15", municipally known as **0 Matheson Drive** and more particularly described as Part Lot 24, Concession 2 fronting Allumette Lake, Pembroke, as in R262459 (secondly) except PL580, PL590, 49M3 and Parts 6 to 12, 49R-17150; subject to an easement in gross over Parts 2, 4 and 5, 49R-136687; City of Pembroke and Block 23, Plan 590, except Parts 6 and 9, 49R-17150; subject to an easement in gross over Parts 1 and 3, 49R-17150 as in RE136687; City of Pembroke may be developed in accordance with the following provisions:

- i) Permitted uses: Section 8.1 – "Residential Type 4 – R4" uses shall permit cluster housing containing a maximum of twenty-two (22) rowhouse dwelling units.
- ii) Zone Provisions: Setbacks shall be in accordance with Section 7.2.3 for a row dwelling. The reduced cluster housing setbacks for 0 Matheson Drive shall be as follows:
  - Reduced Lot Frontage of 19.7 metres (64.6 feet);
  - Group Setback provision shall not be required for Building #1; and
  - Maximum Number of Dwelling units in a Rowhouse building shall be not more than 10 dwelling units.

Further the provisions applicable to each type of dwelling (other than a rowhouse building based on relief granted above) shall apply to that dwelling in the Cluster Housing.

- iii) A stormwater easement must form part of the Site Plan Agreement and be registered on title.
2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Part Lot 24, Concession 2 fronting Allumette Lake, Pembroke, as in R262459 (secondly) except PL580, PL590, 49M3 and Parts 6 to 12, 49R-17150; subject to an easement in gross over Parts 2, 4 and 5, 49R-136687; City of Pembroke and Block 23, Plan 590, except Parts 6 and 9, 49R-17150; subject to an easement in gross over Parts 1 and 3 49R-17150 as in RE136687; City of Pembroke; as "Residential Type 4-15 – R4-15" zone

in place and instead of a "Residential Type 3 – R3" zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached hereto.

3. This By-law shall be circulated in the manner provided for by the regulations enacted pursuant to Section 34(18) and (19) of The Planning Act R.S.O., 1990. In the event that no objection is filed within 20 days of the date of giving written notice, this By-law shall come into force and take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to the Ontario Land Tribunal (OLT) for approval and shall come into force and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.

**Passed and enacted this 19th day of April, 2022**



Michael LeMay  
Mayor



Heidi Martin Terry Lapierre  
~~Clerk~~ CAO / Deputy Clerk



De mees ✓

Terry Rapierne  
Clerk CAO / Deputy Clerk

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## **The Corporation of the City of Pembroke**

### **By-law Number 2022-60**

**A by-law to amend By-law 2020-05 of the Corporation of the City of Pembroke, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the City of Pembroke**

**Whereas** Section 34 of The Planning Act R.S.O., 1990 provides that by-laws may be passed by Municipal Council for restricting the use of lands and the erection or use of buildings except as provided for in such by-laws; and

**Whereas** the Council of the Corporation of the City of Pembroke did, on the twenty-first day of January, 2020, pass By-law 2020-05 to provide for the use of lands and the character, location and use of buildings and the said By-law has, from time to time, been amended; and

