

The Corporation of the City of Pembroke

By-law Number 2020-28

**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 10.4 thereof the following:

Section 10.4 (37) Highway Commercial-37 – C2-37

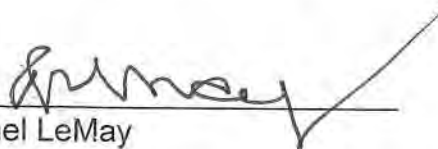
(37) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C2-37 Zone, municipally known as **840 Pembroke Street West** and more particularly described as Plan 185, Lot 369, Part Lots 360, 361 and 368; City of Pembroke may be developed in accordance with the following provisions:

- i) Permitted uses: Section 10.1 – Highway Commercial – C2” uses shall be permitted along with the additional uses of a builder’s supply centre ie. kitchen and bath business, storage warehouse, workshop and one apartment dwelling unit.
- ii) Zone Provisions: Setbacks shall be in accordance with Section 10.2 for a non-residential use. The setbacks for the lot frontage, front yard, interior side yards, buffer strips, accessory buildings and landscaped open space shall be as follows:
  - Lot Frontage shall be 16.94 m (55.58 ft.); and
  - Front Yard Setback shall be 4.65 m (15.25 ft.); and
  - Interior Side Yard Setback (East Side) shall be 4.36 m (14.3 ft.); and
  - Interior Side Yard Setback (West Side) shall be 0.23 m (0.75 ft.); and
  - Buffer Strips along both Interior Lot Lines shall be 0 m (0 ft.); and
  - Garage Interior Side Yard shall be 0.71 m (2.33 ft.); and
  - Shed Interior Side Yard shall be 0.15 m (0.5 ft.); and
  - Landscaped Open Space shall be 1%.
- iii) There shall be no open storage on the property.

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, Lot 369, Part Lots 360, 361 and 368; City of Pembroke as "Highway Commercial-37 – C2-37" zone in place and instead of 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 Local Planning Appeal Tribunal (LPAT) for 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**

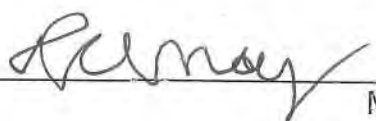
**This 5<sup>th</sup> day of May, 2020**

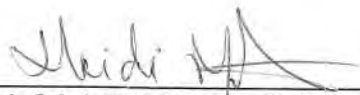
  
\_\_\_\_\_  
Michael LeMay  
Mayor

  
\_\_\_\_\_  
~~Terry Lapierre~~ Heidi Martin  
Chief Administrative Officer/Clerk Deputy Clerk

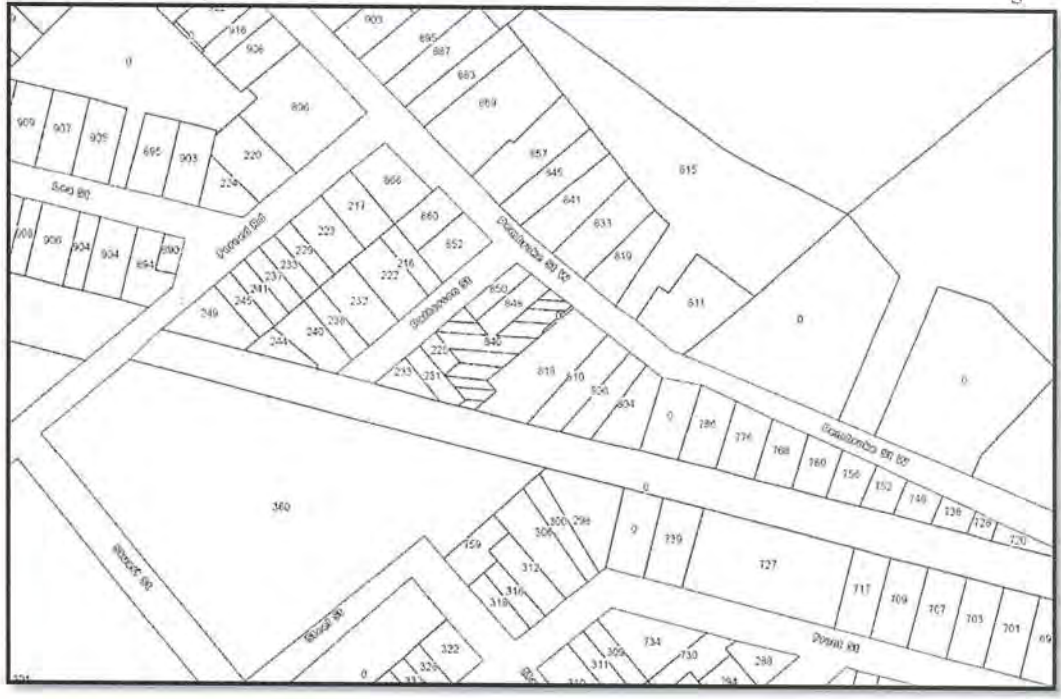


This is Schedule 'A' to By-law 2020-28  
of the Corporation of the City of Pembroke  
passed this 5<sup>th</sup> day of May, 2020.

  
Mayor

  
Chief Administrative Officer/Clerk  
Deputy Clerk

Subject Property to be Rezoned  
from a "Residential Type 2 – R2" Zone  
to a  
"Highway Commercial-37 – C2-37" Zone



The Corporation of the City of Pembroke

By-law Number 2020-29

**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 10.4 thereof the following:

Section 10.4 (3) Highway Commercial-3 – C2-3

(3) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C2-3 Zone, municipally known as **813 Pembroke Street East** and more particularly described as Part Lot 25, Concession 2 fronting Allumette Lake, Pembroke, Part 1 on 49R-16974; City of Pembroke may be developed in accordance with the following provisions:

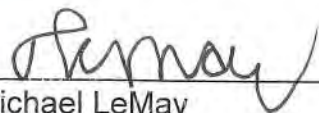
  - i) Permitted uses: Section 10.1 – Highway Commercial – C2” uses shall be permitted along with the additional uses of a single detached dwelling house.
  - ii) Zone Provisions: Setbacks shall be in accordance with Section 10.2 for a non-residential use. The setback for lot frontage shall be 6.1 m (20 ft.) (Right-of-way).
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 25, Concession 2 fronting Allumette Lake, Pembroke, Part 1 on 49R-16974; City of Pembroke as “Highway Commercial-3 – C2-3” 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 Local Planning Appeal Tribunal (LPAT) for 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.

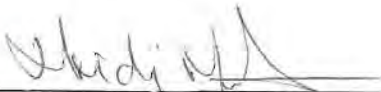
**Passed and Enacted**

**This 5<sup>th</sup> day of May, 2020**



Michael LeMay

Mayor

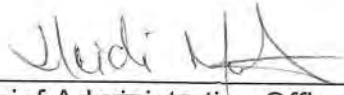


Terry Lapierre Heidi Martin

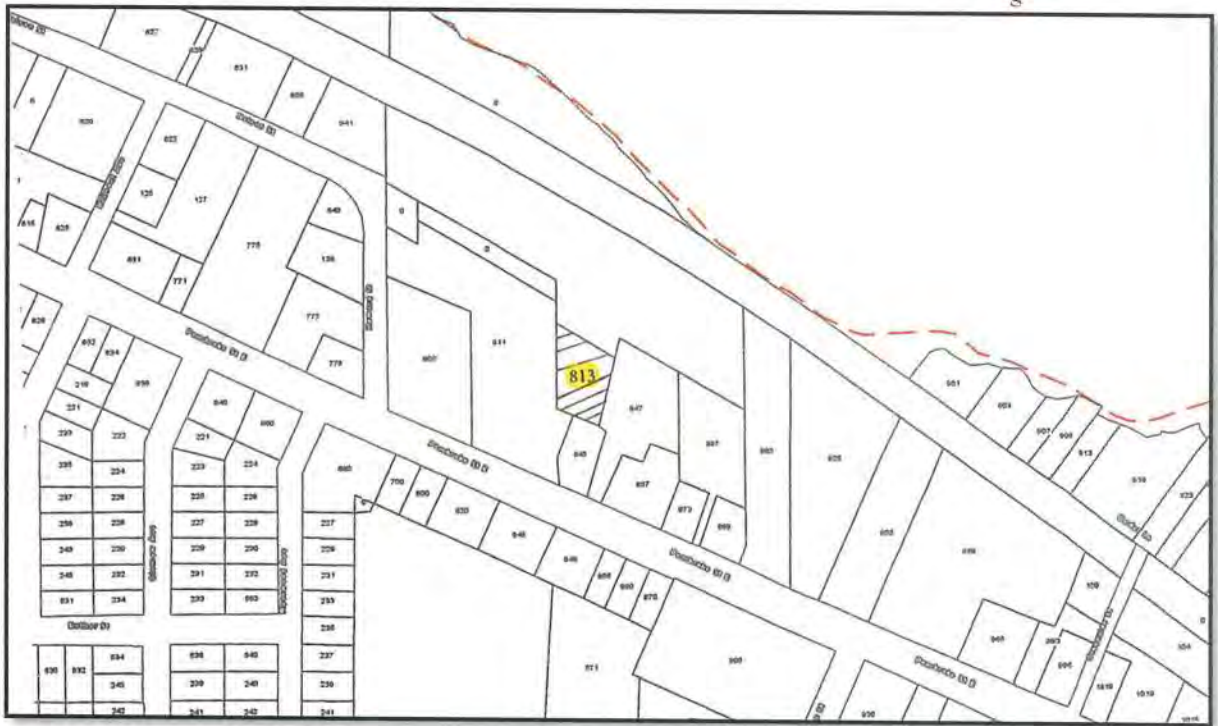
Chief Administrative Officer/Clerk Deputy Clerk

This is Schedule 'A' to By-law 2020-29  
of the Corporation of the City of Pembroke  
passed this 5<sup>th</sup> day of May, 2020.

  
Mayor

  
Chief Administrative Officer/Clerk  
Deputy Clerk

Subject Property to be Rezoned  
from a "Highway Commercial - C2" Zone  
to a  
"Highway Commercial-3 – C2-3" Zone





The Corporation of the City of Pembroke

By-law Number 2020-30

**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 (1) Residential Type 4-1 – R4-1

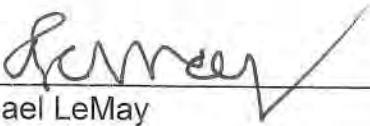
(1) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the "R4-1" Zone, municipally known as **102 Deacon Street** and more particularly described as Plan 181, Lot 664 and Part Lot 665; City of Pembroke may be developed in accordance with the following provisions:

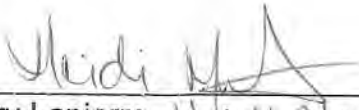
- i) Permitted uses: Section 8.1 – "Residential Type 4 – R4" uses shall be limited to an apartment building containing a maximum of five (5) dwelling units.
- ii) Zone Provisions: Setbacks shall be in accordance with Section 8.2 for a non-residential use. The setback for the lot frontage, rear yard, eastern interior side yard, privacy yards, buffer strips and dwelling unit areas shall be as follows:
  - Lot Frontage shall be 21.9 m (72 ft.); and
  - Rear Yard Setback shall be 4.88 m (16 ft.); and
  - Interior Side Yard Setback (East Side) shall be 3.66 m (12 ft.); and
  - Privacy Yards shall be 0 m (0 ft.); and
  - Buffer Strip Width (West Side) shall be 0 m (0ft.); and
  - Dwelling Unit Areas for One Bedroom Apartments shall be 46.25 sq. m. (497.26 sq. ft.); and
  - Dwelling Unit Areas for Two Bedroom Apartments shall be 62.05 sq. m. (667.17 sq. ft.)
  - Garbage enclosure to be provided on property. Size, location and timing to be illustrated on site plan provided by owner and approved by the City of Pembroke.

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 181, Lot 664 and Part of Lot 665; City of Pembroke as "Residential Type 4-1 – R4-1" zone in place and instead of 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 Local Planning Appeal Tribunal (LPAT) for 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 5<sup>th</sup> day of May, 2020**

  
\_\_\_\_\_  
Michael LeMay  
Mayor

  
\_\_\_\_\_  
Terry Lapierre Heidi Martin  
Chief Administrative Officer/Clerk

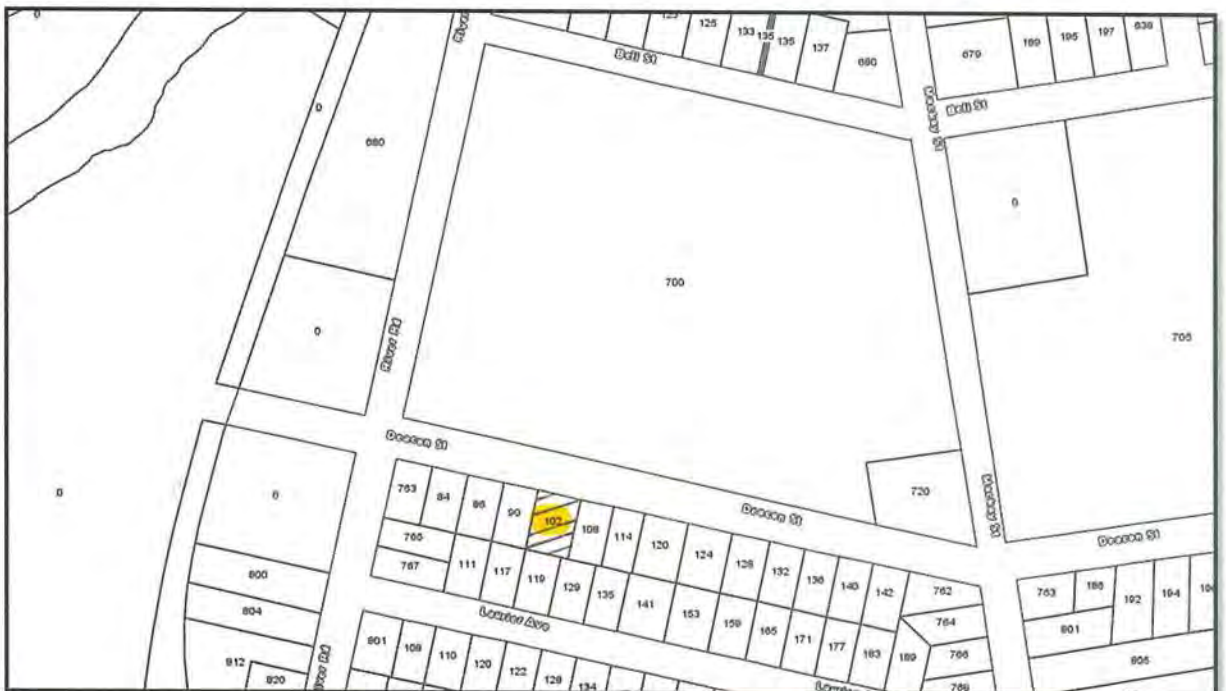


This is Schedule 'A' to By-law 2020-30  
of the Corporation of the City of Pembroke  
passed this 5<sup>th</sup> day of May, 2020.

*James*  
Mayor

*Heidi*  
Chief Administrative Officer/Clerk  
Deputy Clerk

Subject Property to be Rezoned  
from a "Residential Type 2 – R2" Zone  
to a  
"Residential Type 4-1 – R4-1" Zone



The Corporation of the City of Pembroke

By-law Number 2020-32

**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;

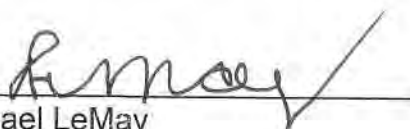
**And Whereas** it is deemed expedient to further amend the said By-law;

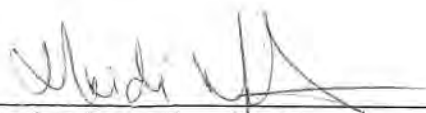
**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:


1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the lands municipally known as 1064 Pembroke Street West and more particularly described as Plan 175, Lot 41; City of Pembroke from a "Highway Commercial-16 – C2-16" zone to a "Residential Type 2 - R2" 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 Local Planning Appeal Tribunal (LPAT) for 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 5<sup>th</sup> day of May, 2020**

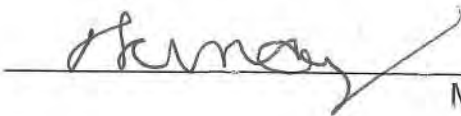
  
Michael LeMay  
Mayor

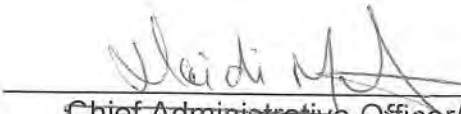
  
Terry Lapierre  
Chief Administrative Officer/Clerk

  
Heidi Martin  
Deputy Clerk



This is Schedule 'A' to By-law 2020-32  
of the Corporation of the City of Pembroke  
passed this 5<sup>th</sup> day of May, 2020.

  
Mayor

  
Chief Administrative Officer/Clerk  
Deputy Clerk

Subject Property to be Rezoned  
from a "Highway Commercial-16 – C2-16" Zone  
to a  
"Residential Type 2 – R2" Zone



The Corporation of the City of Pembroke

By-law Number 2020-33

**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 6.4 thereof the following:

Section 6.4 (14) Residential Type 2-14 – R2-14

(14) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the "R2-14" Zone, municipally known as **304 McKenzie Street (in future known as 467 and 469 Almira Street)** and more particularly described as Plan 178, Block 7, Lot 36, Part Lot 35 and Part 1 on 49R-18689; City of Pembroke may be developed in accordance with the following provisions:

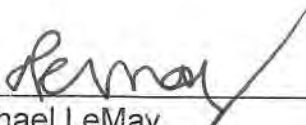
- i) Permitted uses: Section 6.1 – "Residential Type 2 – R2" uses.
  - ii) Zone Provisions: Setbacks shall be in accordance with Section 6.2 for a semi-detached dwelling house. The setback for the lot area, rear yard, front yard, lot depth and driveway width shall be as follows:
    - Lot Area shall be 421.71 sq. m. (4,534.5 sq. ft.); and
    - Lot Area if one dwelling unit occupies a lot shall be 210.85 sq. m (2,267.2 sq. ft.); and
    - Rear Yard Setback shall be 2.44 m (8 ft.); and
    - Front Yard Setback shall be 3.66 m (12 ft.); and
    - Lot Depth shall be 13.3 m (43.6 ft.); and
    - Driveway Width shall be 6.1 m (20 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 Plan 178, Block 7, Lot 36, Part of Lot 35 and Part 1 on 49R-18689; City of Pembroke as "Residential Type 2-14 – R2-14" zone in place and instead of a "Residential Type 2-30 – R2-30" 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 Local Planning Appeal Tribunal (LPAT) for 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.

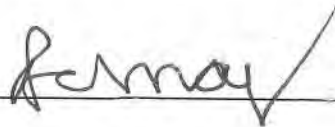
**Passed and Enacted**

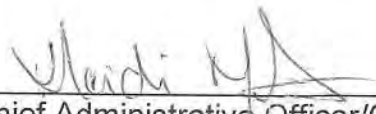
**This 5<sup>th</sup> day of May, 2020**

  
\_\_\_\_\_  
Michael LeMay  
Mayor

  
\_\_\_\_\_  
~~Terry Lapierre~~ Heidi Martin  
Chief Administrative Officer/Clerk Deputy Clerk

This is Schedule 'A' to By-law 2020-33  
of the Corporation of the City of Pembroke  
passed this 5<sup>th</sup> day of May, 2020.

  
Mayor

  
Chief Administrative Officer/Clerk  
Deputy Clerk

Subject Property to be Rezoned  
from a "Residential Type 2-30 – R2-30" Zone  
to a  
"Residential Type 2-14 – R2-14" Zone





The Corporation of the City of Pembroke

By-law Number 2020-39

**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 10.4 thereof the following:

Section 10.4 (7) Highway Commercial-7 – C2-7

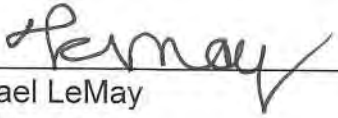
(7) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C2-7 Zone, municipally known as **547 Pembroke Street East** and more particularly described as Part Lots 28 and 29, Concession 2 fronting Allumette Lake, Pembroke, as in R423006; City of Pembroke may be developed in accordance with the following provisions:

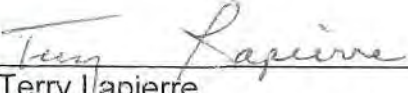
- i) Permitted uses: Section 10.1 – Highway Commercial – C2” uses shall be permitted along with the additional uses of a single detached dwelling house.
  - ii) Zone Provisions: Setbacks shall be in accordance with Section 10.2 for a non-residential use. The minimum dwelling unit area shall be 864 square 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 Part Lots 28 and 29, Concession 2 fronting Allumette Lake, Pembroke, as in R423006; City of Pembroke as “Highway Commercial-7 – C2-7” 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 Local Planning Appeal Tribunal (LPAT) for 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 2<sup>nd</sup> day of June, 2020**

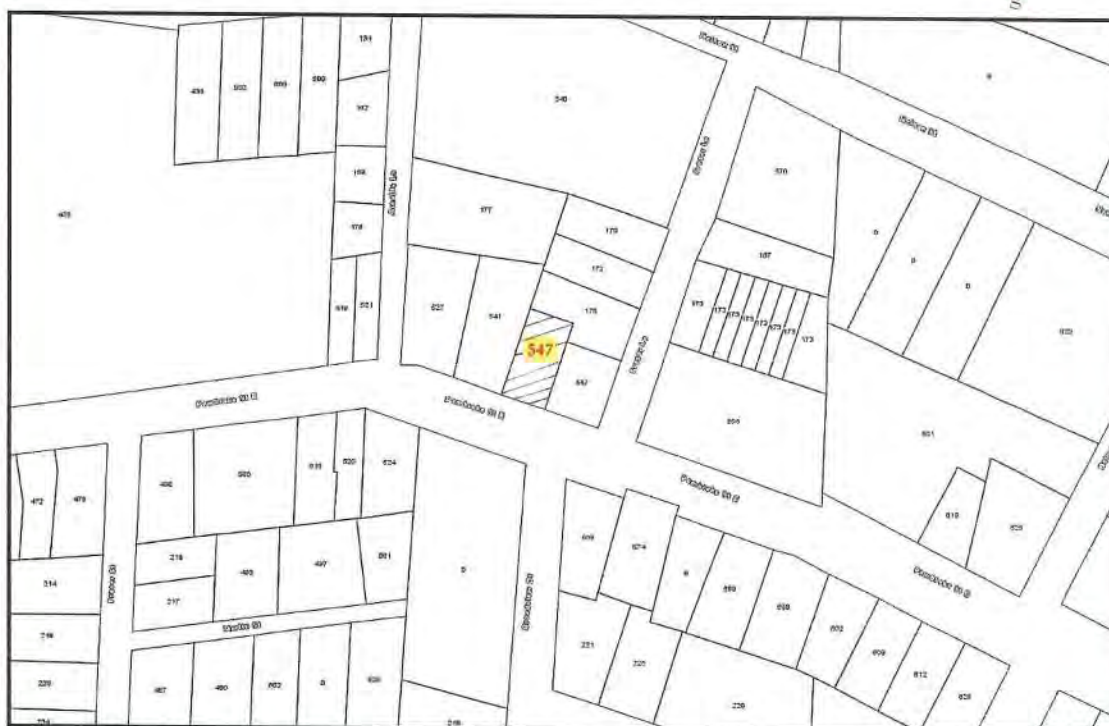
  
\_\_\_\_\_  
Michael LeMay  
Mayor

  
\_\_\_\_\_  
Terry Lapierre  
Chief Administrative Officer/Clerk



ofernay Mayor

Subject Property to be Rezoned  
from a "Highway Commercial - C2" Zone  
to a  
"Highway Commercial-7 – C2-7" Zone



The Corporation of the City of Pembroke

By-law Number 2020-60

**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;

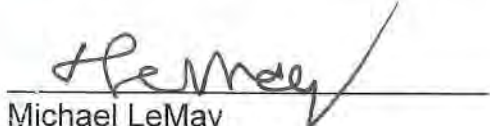
**And Whereas** it is deemed expedient to further amend the said By-law;


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

1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the lands municipally known as 1036 Pembroke Street East and more particularly described as Concession 2, Part of Lot 24; City of Pembroke from a "Residential Type 2-25 – R2-25" zone to a "Highway Commercial – C2" 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 Local Planning Appeal Tribunal (LPAT) for 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**

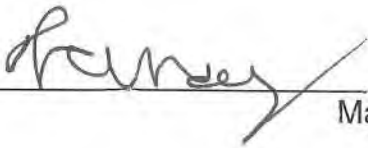
**This 11<sup>th</sup> day of August, 2020**

  
Michael LeMay  
Mayor

  
Terry Lapierre  
Chief Administrative Officer/Clerk



This is Schedule 'A' to By-law 2020-60  
of the Corporation of the City of Pembroke  
passed this 11<sup>th</sup> day of August, 2020.

  
Mayor

  
Chief Administrative Officer/Clerk

Subject Property to be Rezoned  
from a "Residential Type 2-25 – R2-25" Zone  
to a  
"Highway Commercial – C2" Zone



The Corporation of the City of Pembroke

By-law Number 2020-63

**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 10.4 thereof the following:

Section 10.4 (9) Highway Commercial-9 – C2-9

(9) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C2-9 Zone, municipally known as **1050 Pembroke Street West** and more particularly described as Plan 175, Part Lot 27; City of Pembroke may be developed in accordance with the following provisions:

- i) Permitted uses: Section 10.1 – Highway Commercial – C2” uses shall be limited to the following: Animal Day Care Establishment, Animal Hospital, Broadcasting Studio, Craft Brewery, Craft Distillery, Custom Workshop, Dwelling Units above and below ground floor non-residential uses, Eating Establishment, Eating Establishment - Take-out, Educational Facility, Financial Institution, Food Vehicle, Health Club, Laundromat, Medical Clinic, Mixed Use Building, Office, Payday Loan Establishment, Personal Services Establishment, Pet Grooming Establishment, Place of Assembly, Place of Entertainment, Place of Worship, Retail Store, Retail Store, Large Format or Taxi Depot.
  - ii) Zone Provisions: Setbacks shall be in accordance with Section 10.2 for a non-residential use. The minimum lot frontage shall be 35.2 feet. The lot area shall be 3,545.6 square feet. The exterior side yard width shall be 12.24 feet. The interior side yard width shall be 4.55 feet. The front yard depth shall be 9.41 feet. The buffer strip along the eastern property line shall be 4.55 feet and the buffer strip along the southern property line shall be 8.0 feet.
  - iii) Parking: Five parking spaces shall be permitted for this property.
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 175, Part Lot 27; City of Pembroke as “Highway Commercial-9 – C2-9” zone in




place and instead of a "Highway Commercial-14 - C2-14" 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 Local Planning Appeal Tribunal (LPAT) for 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.
4. That By-law 96-27 is hereby repealed in its entirety.

**Passed and Enacted**

**This 1<sup>st</sup> day of September, 2020**

  
\_\_\_\_\_  
Michael LeMay  
Mayor

  
\_\_\_\_\_  
Terry Lapierre  
Chief Administrative Officer/Clerk

Herma Mayor

Subject Property to be Rezoned  
from a "Highway Commercial-14 - C2-14" Zone  
to a  
"Highway Commercial-9 – C2-9" Zone





The Corporation of the City of Pembroke

By-law Number 2020-73

**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 7.4 thereof the following:

Section 7.4 (20) Residential Type 3-20 – R3-20

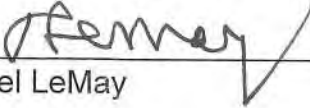
(20) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R3-20 Zone, municipally known as **382 Third Avenue** and more particularly described as Plan 191, Lot 42, Plan 185, Part Lot 141; Plan 185, Part Gordon Street; 49R-6637, Parts 1 and 2; City of Pembroke may be developed in accordance with the following provisions:

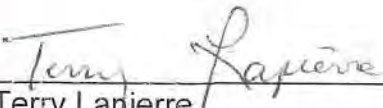
- i) Permitted uses: Section 7.1 – “Residential Type 3 – R3” permitted uses shall be limited to a single detached dwelling house, a duplex dwelling house, a semi-detached dwelling house, a converted dwelling house containing up to three (3) dwelling units, triplex dwelling house or a group home.
  - ii) Zone provisions: Section 7.2 – Interior Side Yard (south side) shall be 1.5 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 Plan 191, Lot 42, Plan 185, Part Lot 141, Plan 185, Part Gordon Street; 49R-6337, Parts 1 and 2; City of Pembroke as “Residential Type 3-20 – R3-20” zone in place and instead of 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 Local Planning Appeal Tribunal (LPAT) for 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**

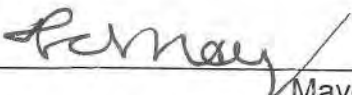
**This 6<sup>th</sup> day of October, 2020**

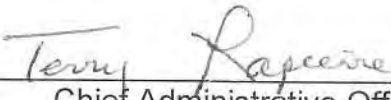
  
\_\_\_\_\_  
Michael LeMay  
Mayor

  
\_\_\_\_\_  
Terry Lapierre  
Chief Administrative Officer/Clerk



This is Schedule 'A' to By-law 2020-73  
of the Corporation of the City of Pembroke  
passed this 6<sup>th</sup> day of October, 2020.

  
Mayor

  
Chief Administrative Officer/Clerk

Subject Property to be Rezoned  
from a "Residential Type 2 - R2" Zone  
to a  
"Residential Type 3-20 - R3-20" Zone



The Corporation of the City of Pembroke

By-law Number 2020-76

**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 (19) Residential Type 3-19 – R3-19

(19) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R3-19 Zone, municipally known as **467 Pembroke Street West** and more particularly described as Plan 9, Part Lot 39; City of Pembroke may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 7.1 – “Residential Type 3 – R3” uses shall be limited to a maximum of four (4) dwelling units.
- (ii) Zone Provisions: Setbacks shall be in accordance with Section 7.2 for a quadruplex containing four residential dwelling units. The setbacks for the property shall be as follows:

Existing

Front Yard Depth	11.67 ft.
Interior Side Yard	2 ft.
Lot Area	7,590 sq. ft.
Lot Frontage	66 ft.
Landscaped Open Space	21%

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 9, Part Lot 39; City of Pembroke as “Residential Type 3-19 – R3-19” zone in place and instead of a “Residential Type 2-33 – R2-33” 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

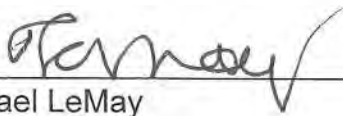



take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to the Local Planning Appeal Tribunal (LPAT) for approval and shall come into force and take effect only upon the approval of LPAT, as evidenced by the issuance of its formal order in that respect.