**Whereas** it is deemed expedient to further amend the said By-law;

**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the lands municipally known as **100 Albert Street and 50 Alexander Street**. 50 Alexander Street is legally described as Part Water Lot XM, Pembroke, as in R112601 (Firstly); Water Lot CL5212, Pembroke; Part Land under the Ottawa River in front of Water Lot XM and in front of Lot 99 and Munroe Street, Plan 9, Pembroke, Parts 1-2, 49R-8988, except Parts 1 and 2, 49R-17411 and that part of Water Lot CL5212, as in R311839, lying west of Part 2, 49R-17411; City of Pembroke and being part of lands in PIN #57139-0299 (LT). 100 Albert Street is legally described as Part Water Lot location CL3895 in Ottawa River in front of Lot 35, Front Con, opposite Lot 4, Block B, Lots 5, 7, 9 and 11, Block D, Albert and Prince Street, Plan 2 and opposite Lots 1, 2 and 3, Block F, Alexander Street, Plan 17, Pembroke, as in R98582, Part 1, 49R-6879; Part Water Lot GT32, Pembroke as in PMC29275, except 49R-2636; S/T reservations in PMC29275, R256311, R98582; S/T R98948; City of Pembroke and being all of lands in PIN #57139-0246 (LT) from a "Central Commercial-21-flood fringe-holding - C3-22-ff-h" zone to an "Open Space-flood fringe – OS-ff" zone. The property which is rezoned is shown as the lined area on Schedule "A" attached hereto.
2. This By-law shall be circulated in the manner provided for by the regulations enacted pursuant to Section 34(18) and (19) of The Planning Act R.S.O., 1990. In the event that no objection is filed within 20 days of the date of giving written notice, this By-law shall come into force and take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to the Ontario Land Tribunal (OLT) for approval and shall come into force and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.
3. That By-law 98-69 which rezoned 100 Albert Street and 50 Alexander Street to "Central Commercial-21-flood fringe-holding – C3-21-ff-h" zone be repealed in its entirety.

**Passed and Enacted this 9th day of August, 2022**

Ron Gervais  
Deputy Mayor



Heidi Martin  
Clerk





This is Schedule 'A' to By-law 2022-60 of the Corporation of the City of  
Pembroke passed this 9<sup>th</sup> day of August, 2022.

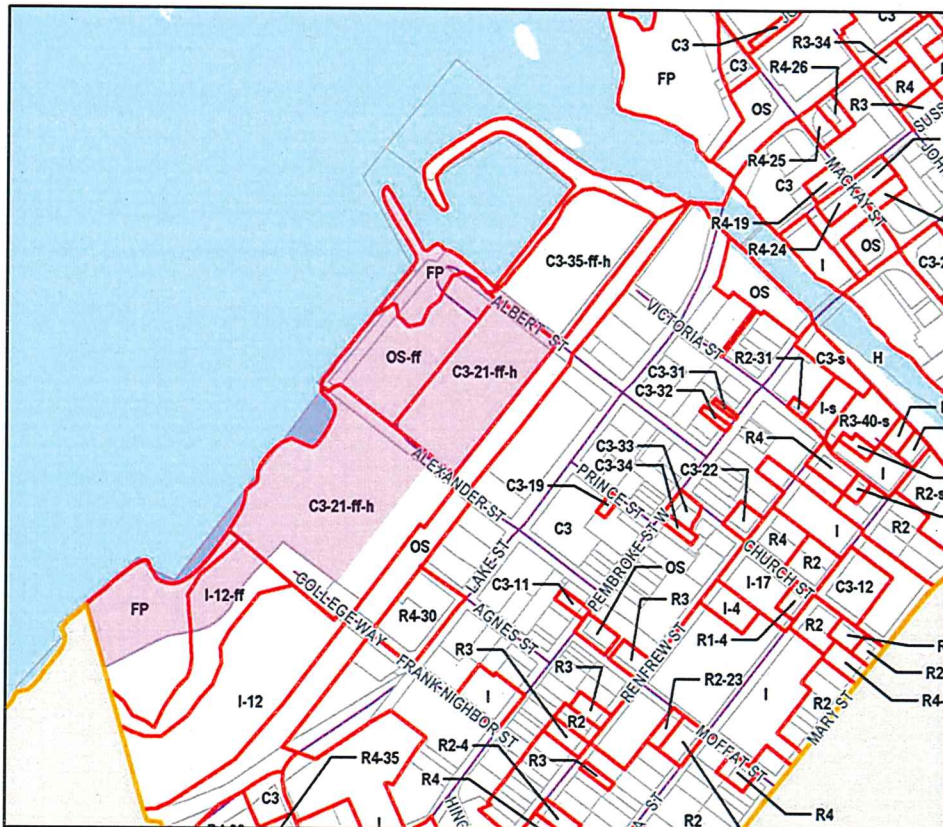
Deputy Mayor

*R. Sen*

Clerk

*Terry Rapier*

Subject Property to be Rezoned from a "Central Commercial-21-flood fringe-  
holding – C3-21-ff-h" zone to an "Open Space-flood fringe – OS-ff" zone:



## The Corporation of the City of Pembroke

### By-law Number 2022-64

**A by-law to amend By-law 2020-05 of the Corporation of the City of Pembroke, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the City of Pembroke**

**Whereas** The Planning Act R.S.O., 1990 provides that by-laws may be passed by Municipal Council for restricting the use of lands and the erection or use of buildings except as provided for in such by-laws; and

**Whereas** the Council of the Corporation of the City of Pembroke did, on the twenty-first day of January, 2020, pass By-law 2020-05 to provide for the use of lands and the character, location and use of buildings and the said By-law has, from time to time, been amended; and

**Whereas** it is deemed expedient to further amend the said By-law;

**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 10.4 thereof the following:  
  
Section 10.4 (21) Highway Commercial-21 – C2-21  
  
(21) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C2-21 Zone, municipally known as **482 Boundary Road** and more particularly described as Concession 1, Part Lot 30, Part Road Allowance, Stafford; City of Pembroke may be developed in accordance with the following provisions:
    - i) Permitted uses: Section 10.1 – Highway Commercial – C2” uses shall be permitted along with a dog kennel.
    - ii) Definitions: For the purposes of this by-law, a dog kennel shall be defined as follows:  
  
As a building or structure where only dogs are boarded or trained, given medical treatment or housed for similar purposes for personal use or as a commercial service to the general public and shall include a shelter. A dog shelter shall be defined as providing care for dogs needing protection, attempt to find homes for homeless dogs, and reunite lost dogs with their owners. The number of dogs shall be limited to 20 dogs overnight. There will be no outdoor kennels. All dogs who will be staying overnight will be indoors from 9 pm to 6 am except for nature breaks. A staff member will remain on site during the overnight hours. A maximum of three dogs will be permitted outdoors at once during the overnight hours. No dog will be permitted to bark excessively outdoors during the overnight hours or during daytime hours and must not contravene the City's Noise By-law.
2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Concession 1, Part of Lot 30, Part of Road Allowance, Stafford; City of Pembroke as “Highway Commercial-21 – C2-21” zone in place and instead of a “Highway Commercial - C2” zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached hereto.
3. This By-law shall be circulated in the manner provided for by the regulations enacted pursuant to Section 34(18) and (19) of The Planning Act R.S.O., 1990. In the event that no objection is filed within 20 days of the date of giving written notice, this By-law shall come into force and take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to



the Ontario Land Tribunal or approval and shall come into force and take effect only upon the approval of LPAT, as evidenced by the issuance of its formal order in that respect.