4. That By-law 2018-59 is hereby repealed in its entirety.

**Passed and Enacted**

**This 1<sup>st</sup> day of December, 2020**

  
\_\_\_\_\_  
Michael LeMay  
Mayor

  
\_\_\_\_\_  
Terry Lapierre  
Chief Administrative Officer/Clerk

Denay Mayor





The Corporation of the City of Pembroke

By-law Number 2021-03

**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 by the addition to Section 11.4 thereof the following:

Section 11.4 (10) Central Commercial-10 – C3-10

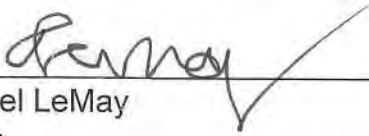
(10) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C3-10 Zone, municipally known as **155-169 Pembroke Street West** and more particularly described as Plan 2, Block G, Part Lots 21 and 23; City of Pembroke may be developed in accordance with the following provisions:

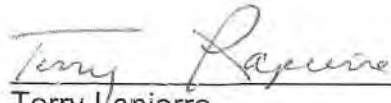
  - i) Permitted uses: Section 11.1 – “Central Commercial – C3” uses shall be permitted as well as a student residence with a maximum of 18 beds on the second floor only.
  - ii) Zone Provisions: Setbacks shall be in accordance with Section 11.2 with relief being granted to allow a reduced front yard depth of 0.0 feet and a reduced rear yard depth of 0.0 feet.
  - iii) Parking: No parking is provided for this property.
2. The four properties that make up this Zoning By-law amendment shall be consolidated into one ownership.
3. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Plan 2, Block G, Part Lots 21 and 23; City of Pembroke as “Central Commercial-10 – CC-10” zone in place and instead of a “Central Commercial – C3” zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached hereto.
4. 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 Local Planning Appeal Tribunal (LPAT) for 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 5<sup>th</sup> day of January, 2021**

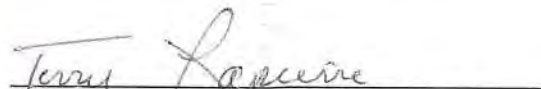
  
\_\_\_\_\_  
Michael LeMay  
Mayor

  
\_\_\_\_\_  
Terry Lapierre  
Chief Administrative Officer/Clerk



This is Schedule 'A' to By-law 2021-03  
of the Corporation of the City of Pembroke  
passed this 5<sup>th</sup> day of January, 2021.

  
Mayor

  
Chief Administrative Officer/Clerk

Subject Property to be Rezoned  
from a "Central Commercial – C3" Zone  
to a  
"Central Commercial-10 – C3-10" Zone



## The Corporation of the City of Pembroke

### By-law Number 2021-17

**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 by the addition to Section 6.4 thereof the following:

#### Section 6.4 (25) Residential Type 2-25 – R2-25

(25) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-25 Zone, municipally known as **345-359 Nelson Street** and more particularly described as Plan 13, Part Lots 19-22, as in R224478 (Secondly); City of Pembroke may be developed in accordance with the following provisions:

- i) Permitted uses: Section 6.1 – “Residential Type 2 – R2” uses shall be permitted.
- ii) Zone Provisions: Setbacks shall be in accordance with Section 6.2 for a semi-detached dwelling house where both dwellings units occupy the same lot or for a semi-detached dwelling where one dwelling unit occupies a lot and driveway widths shall be in accordance with Section 3.29(11)(a) for driveway widths with relief being granted as follows:

#### Unit 1 (345 Nelson Street)

- Lot Area - 500 square metres for Units 1 and 2 or 272 square metres for Unit 1
- Lot Depth – 21.77 metres
- Rear Yard Depth – 4.15 metres

#### Unit 2 (347 Nelson Street)

- Lot Area – 500 square metres for Units 1 and 2 or 229 square metres for Unit 2
- Lot Depth – 21.77 metres
- Rear Yard Depth – 4.92 metres
- Lot Frontage – 21.96 metres for Units 1 and 2 or 9.81 metres for Unit 2
- Driveway Width 31.1% for Unit 2

#### Unit 3 (349 Nelson Street)

- Lot Area – 483 square metres for Units 3 and 4 or 237 square metres for Unit 3
- Lot Depth – 23.77 metres
- Rear Yard Depth – 5.89 metres
- Lot Frontage – 19.62 metres for Units 3 and 4 or 9.81 metres for Unit 3
  - Driveway Widths 31.1% for Units 3 and 4



Unit 4 (351 Nelson Street)

- Lot Area – 483 square metres for Units 3 and 4 or 246 square metres for Unit 4
- Lot Depth – 23.77 metres
- Rear Yard Depth – 6.66 metres
- Lot Frontage – 19.62 metres for Units 3 and 4 or 9.81 metres for Unit 4
- Driveway Widths 31.1% for Units 3 and 4

Unit 5 (353 Nelson Street)

- Lot Area – 478 square metres for Units 5 and 6 or 235 square metres for Unit 5
- Lot Depth – 25.55 metres
- Rear Yard Depth – 5.45 metres
- Lot Frontage – 18 metres for Units 5 and 6 or 9 metres for Unit 5
- Driveway Width 33.9% for Units 5 and 6

Unit 6 (355 Nelson Street)

- Lot Area - 478 square metres for Units 5 and 6 or 243 square metres for Unit 6
- Lot Depth – 25.55 metres
- Rear Yard Depth – 6.12 metres
- Lot Frontage – 18 metres for Units 5 and 6 or 9 metres for Unit 6
- Driveway Width 33.9% for Units 5 and 6

Unit 7 (357 Nelson Street)

- Lot Area – 585 square metres for Units 7 and 8 or 250 square metres for Unit 7
- Lot Depth – 27.54 metres
- Rear Yard Depth – 7.42 metres
- Lot Frontage – 20.43 metres for Units 7 and 8 or 9 metres for Unit 7
- Driveway Width 33.9 % for Unit 7

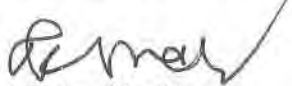
Unit 8 (359 Nelson Street)

- Lot Depth – 27.54 metres

iii) No development shall occur on the property within 3 metres of the crest of the slope. Development shall not be permitted or constructed at a minimum horizontal distance of 3 metres from the crest of the slope.

2. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Plan 13, Part Lots 19-22, as in R224478 (Secondly); City of Pembroke as "Residential Type 2-25 – R2-25" zone in place and instead of 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 Local Planning Appeal Tribunal (LPAT) for 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 2nd day of March, 2021**



Michael LeMay  
Mayor



Terry Lapierre  
Chief Administrative Officer/Clerk

This is Schedule 'A' to By-law 2021-17  
of the Corporation of the City of Pembroke  
passed this 2<sup>nd</sup> day of March, 2021.

*Feman*  
Mayor

*Terry Fagione*  
Chief Administrative Officer/Clerk

Subject Property to be Rezoned  
from a "Residential Type 2 – R2" Zone  
to a  
"Residential Type 2-25 – R2-25" Zone





## The Corporation of the City of Pembroke

### By-law Number 2021-18

**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;

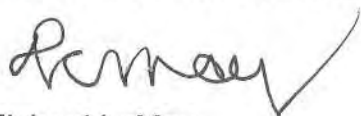
**And Whereas** the Council of the Corporation of the City of Pembroke did, on the twenty-first day of January, 2020, pass By-law 2020-05 to provide for the use of lands and the character, location and use of buildings and the said By-law has, from time to time, been amended;

**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 10.4 thereof the following:  
  
Section 10.4 (14) Highway Commercial-14 – C2-14  
  
(14) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C2-14 Zone, municipally known as **1116 Pembroke Street West** and more particularly described as Concession 1, Part Lot 19; 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.
  - ii) Zone Provisions: Setbacks shall be in accordance with Section 10.2 with relief being granted to allow a reduced interior side yard width of 15 feet and a reduced rear yard depth of 15 feet.
  - iii) Relief shall be granted from Section 10.3(4) whereby the food vehicle setback to a residential zone shall not be required for this property.
  - iv) Relief shall be granted from Section 3.29(7)(b) to permit aisles between and/or providing access to parking spaces to have a minimum of 18 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 1, Part of Lot 19; City of Pembroke as “Highway Commercial-14 – C2-14” zone in place and instead of a “Highway Commercial-34 – C2-34” zone. The “C2-34” zone for 1116 Pembroke Street West shall be removed from Zoning By-law 2020-05. 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 Local Planning Appeal Tribunal (LPAT) for 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 2<sup>nd</sup> day of March, 2021



Michael LeMay  
Mayor



Terry Lapierre  
Chief Administrative Officer/Clerk



This is Schedule 'A' to By-law 2021-18  
of the Corporation of the City of Pembroke  
passed this 2<sup>nd</sup> day of March, 2021.

*Stemmer*

Mayor

*Terry Lapierre*

Chief Administrative Officer/Clerk

Subject Property to be Rezoned  
from a "Highway Commercial-34 – C2-34" Zone  
to a  
"Highway Commercial-14 – C2-14" Zone



## The Corporation of the City of Pembroke

### By-law Number 2021-35

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 by the addition to Section 8.4 thereof the following:

#### Section 11.4 (13) Central Commercial-13 - C3-13

(1) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the "C3-13" Zone, municipally known as **214 Church Street** and more particularly described as Plan 2, Block H, Part Lots 16 and 30, Pembroke, Part 2, 49R-16834; T/W R360655; City of Pembroke may be developed in accordance with the following provisions:

- i) Permitted uses: Section 11.1 – "Central Commercial – C3" uses shall permit all "C3" uses along with an apartment building containing a maximum of four (4) dwelling units and two (2) of those four (4) dwelling units may be located on the main floor.
- ii) Zone Provisions: Setbacks shall be in accordance with Section 11.2 for a non-residential use. The reduced setbacks for 214 Church Street shall be as follows:
  - Lot Area shall be 3,743 square feet; and
  - Front Yard Setback shall be 2 feet; and
  - Rear Yard Setback shall be 2 feet; and
  - Dwelling Unit Area for one (1) of the Two Bedroom Apartments shall be 605 square feet; and
  - Garbage enclosure to be provided on property. Size, location and timing to be illustrated on site plan provided by owner and approved by the City of Pembroke.
- iii) Parking Provisions: Four (4) parking spaces shall be provided for 214 Church Street.

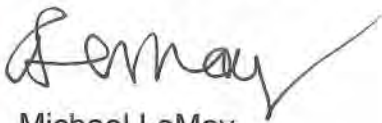
2. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of



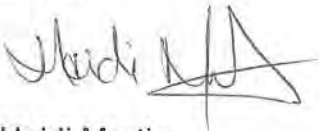
Pembroke be amended to show the property described as Plan 2, Block H, Part Lots 16 and 30, Pembroke, Part 2, 49R-16834; T/W R360655; City of Pembroke as "Central Commercial-13 – C3-13" zone in place and instead of a "Central Commercial – C3" zone. The property which is rezoned is shown as the lined 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 Local Planning Appeal Tribunal (LPAT) for 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 1st day of June, 2021**



Michael LeMay  
Mayor



Heidi Martin  
Clerk

Chief Administrative Officer/Clerk  
This is Schedule 'A' to By-law 2021-17  
of the Corporation of the City of Pembroke  
passed this 2<sup>nd</sup> day of March, 2021.

*[Signature]*

Mayor

*[Signature]*

Chief Administrative Officer/Clerk

Subject Property to be Rezoned  
from a "Central Commercial – C3" Zone  
to a  
"Central Commercial-13 – C3-13" Zone





## The Corporation of the City of Pembroke

### By-law Number 2021-40

**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 (3) General Industrial-3 – M1-3

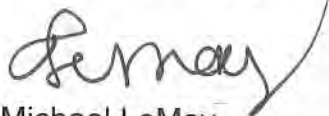
(3) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the M1-3 Zone, municipally known as **955 Mackay Street** and more particularly described as Concession 1, Part of Gore Lot A, Parts 1 and 2 on 49R-14056; subject to an easement in favour of the Corporation of the City of Pembroke as in LT974 and subject to an easement in favour of Bell Canada over Part 1 on 49R-11030 as in R352846 and being all lands in PIN #57620-0027 and PIN #57620-0026 (LT), 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 recycling depot 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 in the interior side yard (southeast interior side yard abutting 965 Mackay Street and 978 Cecelia Street); and
    - Open Storage shall be permitted to occupy 42% of the lot area.
  - iii) 955 Mackay Street is granted relief from the following area of the Zoning By-law:
    - Section 3.34(e)(ii)(a) Special Separation Distances - Industrial Uses and Sensitive Land Uses – Class II Industrial Uses (Medium Industrial)
      - (a) The influence area of a Class II Industrial Use at 955 Mackay Street shall be a minimum of 70 m (229.65 ft.) except for the vacant residential lands at the southeast corner of Cecelia Street and D'Youville Drive, the influence area shall be reduced to 20 m (65.6 ft.).
2. That Schedule 'A' to By-law 2010-57 of the Corporation of the City of Pembroke be amended to show the property described as Concession 1,

Part of Gore Lot A, Parts 1 and 2 on 49R-14056; subject to an easement in favour of the Corporation of the City of Pembroke as in LT974 and subject to an easement in favour of Bell Canada over Part 1 on 49R-11030 as in R352846 and being all lands in PIN #57620-0027 and PIN #57620-0026 (LT), City of Pembroke in a "General Industrial-3 – M1-3" zone in place and instead of a "General Industrial – M1" 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 13th day of July 2021**



Michael LeMay  
Mayor



Heidi Martin  
Clerk



This is Schedule 'A' to By-law 2021-40  
of the Corporation of the City of Pembroke  
passed this 13<sup>th</sup> day of July 2021.