**Passed and enacted this 6th day of September, 2022**




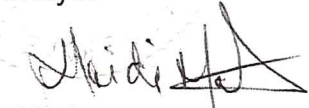
Michael LeMay  
Mayor



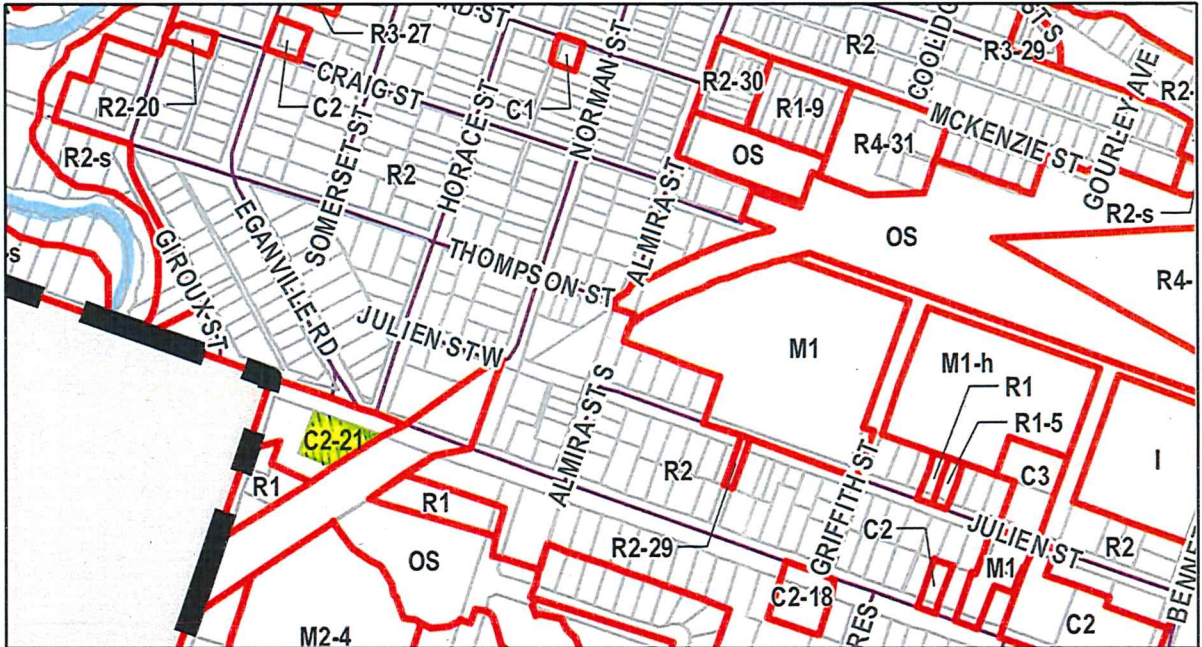
Heidi Martin  
Clerk

This is Schedule 'A' to By-law 2022-64 of the Corporation of the City of  
Pembroke passed this 6<sup>th</sup> day of September, 2022.

  
Mayor

  
Clerk

Subject Property to be Rezoned from a "Highway Commercial - C2" Zone to a  
"Highway Commercial-21 – C2-21" Zone:



## **The Corporation of the City of Pembroke**

### **By-law Number 2022-68**

**A by-law to amend By-law 2020-05 of the Corporation of the City of Pembroke, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the City of Pembroke.**

**Whereas** Section 34 of The Planning Act R.S.O., 1990 provides that by-laws may be passed by Municipal Council for restricting the use of lands and the erection or use of buildings except as provided for in such by-laws; and

**Whereas** the Council of the Corporation of the City of Pembroke did, on the twenty-first day of January 2020, pass By-law 2020-05 to provide for the use of lands and the character, location and use of buildings and the said By-law has, from time to time, been amended; and

**Whereas** it is deemed expedient to further amend the said By-law.

**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 6.4 thereof the following:

**Section 5.4 (1) Residential Type 1-1 – R1-1**

(1) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the "R1-1" Zone, municipally known as **500 Catherine Street** and more particularly described as PLAN 299 PT LOT 5; RP49R19417 PART 3 may be developed in accordance with the following provisions:

- i) Permitted uses: Section 5.1 – "Residential Type 1 – R1" uses shall also permit a semi-detached dwelling containing a maximum of two (2) dwelling units. No secondary dwelling units shall be permitted for this property in the "R1-1" zone.
- ii) Zone Provisions: Setbacks shall be in accordance with Section 6.2 (1) and (2) for a semi-detached dwelling containing a maximum of two dwelling units.

2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as PLAN 299 PT LOT 5; RP49R19417 PART 3 as "Residential Type 1-1 - R1-1" zone in place and instead of a "Residential Type 1 – R1" zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached hereto.

3. This By-law shall be circulated in the manner provided for by the regulations enacted pursuant to Section 34(18) and (19) of The Planning Act R.S.O., 1990. In the event that no objection is filed within 20 days of the date of giving written notice, this By-law shall come into force and take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to the Ontario Land Tribunal (OLT) for approval and shall come into force and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.