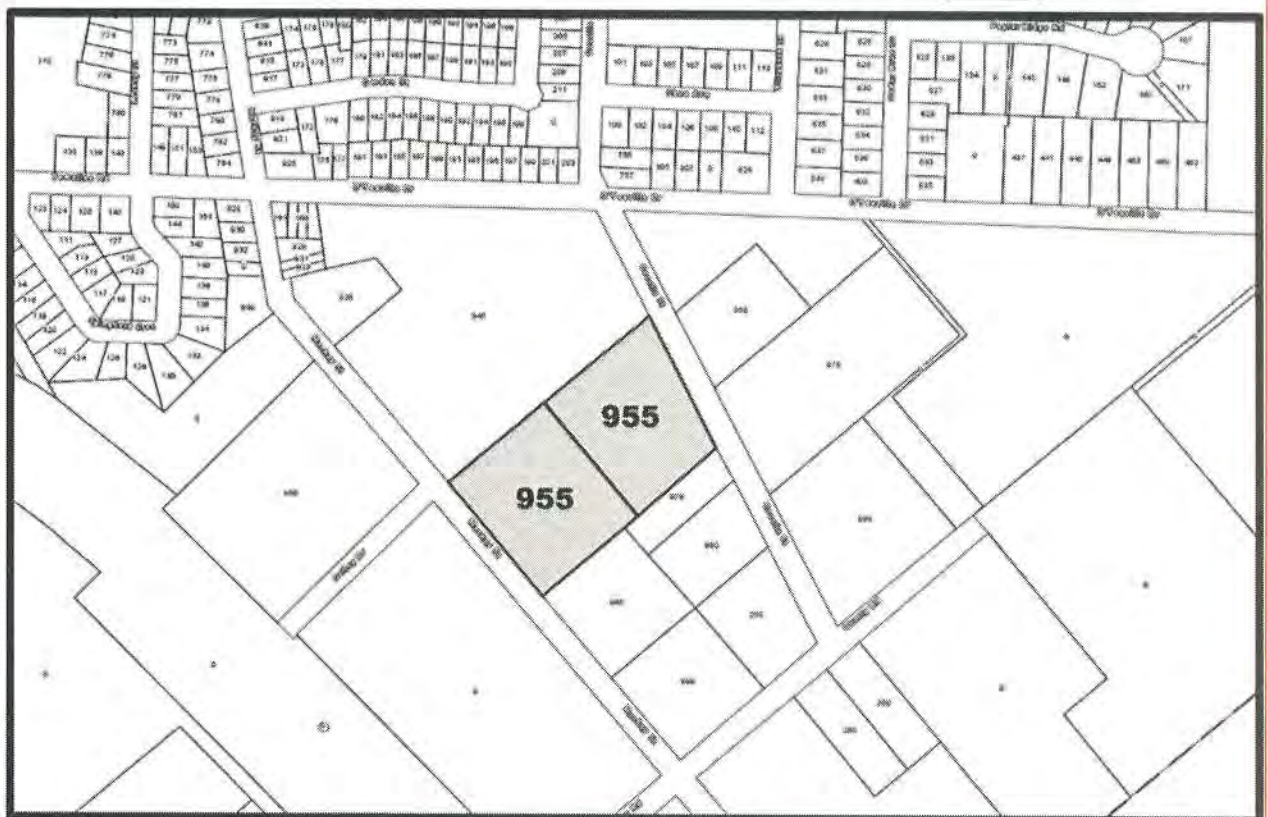
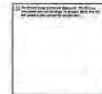
Mayor

Mayor

*[Signature]*  
Clerk

Clerk

Subject Property to be Rezoned  
from a "General Industrial – M1" Zone  
to a  
"General Industrial-3 – M1-3" Zone



## The Corporation of the City of Pembroke

### By-law Number 2021-41

**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 by the addition to Section 8.4 thereof the following:

#### Section 8.4 (2) Residential Type 4-2 – R4-2

(1) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the "R4-2" Zone, municipally known as **358 Pembroke Street East** and more particularly described as Plan 18, Lot 90, Part Lot 105; City of Pembroke may be developed in accordance with the following provisions:

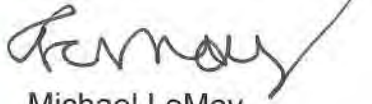
- i) Permitted uses: Section 8.1 – "Residential Type 4 – R4" uses shall permit an apartment building containing a maximum of ten (10) dwelling units.
  - ii) Zone Provisions: Setbacks shall be in accordance with Section 8.2 for an apartment dwelling house. The reduced setbacks for 358 Pembroke Street East shall be as follows:
    - Lot Frontage shall be 66.3 feet;
    - Exterior Side Yard Setback shall be 0.59 feet;
    - Dwelling Unit Area for six (6) of the One Bedroom Apartments shall be permitted at a dwelling unit area between 431 square feet and 499 square feet. The remaining four (4) One Bedroom Apartment units shall be over 500 square feet;
    - Privacy Yards and Buffer Strips shall not be required for this property.
  - iii) Parking Provisions: Fourteen (14) parking spaces shall be provided for 358 Pembroke Street East.
2. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Plan 18, Lot 90, Part Lot 105; City of Pembroke as "Residential Type 4-2 – R4-2" zone in place and instead of a "Residential Type 2-1 - R2-1" 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



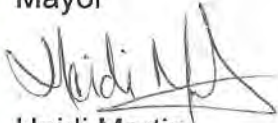
take effect. In the event that any objection to the approval of this By-law is filed within the required time period, this By-law shall be submitted to the Ontario Land Tribunal (OLT) for approval and shall come into force and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.

4. That By-law 90-40 which rezoned 358 Pembroke Street East to a "Residential Type 2-1 – R2-1" zone be repealed in its entirety.

**Passed and Enacted This 13th day of July 2021**



Michael LeMay  
Mayor



Heidi Martin  
Clerk

This is Schedule 'A' to By-law 2021-41  
of the Corporation of the City of Pembroke  
passed this 13<sup>th</sup> day of July 2021.

*Pernay*  
Mayor

Mayor

  
Clerk

Subject Property to be Rezoned  
from a "Residential Type 2-1 - R2-1" Zone  
to a  
"Residential Type 4-2 R4-2" Zone





**The Corporation of the City of Pembroke**

**By-law Number 2021-53**

**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;

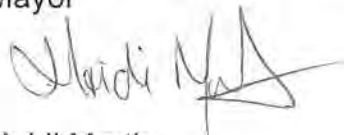
**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show a portion of the lands (24 feet by 97.42 feet) municipally known as 283 Supple Street and more particularly described as Plan 37, Lot 28 and Part of Lot 29; City of Pembroke from a "Residential Type 2 - R2" zone to a "Highway Commercial – C2" 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 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 5<sup>th</sup> day of October, 2021**



Michael LeMay  
Mayor



Heidi Martin  
Clerk

This is Schedule 'A' to By-law 2021-53 of the Corporation of the City of  
Pembroke passed this 5<sup>th</sup> day of October, 2021.

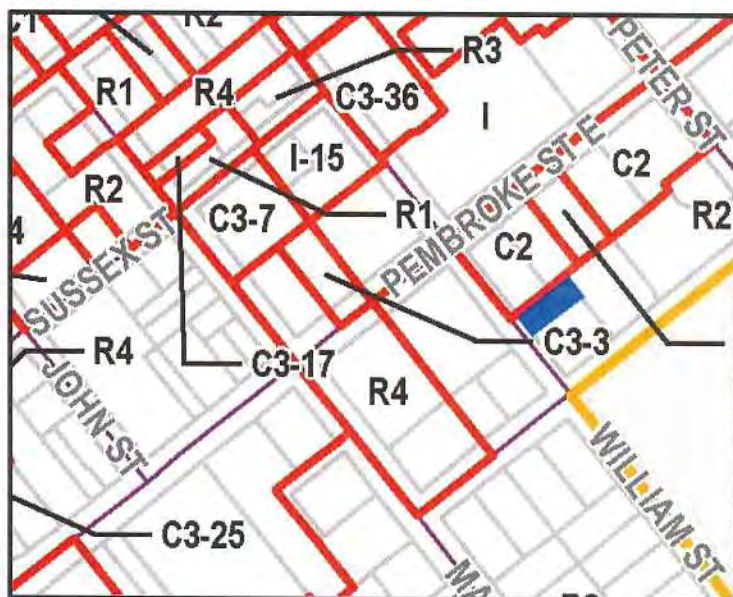
*Fennay*

Mayor

*Shadi Haddad*

Clerk

Subject Property to be Rezoned from a "Residential Type 2 – R2" Zone to a  
"Highway Commercial – C2" Zone:





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

### **By-law Number 2021-64**

**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** 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;

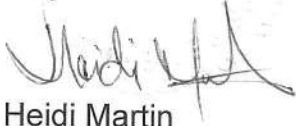
**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

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 **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 two (2) secondary dwelling units in each end of the row dwelling house for a total of six (6) 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 3-24 – R3-24” zone in place and instead of a “Highway Commercial-2 – C2-2” 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 2005-50 which rezoned 901 River Road to a “Highway Commercial-2 – C2-2” zone be repealed in its entirety.

Passed and enacted this 2<sup>nd</sup> day of November, 2021.



Michael LeMay  
Mayor



Heidi Martin  
Clerk



This is Schedule 'A' to By-law 2021-64 of the Corporation of the City of  
Pembroke, passed this 2<sup>nd</sup> day of November, 2021.

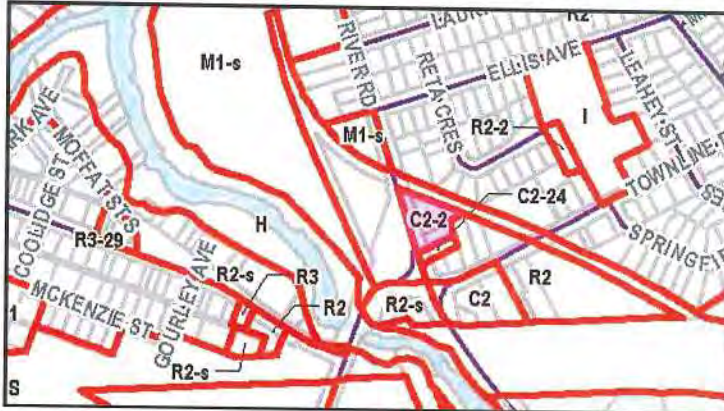
*[Signature]*

Mayor

*[Signature]*

Clerk

Subject Property to be Rezoned from a "Highway Commercial-2 – C2-2" zone to  
a "Residential Type 3-24 – R3-24" zone:



**The Corporation of the City of Pembroke**

**By-law Number 2021-65**

**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;

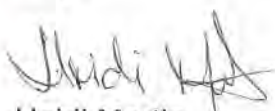
**And Whereas** it is deemed expedient to further amend the said By-law;

**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 to show the lands municipally known as **474 Boundary Road** and more particularly described as Concession 1, Part Lot 30; City of Pembroke from a "Residential Type 2 – R2" zone to a "Residential Type 3 – R3" zone to permit a converted dwelling house containing three dwelling units. The property which is rezoned is shown as the lined area on Schedule "A" attached hereto.
2. As a condition of this Zoning By-law Amendment for 474 Boundary Road, a building permit is required to ensure the three dwelling units meet the requirements of the Ontario Building Code.
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 2<sup>nd</sup> day of November, 2021**

  
Michael LeMay  
Mayor

  
Heidi Martin  
Clerk



This is Schedule 'A' to By-law 2021-65 of the Corporation of the City of  
Pembroke passed this 2<sup>nd</sup> day of November, 2021.

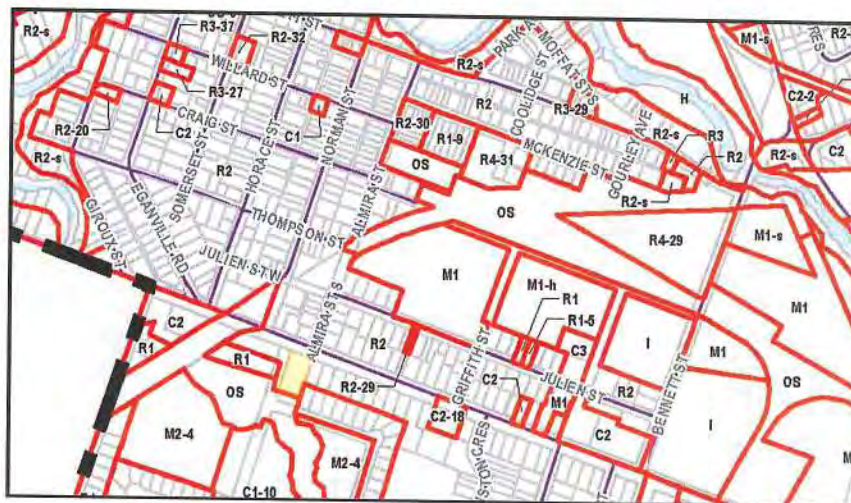
*O'Brien*

Mayor

*Shadi Hef*

Clerk

Subject Property to be Rezoned from a "Residential Type 2 – R2" zone to a  
"Residential Type 3 – R3" zone:



## **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:

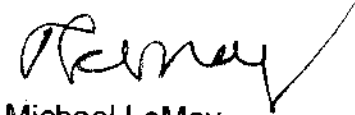
- i) Permitted uses: Section 8.1 – "Residential Type 4 – R4" uses shall permit an apartment building containing a maximum of sixty-five (65) dwelling units only.
  - ii) Zone Provisions: Setbacks shall be in accordance with Section 8.2 for an apartment dwelling house. The reduced dwelling unit area for 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



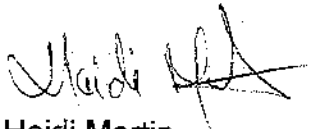
Type 4-12 – R4-12” zone and a “Residential Type 4-12-flood fringe – R4-12-ff” zone in place and instead of an “Institutional- I” and “Institutional-flood fringe – I-ff” zone. The property which is rezoned is shown as the lined area on Schedule ‘A’ attached hereto.

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**

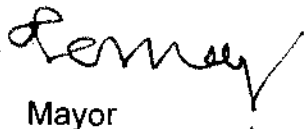


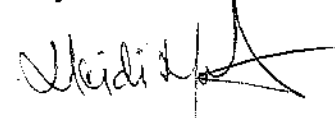
Michael LeMay  
Mayor



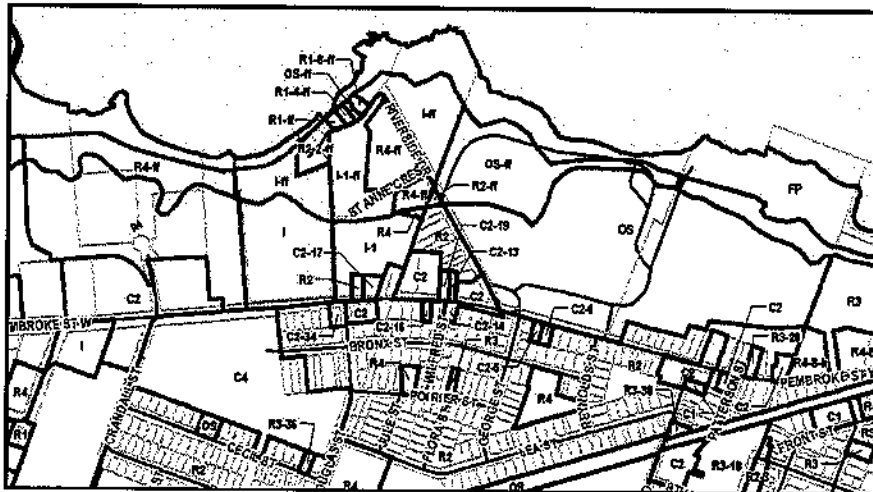
Heidi Martin  
Clerk

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.

  
Mayor

  
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

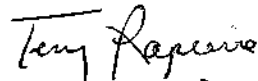
Street, the influence area shall be reduced to 20 m (65.6 ft.).

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.

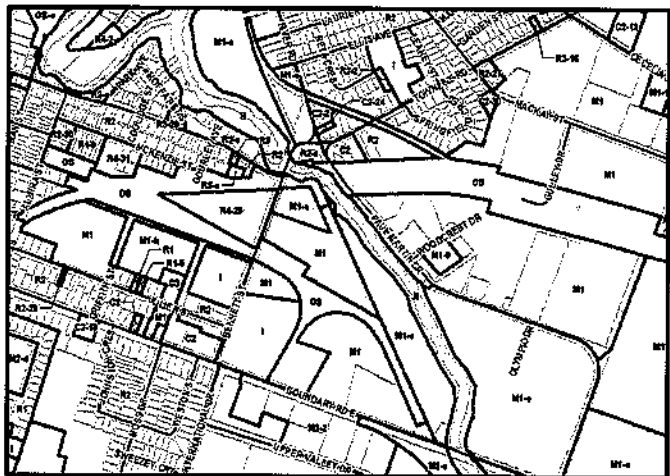
*Berny*

Mayor

*Terry Rapine*

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.

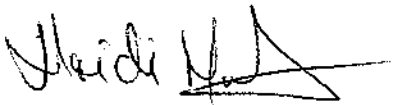


2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Block B, Plan 250 except Part 1, 49R-7550, Part 1, 49R-10208; City of Pembroke and Part Griffith Street, Plan 246 lying East of Julien Street; Griffith Street, Plan 250; City 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**

This is Schedule 'A' to By-law 2022-23 of the Corporation of the City of  
Pembroke passed this 1<sup>st</sup> day of March 2022.

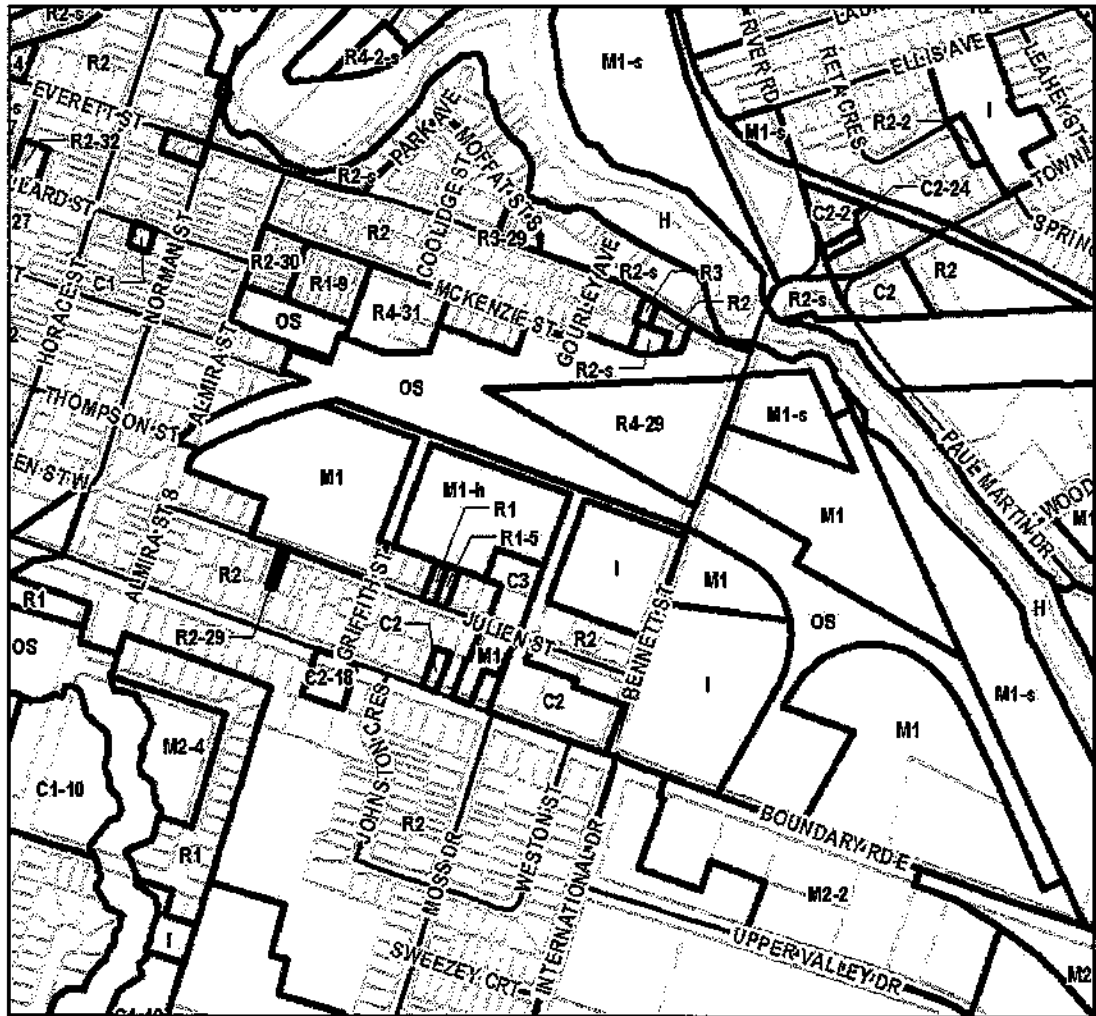
*Henry*

Mayor

*Shadi*

Clerk

Subject Property to be rezoned from a "General Industrial-holding – M1-h" zone  
and a "Residential Type 2 – R2" zone to a "Residential Type 4-13 - R4-13" zone.



## **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;

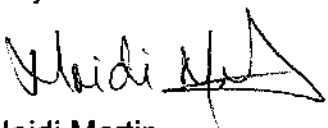
**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

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.

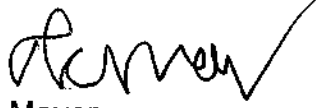


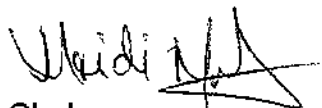
Passed and enacted this 1st day of March, 2022.

  
Michael LeMay  
Mayor

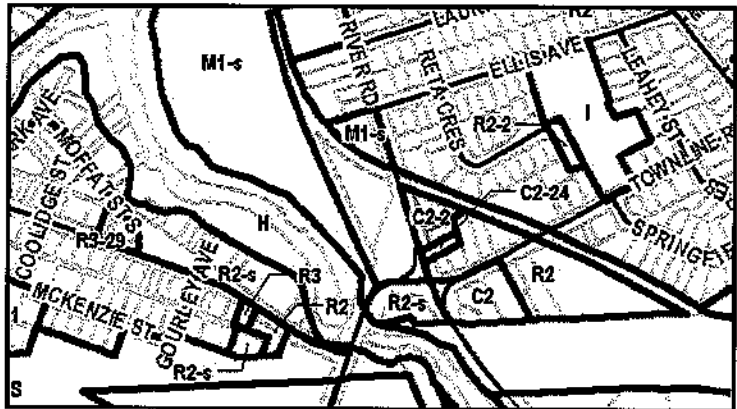
  
Heidi Martin  
Clerk

This is Schedule 'A' to By-law 2022- 24 of the Corporation of the City of  
Pembroke, passed this 1<sup>st</sup> day of March, 2022.

  
Mayor

  
Clerk

Subject Property to be Rezoned from a “Residential Type 3-24 – R3-24” zone to  
a “Residential Type 31 – R3-31” zone



## **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.

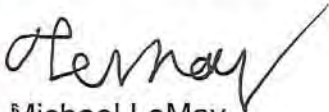
- iii) A stormwater easement must form part of the Site Plan Agreement and be registered on title.
2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Part Lot 24, Concession 2 fronting Allumette Lake, Pembroke, as in R262459 (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



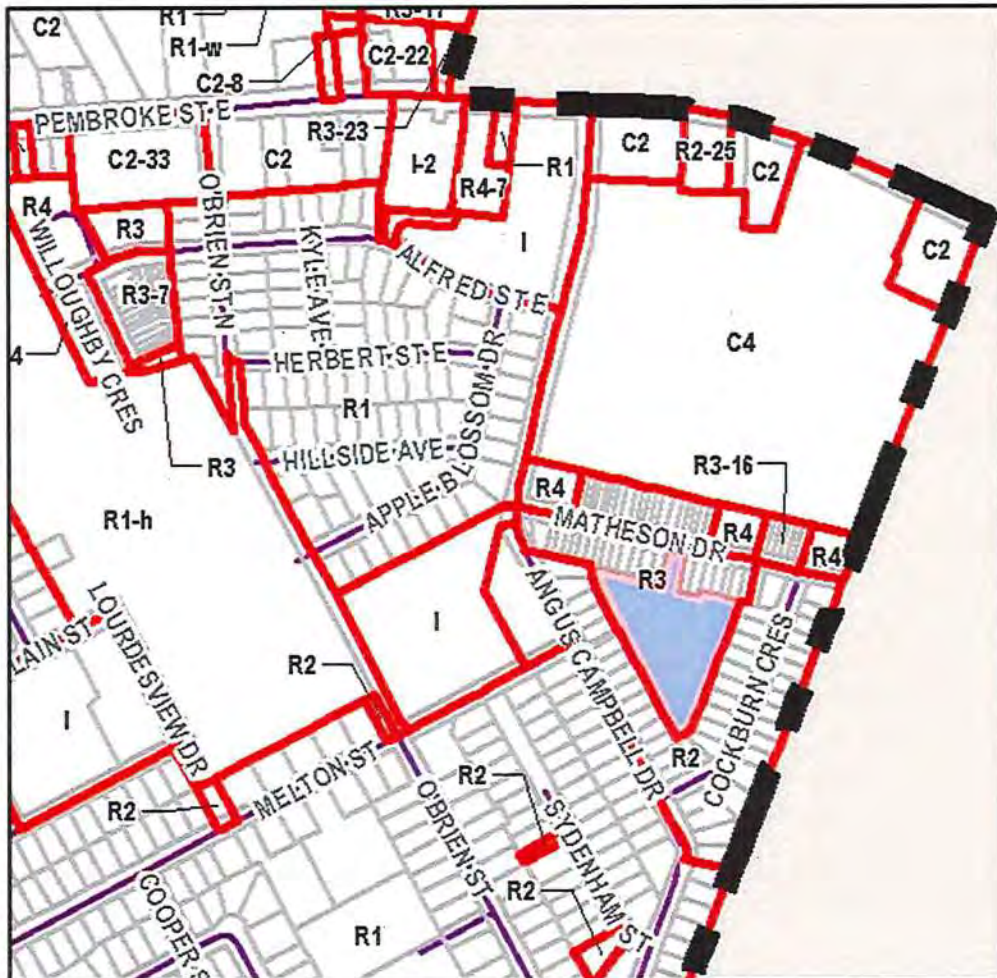
Heidi Martin Terry Lapierre  
~~Clerk~~ CAO / Deputy Clerk

This is Schedule 'A' to By-law 2022-33 of the Corporation of the City of  
Pembroke passed this 19<sup>th</sup> day of April, 2022.

*[Signature]*  
Mayor

*[Signature]*  
Clerk CAO / Deputy Clerk

Subject Property to be rezoned from a "Residential Type 3 – R3" zone to a  
"Residential Type 4-15 - R4-15" zone.





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

### **By-law Number 2022-36**

#### **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 by the addition to Section 8.4 thereof the following:

#### **Section 8.4 (22) Residential Type 4-22 – R4-22**

(22) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R4-22 Zone, municipally known as **169 William Street** and more particularly described as Part of Lots 1 and 2, Block J, Plan 10, Part Sussex Street, Plan 10 (Closed by R98844); Part Lots 5 and 6, Block E, Plan 10 designated as parts 1, 2 and 3, Plan 49R-18684; subject to an easement over Part 2 on Plan 49R-18684 as in RE204214; City of Pembroke may be developed in accordance with the following provisions:

- i) Zone Provisions shall be permitted as follows:

Section 8.2(d) Rear Yard Depth shall be 0.00 feet;

Section 8.2(f) Interior Side Yard Setback (North Side) shall be 1.0 foot;

Section 8.2(g) Landscaped Open Space shall be 30%; and

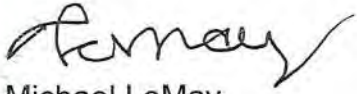
Section 8.2(k) Privacy Yards shall be setback 17 feet between driveway and exterior wall of apartment building.

2. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as Part of Lots 1 and 2, Block J, Plan 10, Part Sussex Street, Plan 10 (Closed by R98844); Part Lots 5 and 6, Block E, Plan 10 designated as parts 1, 2 and 3, Plan 49R-18684; subject to an easement over Part 2 on Plan 49R-18684 as in RE204214; City of Pembroke as "Residential Type 4-22 – R4-22" zone in place and instead of a "Central Commercial-36 – C3-36" 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 2017-25 which rezoned 169 William Street to a "Central Commercial-36 – C3-36" zone be repealed in its entirety.

**Passed and enacted this 3<sup>rd</sup> day of May, 2022.**



Michael LeMay  
Mayor



Heidi Martin  
Clerk

This is Schedule 'A' to By-law 2022-36 of the Corporation of the City of  
Pembroke, passed this 3<sup>rd</sup> day of May, 2022.

*Stemay*

Mayor

*Shadi*

Clerk

Subject Property to be Rezoned from a "Central Commercial-36 – C3-36" zone  
to a "Residential Type 4-22 – R4-22" zone





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

### **By-law Number 2022-38**

#### **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:

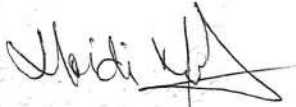
1. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 10.4 thereof the following:  
Section 10.4 (2) Highway Commercial-2 – C2-2  
(2) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C2-2 Zone, municipally known as **491 and 499 Pembroke Street West** and more particularly described as Lots 43 and 44, Plan 9; City of Pembroke may be developed in accordance with the following provisions:
  - i) Zone Provisions: Section 10.2(f) Interior Side Yard Setback shall be 0.00 feet.
  - ii) Parking Regulations: Section 3.29.8 Landscaping Requirements – Buffer Strip along eastern interior property line shall have a width of 6.56 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 Lots 43 and 44, Plan 9; City of Pembroke as "Highway Commercial-2 – C2-2" zone in place and instead of a "Residential Type 2 – R2" zone and a "Local Commercial – C1" 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 3<sup>rd</sup> day of May, 2022.

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

Michael LeMay  
Mayor

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

Heidi Martin  
Clerk

This is Schedule 'A' to By-law 2022-38 of the Corporation of the City of  
Pembroke, passed this 3<sup>rd</sup> day of May, 2022.