Passed and enacted this 18<sup>th</sup> day of October, 2022

  
Michael LeMay  
Mayor

  
Heidi Martin  
Clerk

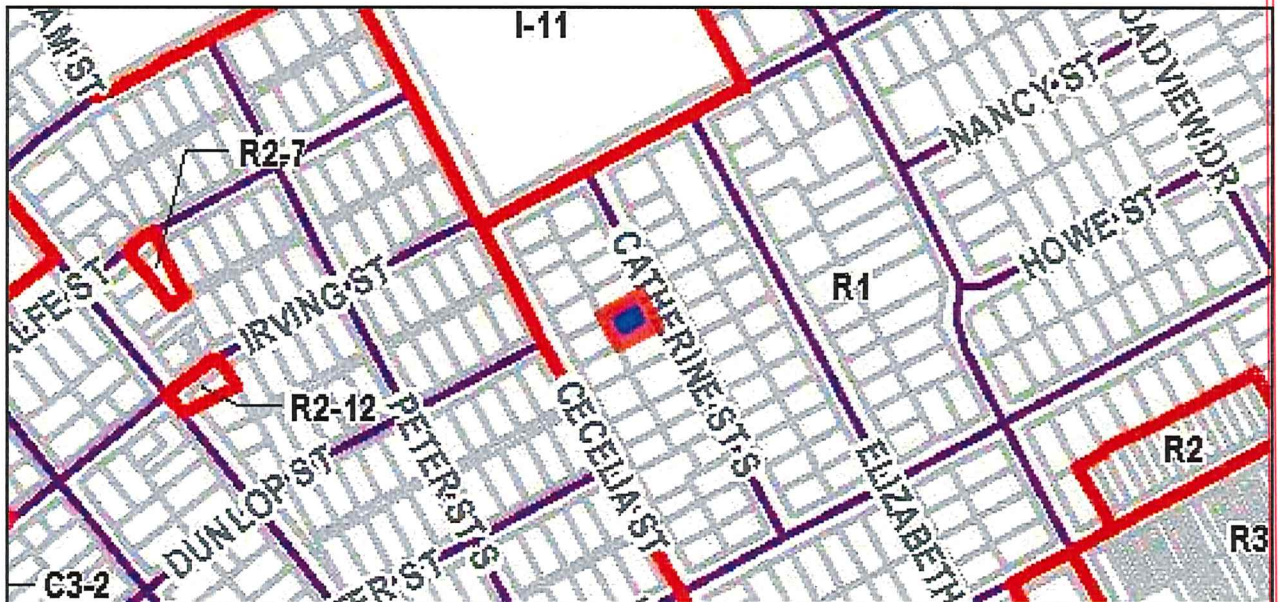


This is Schedule 'A' to By-law 2022-68 of the Corporation of the City of  
Pembroke passed this 18<sup>th</sup> day of October, 2022.

*[Signature]*  
Mayor

*[Signature]*  
Clerk

Subject Property to be rezoned from a "Residential Type 1 – R1" zone to a  
"Residential Type 1-1 – R1-1" zone:





## The Corporation of the City of Pembroke

### By-law Number 2022-71

#### **A by-law to amend By-law 2020-05 of the Corporation of the City of Pembroke, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the City of Pembroke**

**Whereas** Section 34 of The Planning Act R.S.O., 1990 provides that by-laws may be passed by Municipal Council for restricting the use of lands and the erection or use of buildings except as provided for in such by-laws; and

**Whereas** the Council of the Corporation of the City of Pembroke did, on the twenty-first day of January, 2020, pass By-law 2020-05 to provide for the use of lands and the character, location and use of buildings and the said By-law has, from time to time, been amended; and

**Whereas** it is deemed expedient to further amend the said By-law;

**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 7.4 thereof the following:

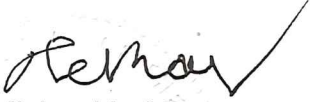
#### Section 7.4 (24) Residential Type 3-24 – R3-24

(24) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R3-24 Zone, municipally known as **0 Steel Street** and more particularly described as Plan 185, Lots 151 to 155; City of Pembroke may be developed in accordance with the following provisions:

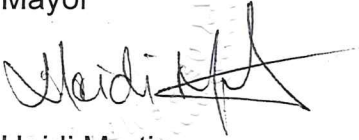
- i) Permitted uses: Section 7.1 – “Residential Type 3 – R3” uses shall permit all “R3” uses including two 4-unit row dwelling houses with secondary dwelling units.
  - ii) Zone Provisions: Setbacks shall be in accordance with Section 7.2 for a row dwelling house. The relief required for 0 Steel Street shall be as follows:
    - Minimum Lot Depth – 91 feet;
    - Minimum Rear Yard Setback – 20 feet; and
    - Section 7.2.3(k) Group Setback – shall not be required for this property.
  - iii) Frontage on a Public Street: Section 3.12(1) – there will be only one access to a public street (Stuart Street) for this property. Therefore, the row dwelling units cannot be severed for individual ownership.
2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Plan 185, Lots 151 to 155; City of Pembroke as “Residential Type 3-24 – R3-24” zone in place and instead of a “Residential Type 2-3 – R2-3” zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached hereto.
  3. This By-law shall be circulated in the manner provided for by the regulations enacted pursuant to Section 34(18) and (19) of The Planning Act R.S.O., 1990. In the event that no objection is filed within 20 days of the date of giving written notice, this By-law shall come into force and take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to the Ontario Land Tribunal (OLT) for approval and shall come into force

and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.

**Passed and enacted this 1st day of November, 2022.**

A handwritten signature in black ink, appearing to read "LeMay", with a long, sweeping horizontal stroke extending to the right.

Michael LeMay  
Mayor

A handwritten signature in black ink, appearing to read "Heidi Martin", with a large, stylized "H" and a long, sweeping horizontal stroke extending to the right.

Heidi Martin  
Clerk

Remar

mayor

*Handwritten signature*

Clerk

Clerk



## The Corporation of the City of Pembroke

### By-law Number 2023-18

**A by-law to amend By-law 2020-05 of the Corporation of the City of Pembroke, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the City of Pembroke.**

**Whereas** Section 34 of The Planning Act R.S.O., 1990 provides that by-laws may be passed by Municipal Council for restricting the use of lands and the erection or use of buildings except as provided for in such by-laws;

**And Whereas** the Council of the Corporation of the City of Pembroke did, on the twenty-first day of January, 2020, pass By-law 2020-05 to provide for the use of lands and the character, location and use of buildings and the said By-law has, from time to time, been amended;

**And Whereas** it is deemed expedient to further amend the said By-law;

**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 6.4 thereof the following:

Section 6.4 (34) Residential Type 2-34 – R2-34

(34) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-34 Zone, municipally known as **574 Pembroke Street East** and more particularly described as Concession 2, Part of Lot 28; City of Pembroke may be developed in accordance with the following provisions:

- i) Permitted uses: Section 6.1 – “Residential Type 2 – R2” uses shall permit all “R2” uses including a semi-detached dwelling house with a secondary dwelling unit in each of the semi-detached units for a total of 4 dwelling units.
  - ii) Parking Provisions: Section 3.29(11)(a) and Section 3.29(7)(d) Parking Regulations – Parking Area Location on Lot and Access – this property shall be permitted to have two (2) driveways with a width of 20 feet each for a maximum driveway width of 40 feet. The driveways shall be separated by nine (9) feet.
2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Concession 2, Part of Lot 28; City of Pembroke as “Residential Type 2-34 – R2-34” zone in place and instead of a “Residential Type 1 – R1” zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached hereto.
  3. This By-law shall be circulated in the manner provided for by the regulations enacted pursuant to Section 34(18) and (19) of The Planning Act R.S.O., 1990. In the event that no objection is filed within 20 days of the date of giving written notice, this By-law shall come into force and take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to the Ontario Land Tribunal (OLT) for approval and shall come into force and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.

Passed and enacted this 21<sup>st</sup> day of February, 2023.

A handwritten signature in blue ink, appearing to read 'R. Gervais', written in a cursive style.

Ron Gervais  
Mayor

A handwritten signature in blue ink, appearing to read 'D. Unrau', written in a cursive style.

David Unrau  
Chief Administrative Officer

This is Schedule 'A' to By-law 2023-18 of the Corporation of the City of  
Pembroke, passed this 21<sup>st</sup> day of February, 2023.

  
Mayor

  
Clerk CAO

Subject Property to be Rezoned  
from a "Residential Type 1 – R1" Zone  
to a  
"Residential Type 2-34 – R2-34" Zone