*[Signature]*  
Mayor

*[Signature]*  
Clerk

Subject Property to be Rezoned from a "Residential Type 2 – R2" zone and a  
"Local Commercial – C1" zone to a "Highway Commercial-2 – C2-2" zone





## The Corporation of the City of Pembroke

### By-law Number 2022-45

**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.

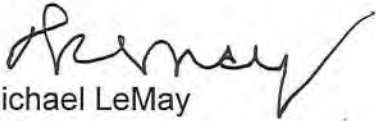
**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

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 (1) Residential Type 2-1 – R2-1  
(1) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the "R2-1" Zone, municipally known as **306 Willard Street** and more particularly described as Plan 179, North Part of Lot 263 and North Part of Lot 264; 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 a converted dwelling house containing a maximum of two (2) dwelling units.
  - ii) Zone Provisions: Setbacks shall be in accordance with Section 6.2 for a converted dwelling house containing a maximum of two dwelling units. The relief required for 306 Willard Street shall be as follows:
    - Minimum Lot Depth – 73 feet;
    - Minimum Rear Yard Setback – 3.5 feet;
    - Minimum Interior Side Yard Setback (east side) – 3.5 feet; and
    - Minimum Landscaped Open Space – 9%.
  - iii) Parking Regulations: Parking Area Location on a Lot as per Section 3.29(11) relief of this section shall be granted for this property to allow a driveway width of 59 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 Plan 179, North Part of Lot 263 and North Part of Lot 264; City of Pembroke; as "Residential Type 2-1 – R2-1" zone in place and instead of a "Local Commercial – C1" 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 7<sup>th</sup> day of June 2022**

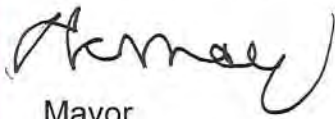
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Michael LeMay  
Mayor

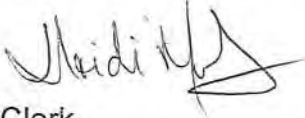
A handwritten signature in black ink, appearing to read "Heidi Martin", with a stylized flourish at the end.

Heidi Martin  
Clerk

This is Schedule 'A' to By-law 2022-45 of the Corporation of the City of  
Pembroke passed this 7<sup>th</sup> day of June 2022.



Mayor



Clerk

Subject Property to be rezoned from a "Local Commercial – C1" zone to a  
"Residential Type 2-1 – R2-1" zone:





**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.

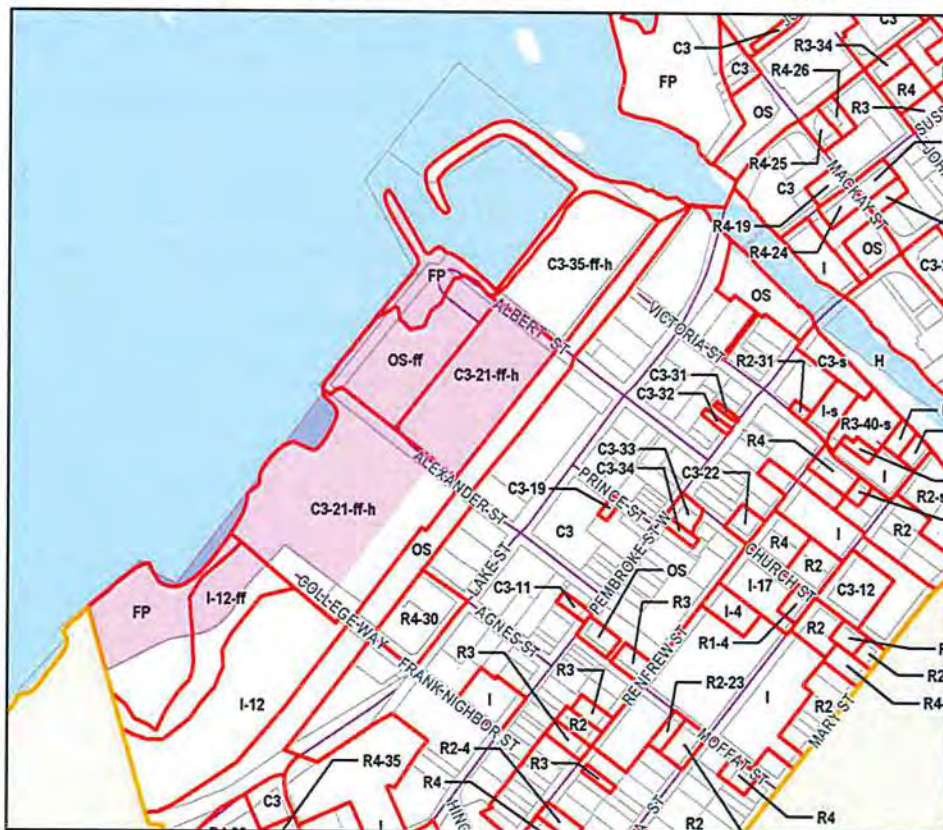
Deputy Mayor

*R. Sen*

Clerk

*Terry Rapine*

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**




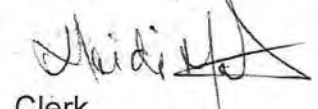
Michael LeMay  
Mayor



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 2022-66**

**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 10.4 thereof the following:

Section 10.4 (16) Highway Commercial-16 – C2-16

(16) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C2-16 Zone, municipally known as **306 Julien Street** and more particularly described as Plan 246, Part Lot 27, Concession 1, Part Lot 14; Reference Plan 49R-13191, Parts 1 to 3; City of Pembroke may be developed in accordance with the following provisions:

- i) Zone Provisions: Section 10.2(g) Landscaped Open Space shall be 5%.
  - ii) Parking Regulations: Section 3.29.7(d) Separation Distance between two Driveways – The minimum distance between the driveways on the property shall be 15 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 Plan 246, Part Lot 27, Concession 1, Part Lot 14; Reference Plan 49R-13191, Parts 1 to 3; City of Pembroke as "Highway Commercial-16 – C2-16" zone in place and instead of a "General Industrial – M1" 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 4<sup>th</sup> day of October, 2022.

A handwritten signature in black ink, appearing to read "LeMay".

Michael LeMay  
Mayor

A handwritten signature in black ink, appearing to read "Heidi Martin".

Heidi Martin  
Clerk

This is Schedule 'A' to By-law 2022-66 of the Corporation of the City of  
Pembroke, passed this 4<sup>th</sup> day of October, 2022.

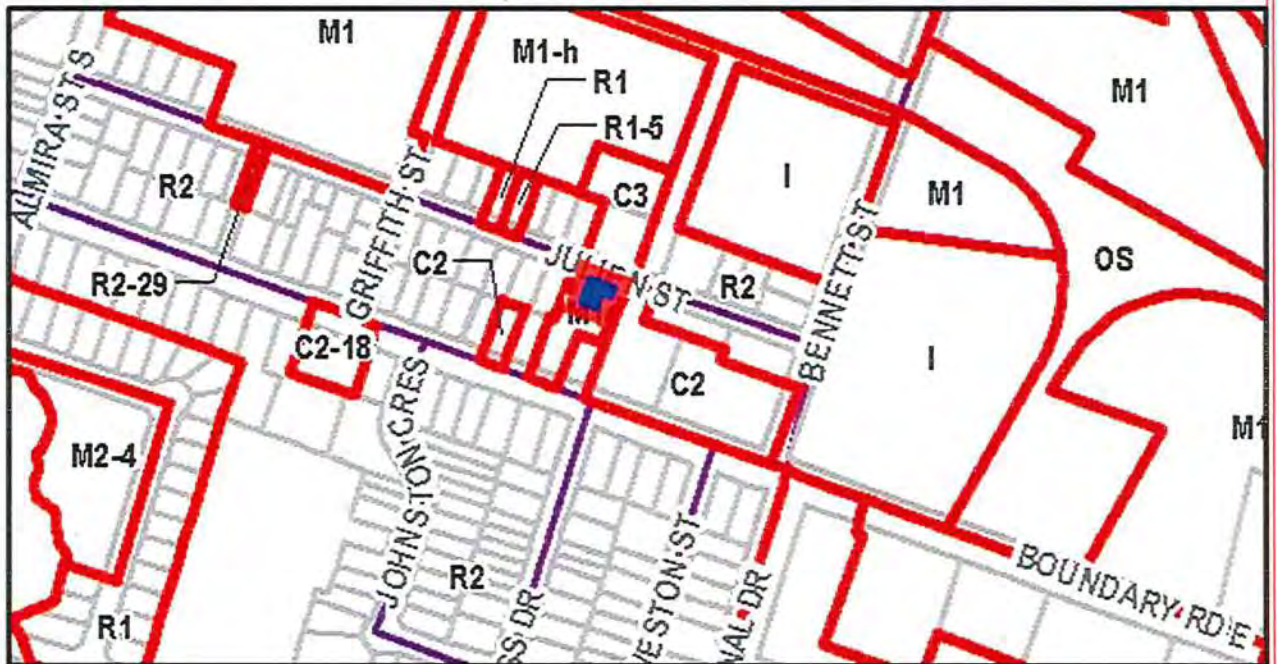
*[Signature]*

Mayor

*[Signature]*

Clerk

Subject Property to be Rezoned from a "General Industrial – M1" zone to a  
"Highway Commercial-16 – C2-16" 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

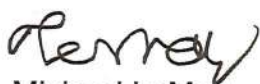
**Whereas** it is deemed expedient to further amend the said By-law.

**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**

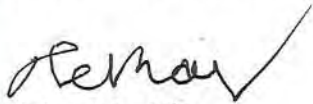
(24) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R3-24 Zone, municipally known as **0 Steel Street** and more particularly described as Plan 185, Lots 151 to 155; City of Pembroke may be developed in accordance with the following provisions:

- 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

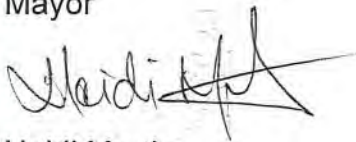


and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.

**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 horizontal stroke.

Heidi Martin  
Clerk

Remar

Mayor

*Khadija*

State:

Subject Property to be Rezoned from a “Residential Type 2-3 – R2-3” zone to a “Residential Type 24 – R3-24” zone





## The Corporation of the City of Pembroke

### By-law Number 2023-25

**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 by the addition to Section 8.4 thereof the following:

#### Section 8.4 (28) Residential Type 4-28 – R4-28

(28) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R4-28 zone, municipally known as **231 Hincks Street** and more particularly described as PLAN 98 PT LOT D may be developed in accordance with the following provisions:

- i) Permitted uses: Apartment Dwelling or Converted Dwelling - containing a maximum of 9 dwelling units.
- ii) Zone provisions shall be in accordance with Section 8.2(1), excepting the following, which shall be:
  - Minimum Lot Frontage – 31.19m
  - Minimum Front Yard Setback – 0m
  - Minimum Exterior Side Yard Setback – 1.2m
  - Minimum Landscaped Open Space – 29%
  - Privacy Yards – 1.5m
  - Minimum Dwelling Unit Area – For a bachelor dwelling unit – 26.6sq.m
  - Minimum Dwelling Unit Area – For a dwelling unit containing one (1) bedroom – 17.4sq.m to 40.34sq.m
- iii) Accessory Uses: Section 3.1 - The enclosed refuse structure shall have an exterior side yard width of 2.11 metres and be located a maximum of 5 metres of the building at 231 Hincks Street. The location of the enclosed refuse structure shall meet the City of Pembroke's satisfaction.
- iv) Parking Provisions: Section 3.29(2) – this property shall be permitted to have a minimum number of parking spaces of 1 space per dwelling unit.
- v) Parking Area Surface: Section 3.29(6) – the parking area and driveway shall be paved with an asphalt or concrete surface and with the provisions for drainage facilities. A drainage and snow storage plan must be submitted and acceptable to the City of Pembroke.



- vi) Landscaping Requirements: Section 3.29(8) – this property shall ensure a buffer strip with a minimum width of 3 metres is maintained along the rear lot line and the hedge must be kept and maintained at a minimum height of 1.52 metres.
  - vii) All conditions of this By-law shall be fulfilled prior to an Occupancy Permit being issued.
2. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as PLAN 98 PT LOT D as "Residential Type 4-28 – R4-28" zone in place and instead of a "Central Commercial – C3" 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 4<sup>th</sup> day of April 2023.



Ron Gervais  
Mayor



Heidi Martin  
Clerk

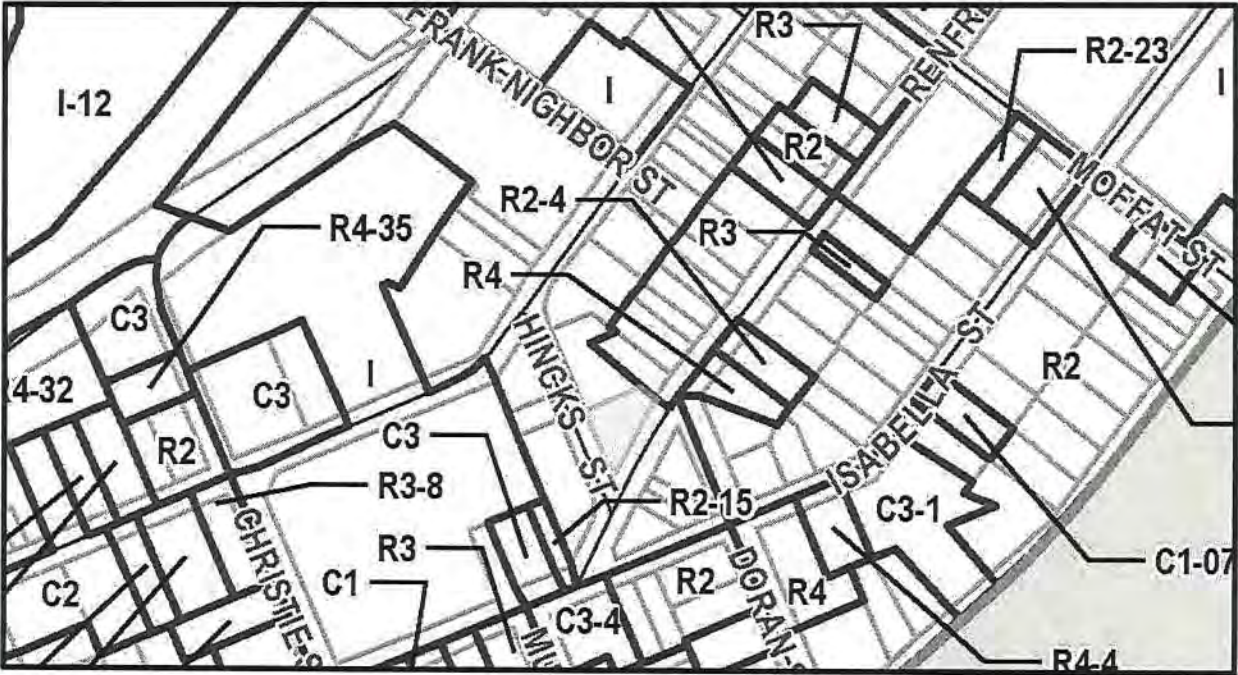
David Unrau  
CAO/ Deputy Clerk

This is Schedule 'A' to By-law 2023-25 of the Corporation of the City of  
Pembroke, passed this 4<sup>th</sup> day of April, 2023.

Mayor

Deputy Clerk

Subject property to be rezoned from a "Central Commercial – C3" zone to a  
"Residential Type 4-28 – R4-28" zone





## The Corporation of the City of Pembroke

### By-law Number 2023-26

**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 (43) Residential Type 3-43 – R3-43

(43) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R3-43 zone, municipally known as **583 River Road** and more particularly described as PLAN 85 PT LOT 279; RP49R18869 PART 2 may be developed in accordance with the following provisions:

  - i) Permitted uses: Single Detached Dwelling, Duplex Dwelling or Triplex Dwelling
  - ii) Zone provisions shall be in accordance with Section 7.2(1), excepting the following setbacks, which shall be:

Minimum Lot Area – 4,575sq.ft

Minimum Rear Yard Setback – 18ft

Minimum Lot Depth – 66ft
  - iii) 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 20 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 3-43 – R3-43" zone in place and instead of 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

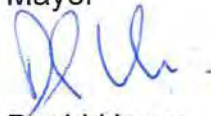


the Ontario Land Tribunal (OLT) for approval and shall come into force and take effect only upon the approval of OLT, as evidenced by the issuance of its formal order in that respect.

Passed and enacted this 4<sup>th</sup> day of April, 2023.



Ron Gervais  
Mayor



David Unrau  
Chief Administrative Officer

  
Mayor

~~Clerk~~

Subject property to be rezoned from a "Residential Type 2 – R2" zone to a "Residential Type 3-43 – R3-43" zone





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

### **By-law Number 2023-27**

**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 12.4 thereof the following:

#### **Section 12.4 (1) Shopping Centre Commercial C4-1**

(1) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C4-1 Zone, municipally known as **1200 Pembroke Street West** and more particularly described as Plan 195, Lots 104 to 139, Lots 141 to 147, Lots 149 to 154, Lots 197 to 220 Part of Lots 81, 82, 103, 140, 148, 155 to 168, 195, 196 and Roads; City of Pembroke may be developed in accordance with the following provisions:

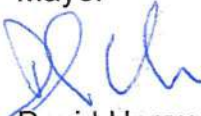
- i) Permitted uses: Section 6.1 – "Shopping Centre Commercial" uses shall permit all "C4" uses including self-storage facility which will be located within the existing building at 1200 Pembroke Street West. No additional buildings for a self-storage facility or exterior self-storage units shall be permitted as part of this By-law.
- ii) Parking Provisions: Section 3.29(2) Parking Regulations – Parking requirements for a self-storage facility at 1200 Pembroke Street West shall be 1 parking space per 120 square metres (1,290.3 sq. ft.) of non-residential floor area.

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 "Shopping Centre Commercial-1 – C4-1" zone in place and instead of a "Shopping Centre Commercial – C4" 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 4<sup>th</sup> day of April, 2023.



Ron Gervais  
Mayor



David Unrau  
Chief Administrative Officer

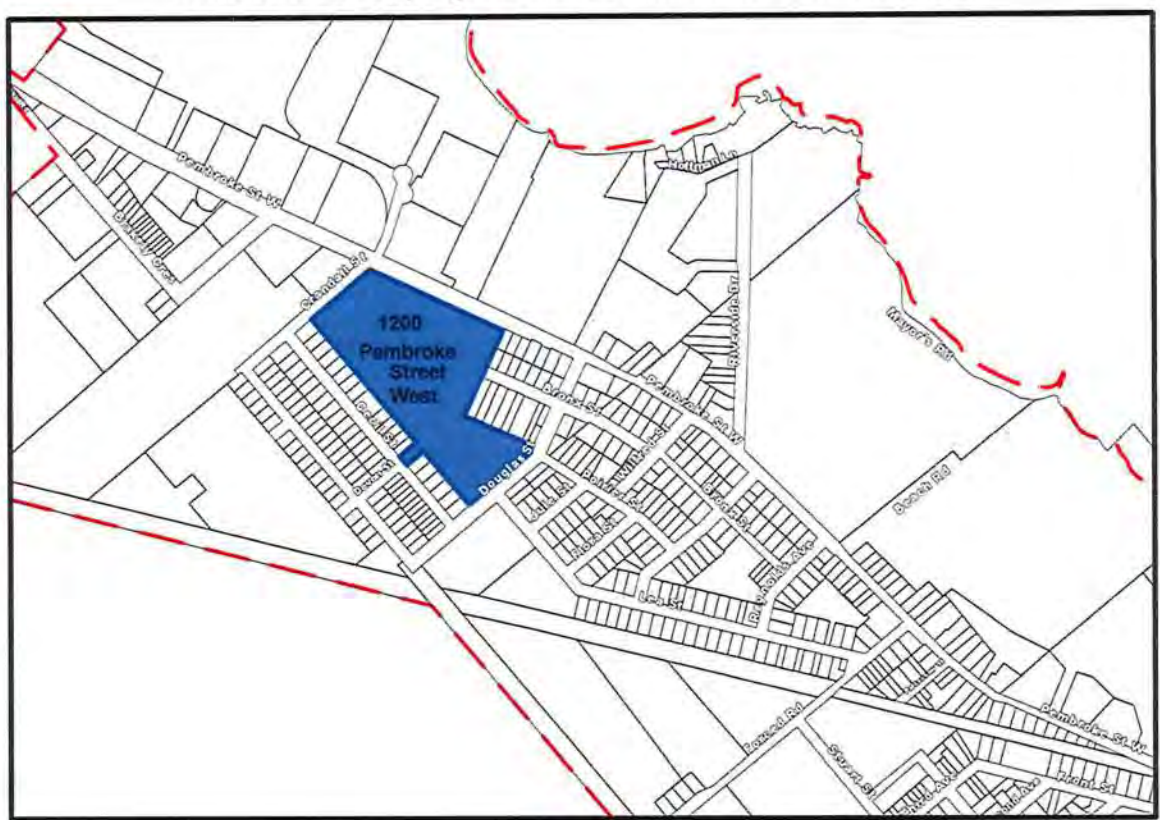


This is Schedule 'A' to By-law 2023-27 of the Corporation of the City of  
Pembroke, passed this 4<sup>th</sup> day of April, 2023.

  
Mayor

  
Clerk CAO / Deputy Clerk

Subject Property to be Rezoned from a “Shopping Centre Commercial – C4”  
zone to a “Shopping Centre Commercial-1 – C4-1” zone





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

### **By-law Number 2023-61**

#### **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;

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;

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 By-law 2020-05 of the Corporation of the City of Pembroke be amended by the deletion of Section 3.2(2) and further amended by the addition thereof the following:

#### **Section 3.2(2) Accessory Second and Third Dwelling Unit Policies:**

- a. A maximum of up to two (2) accessory dwelling units shall be permitted in a single detached dwelling, semi-detached dwelling, or row dwelling where permitted by this By-law, or one (1) unit in a building or structure which is accessory to a permitted single detached dwelling, semi-detached dwelling, or row dwelling, for a maximum of three (3) dwelling units on the property, provided that:
  - i. It does not impact the streetscape character along the street where it is located;
  - ii. A building permit is obtained prior to the establishment of an accessory second or third dwelling unit, which must follow the requirements of the Ontario Building Code.
- b. An accessory second or third dwelling unit shall not exceed the dwelling unit area of the main dwelling unit;
- c. Where an attached garage within a main dwelling unit is converted to create an additional dwelling unit or a portion of an additional dwelling unit, such attached garage is included in the calculation of the gross floor area of the building;
- d. Where a dwelling unit is created in a building or structure which is accessory to a permitted single detached dwelling, semi-detached dwelling, or row dwelling, the additional dwelling unit shall be subject to the provisions for accessory buildings and structures set out in Section 3.1(2), except as follows:
  - i. The additional dwelling unit shall be set back a minimum of 1.2 m [4 ft] from an interior side lot line and shall be set back a minimum of 3.05 m [10 ft] from a rear lot line; and
  - ii. Where the rear lot line abuts a street and the rear yard is not screened by an opaque fence, the additional dwelling unit shall be set back 3.66 m [12 ft] from the rear lot line.
- e. Requirements for doorway entrances or means of egress for an additional dwelling unit shall be in accordance with the Ontario Building Code and the Ontario Fire Code;
- f. The creation of an additional dwelling unit contained within the main



dwelling must not result in any new doorway entrance added to the front wall, whether before, during, or after the creation of an accessory second or third dwelling unit;

- g. Provision 2(f) does not:
    - i. Prohibit an internal lobby or vestibule within a common doorway entrance in the front wall; nor
    - ii. Prohibit the creation of an accessory second or third dwelling unit within a main dwelling unit that already contains more than one (1) doorway entrance in the front wall; nor
    - iii. Require the removal of a doorway entrance to a main dwelling unit that already contains more than one (1) doorway entrance in the front wall; nor
    - iv. Prohibit the addition of one (1) doorway entrance along the front wall of a main dwelling unit on a corner lot where there is no doorway entrance along that front wall, but where there is one along the corner side wall of the main dwelling unit;
  - h. The doorway entrance that leads to a second or third dwelling unit that is contained within the main dwelling unit is limited to locations on the ground floor only, except where the Ontario Building Code and the Ontario Fire Code dictate otherwise;
  - i. The main dwelling unit and the second and/or third dwelling unit must share the parking area and yards provided for the main dwelling unit, and no new driveway may be created, except in the case of a corner lot;
  - j. The creation of a second or third dwelling unit must not reduce the number of parking spaces provided for the main dwelling unit below the minimum required by this By-law;
  - k. Notwithstanding any other provision in this By-law, the required parking space for a second or third dwelling unit may be provided through tandem parking with the required parking space of the main dwelling unit; and
  - l. Parking shall be provided for second and third dwelling units in accordance with Section 3.29 of Zoning By-law 2020-05.
2. That By-law 2020-05 of the Corporation of the City of Pembroke be amended by the deletion of Section 2 D – Dwelling Unit, Secondary and further amended by the addition thereof the following:
- Dwelling Unit, Accessory Second or Third Dwelling Units shall mean a maximum of two (2) self-contained dwelling units, which is an accessory second and/or third unit to a main residential dwelling unit, and which is contained within a single detached dwelling, semi-detached dwelling or a row dwelling or one (1) dwelling unit which is contained in a building or structure ancillary to a single detached dwelling, semi-detached dwelling or row dwelling for a maximum of three (3) dwelling units on the property (See Figure 2-3).
3. That Section 3.29(2) shall delete the term secondary units and replace with Accessory Second or Third Dwelling Units. Parking for accessory second and third dwelling units shall be 1 space for each additional accessory dwelling unit.
4. 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

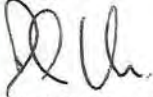


issuance of its formal order in that respect.

Passed and enacted this 5<sup>th</sup> day of September, 2023.



Ron Gervais  
Mayor



Heidi Martin David Unrau  
Clerk

## The Corporation of the City of Pembroke

### By-law Number 2023-65

**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 Zoning By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 11.4 thereof the following:

#### Section 11.4 (14) Central Commercial-14 – C3-14

(14) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C3-14 zone, municipally known as **201 Pembroke Street West** and more particularly described as PLAN 17 BLK N PT LOT 2 may be developed in accordance with the following provisions:

- i) Permitted uses: Section 11.1 "Central Commercial – C3" permitted uses, in addition to that of a bachelor apartment dwelling unit on the ground floor at the rear of the existing building, to a maximum of 25% of the ground floor gross floor area.
- ii) Zone provisions shall be in accordance with Section 11.2, excepting the following provisions, which shall be:

Minimum Lot Area – 3,750sq.ft

Minimum Lot Frontage – 37.5ft

Minimum Front Yard Setback – 0ft

2. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as PLAN 17 BLK N PT LOT 2 as "Central Commercial-14 – C3-14" zone in place and instead of a "Central Commercial – C3" zone. The property which is rezoned is shown as the lined area on Schedule 'B' 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 5<sup>th</sup> day of September, 2023.




Ron Gervais  
Mayor



Heidi Martin David Unrau  
Clerk

This is Schedule 'A' to By-law 2023-xx of the Corporation of the City of  
Pembroke, passed this 5<sup>th</sup> day of September, 2023.

  
Mayor

  
Clerk

Subject property to be rezoned from a "Central Commercial – C3" zone to a  
"Central Commercial-14 – C3-14" zone





## The Corporation of the City of Pembroke

### By-law Number 2023-67

#### **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 (35) Residential Type 2-35 – R2-35

(35) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-35 zone, municipally known as **0 Blakely Crescent** and more particularly described as Part of Lot 35, Concession 1, Stafford, as in R117047, except Part 2, Plan 49R-8162, R377670, R187918 and R312345, City of Pembroke and Part Lot 35, Concession 1, Stafford, as in R187918; City of Pembroke may be developed in accordance with the following provisions:

- i) Zone provisions shall be in accordance with Section 5.2 for single detached dwellings, excepting the following, which shall be:

Minimum Lot Area - 450 square metres

Minimum Lot Frontage – 14 metres

Minimum Lot Depth - 30 metres

2. That Schedule 'A' to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 18 thereof the following:

#### Section 18 Open Space - OS

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the OS zone, municipally known as **0 Blakely Crescent** and more particularly described as Part of Lot 35, Concession 1, Stafford, as in R117047, except Part 2, Plan 49R-8162, R377670, R187918 and R312345, City of Pembroke and Part Lot 35, Concession 1, Stafford, as in R187918; City of Pembroke (Shown as Blocks 120-131 on Schedule 'A' attached hereto).

3. 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 of Lot 35, Concession 1, Stafford, as in R117047, except Part 2, Plan 49R-8162, R377670, R187918 and R312345, City of Pembroke and Part Lot 35, Concession 1, Stafford, as in R187918; City of Pembroke as "Residential Type 2-35 – R2-35" zone and an "Open Space – OS" zone in place and instead of a "Residential Type 2-holding – R2-h" zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached

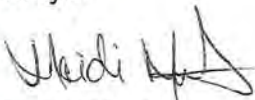
hereto.

4. 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 September, 2023.**



Ron Gervais  
Mayor

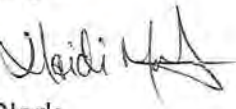


Heidi Martin  
Clerk

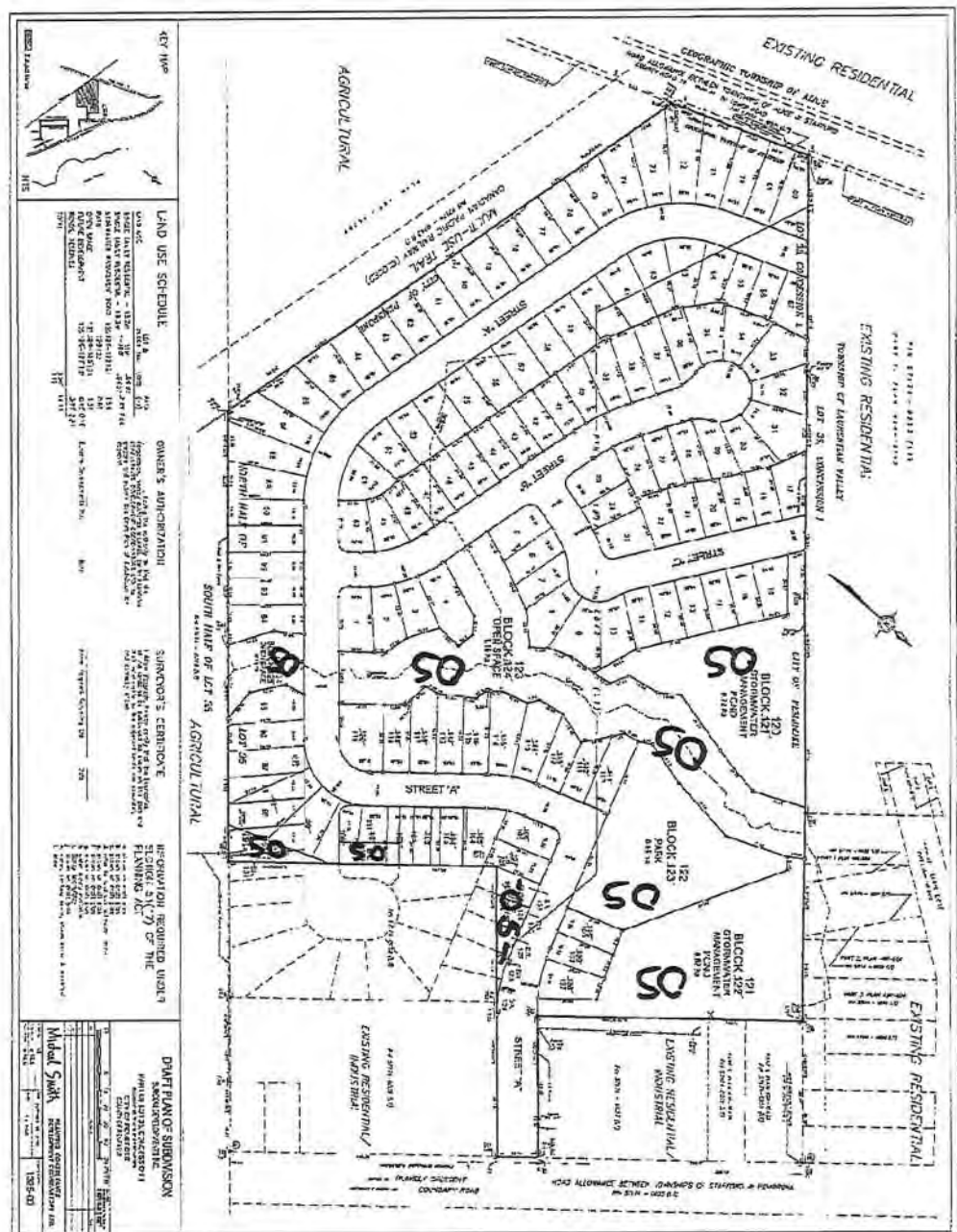


This is Schedule 'A' to By-law 2023-67 of the Corporation of the City of  
Pembroke, passed this 19<sup>th</sup> day of September, 2023.

  
Mayor

  
Clerk

Subject property to be rezoned from a "Residential Type 2-holding – R2-h" zone  
to a "Residential Type 2-35 – R2-35" zone and an "Open Space – OS" zone





## The Corporation of the City of Pembroke

### By-law Number 2023-70

**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 Zoning By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 14.3 thereof the following:

Section 14.4 (11) General Industrial-11-slope stability – M1-11-s

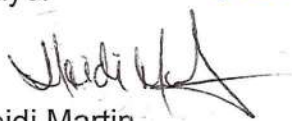
(11) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the M1-11 zone, municipally known as **794 River Road** and more particularly described as PLAN 91 PT LOT G TO M RP49R12212 PTS 2 TO 7 RP49R12203 PT 2 may be developed in accordance with the following provisions:

- i) Permitted uses: Section 14.1 “General Industrial – M1” permitted uses, in addition to that of a “Recycling Depot or Transfer Station” for electronic waste.
  - ii) Zone provisions shall be in accordance with Section 14.2 and 14.3, excepting that no open storage shall be permitted.
  - iii) Noise transmission at the façade of the existing building shall not exceed Ministry of the Environment, Conservation & Parks’ acceptable levels. Acoustic panelling shall be installed around all applicable equipment as per the submitted environmental noise assessment report. [A] further environmental noise assessment report[s] may be required to confirm this requirement is being met.
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 PT LOT G TO M RP49R12212 PTS 2 TO 7 RP49R12203 PT 2 as “General Industrial-11-slope stability – M1-11-s” zone in place and instead of a “General Industrial-slope stability – M1-s” zone. The property which is rezoned is shown as the blue area on Schedule ‘B’ 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 19<sup>th</sup> day of September, 2023.

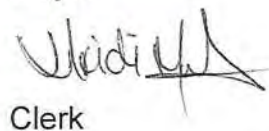
Ron Gervais  
Mayor



Heidi Martin  
Clerk

This is Schedule 'A' to By-law 2023-70 of the Corporation of the City of  
Pembroke, passed this 19<sup>th</sup> day of September, 2023.

  
Mayor

  
Clerk

Subject property to be rezoned from a "General Industrial-slope stability – M1-s"  
zone to a "General Industrial-11-slope stability – M1-11-s" zone





## The Corporation of the City of Pembroke

### By-law Number 2023-72

**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 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 (36) Residential Type 4-36 – R4-36

(36) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R4-36 zone, municipally known as **224 Hincks Street** and more particularly described as PLAN 30 BLOCK 2 LOTS 2 3 PT LOT 4 may be developed in accordance with the following provisions:

- i) Permitted uses: Apartment Dwelling of up to twenty (20) bachelor dwelling units
- ii) Zone provisions shall be in accordance with Section 8.2(1), excepting the following, which shall be:
  - Minimum Lot Area – 14,872sq.ft
  - Minimum Front Yard Setback – 3m
  - Minimum Rear Yard Setback – 6m
  - Minimum Interior Side Yard Setback – 3.2m
  - Privacy Yards – 3m
  - Minimum Dwelling Unit Area – For up to twelve (12) bachelor dwelling units – 240sq.ft
  - Minimum Dwelling Unit Area – For up to eight (8) bachelor dwelling units – 370sq.ft
- iii) Parking Provisions: Section 3.29(2) – a minimum of fourteen (14) parking spaces for up to twenty (20) dwelling units shall be permitted.

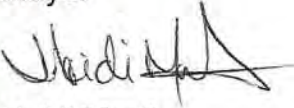
2. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as PLAN 30 BLOCK 2 LOTS 2 3 PT LOT 4 as "Residential Type 4-36 – R4-36" zone in place and instead of a "Central Commercial – C3" zone. The property which is rezoned is shown as 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 19<sup>th</sup> day of September, 2023.



Ron Gervais  
Mayor

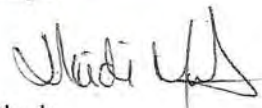


Heidi Martin  
Clerk

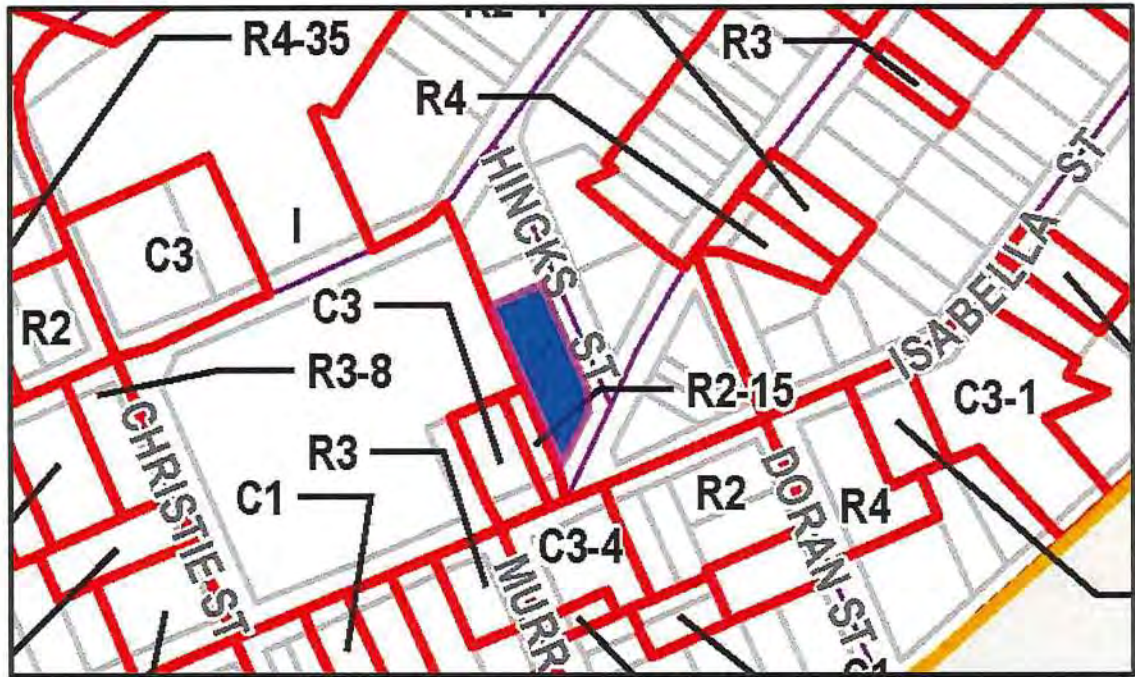


This is Schedule 'A' to By-law 2023-72 of the Corporation of the City of  
Pembroke, passed this 19<sup>th</sup> day of September, 2023.

  
Mayor

  
Clerk

Subject property to be rezoned from a "Central Commercial – C3" zone to a  
"Residential Type 4-36 – R4-36" zone





**The Corporation of the City of Pembroke**

**By-law Number 2023-77**

**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;

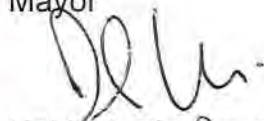
**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That 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 (44) Residential Type 3-44 – R3-44  
(44) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R3-44 zone, municipally known as **852 Pembroke Street West** and more particularly described as PLAN 185 LOT 363 may be developed in accordance with the following provisions:
  - i) Permitted uses: Converted Dwelling - containing a maximum of 4 dwelling units.
  - ii) Zone provisions shall be in accordance with Section 7.2(4), excepting the following, which shall be:  
Minimum Front Yard Setback – 5.52m  
Minimum Rear Yard Setback – 0.689m  
Minimum Exterior Side Yard Setback – 0.122m  
Minimum Interior Side Yard Setback – 0.201m  
Minimum Landscaped Open Space – 0%
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 LOT 363 as "Residential Type 3-44 – R3-44" 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 (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 17<sup>th</sup> day of October, 2023.



Ron Gervais  
Mayor



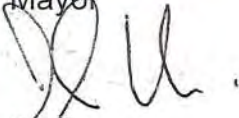
Heidi Martin David Unrau  
Deputy Clerk



This is Schedule 'A' to By-law 2023-77 of the Corporation of the City of  
Pembroke, passed this 17<sup>th</sup> day of October, 2023.

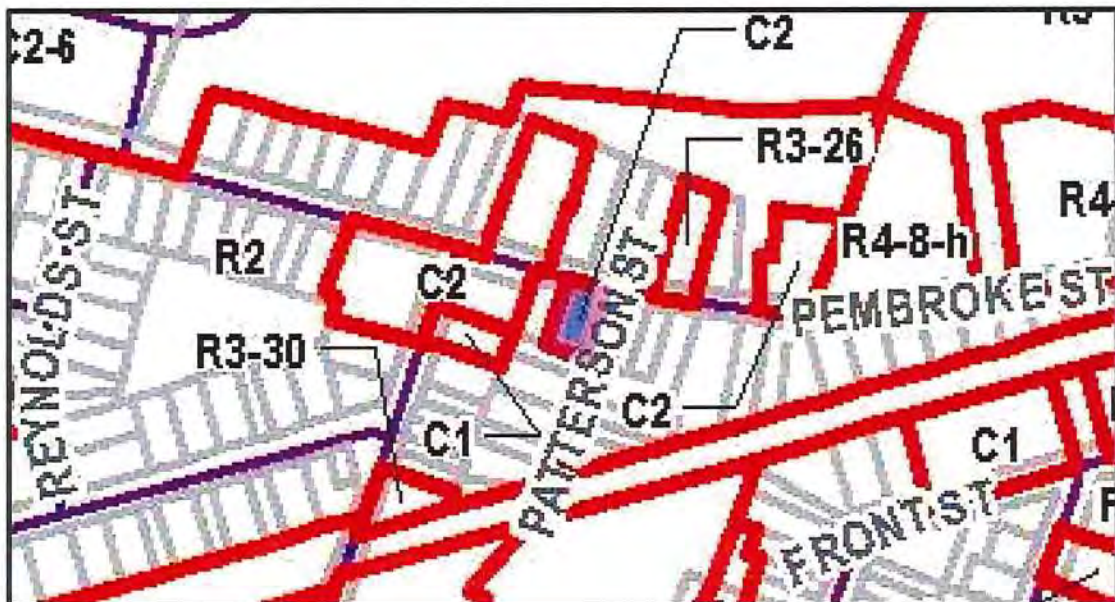


Mayor



Deputy Clerk

Subject property to be rezoned from a "Highway Commercial – C2" zone to a  
"Residential Type 3-44 – R3-44" zone



## The Corporation of the City of Pembroke

### By-law Number 2023-84

**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:

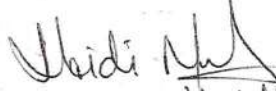
1. That By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 6.4 thereof the following:  
Section 6.4 (36) Residential Type 2-36 – R2-36  
(36) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-36 Zone, municipally known as **588 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 2-36 – R2-36” 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 November, 2023.



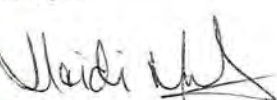
Ron Gervais  
Mayor



~~David Unrau~~ Heidi Martin  
~~Chief Administrative Officer~~ Clerk

This is Schedule 'A' to By-law 2023-84 of the Corporation of the City of  
Pembroke, passed this 21<sup>st</sup> day of November, 2023.

  
Mayor

  
Clerk

Subject Property to be Rezoned from a "Residential Type 1 – R1" Zone to a  
"Residential Type 2-36 – R2-36" Zone





## The Corporation of the City of Pembroke

### By-law Number 2024-19

**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;

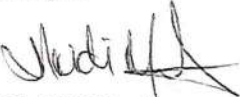
**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That 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(45) Residential Type 3-45 – R3-45  
  
(45) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R3-45 Zone, municipally known as **163 Peter Street** and more particularly described as PLAN 13 LOT 40; City of Pembroke may be developed in accordance with the following provisions:
  - i) Permitted uses: Converted Dwelling – containing a maximum of five (5) dwelling units.
  - ii) Zone provisions shall be in accordance with Section 7.2(4), excepting the following:
    - a. Minimum Lot Frontage – 59.4ft
    - b. Minimum Interior Side Yard Setback – 8ft
  - iii) Parking Regulations – Landscaping Requirements - Section 3.29(8)(a):
    - a. Buffer Strip (North) – 0ft
    - b. Buffer Strip (East) – 2ft
2. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as PLAN 13 LOT 40; City of Pembroke as "Residential Type 3-45 – R3-45" 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 19<sup>th</sup> day of March, 2024.



Ron Gervais  
Mayor



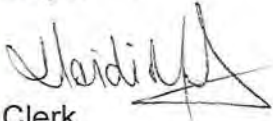
Heidi Martin  
Clerk



This is Schedule 'A' to By-law 2024-19 of the Corporation of the City of  
Pembroke, passed this 19<sup>th</sup> day of March, 2024.



Mayor



Clerk

Subject Property to be rezoned from a “Residential Type 1 – R1” zone to a  
“Residential Type 3-45 – R3-45” Zone



**The Corporation of the City of Pembroke**

**By-law Number 2024-21**

**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;

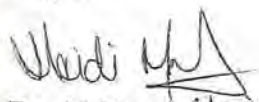
**Now Therefore** the Municipal Council of the Corporation of the City of Pembroke enacts as follows:

1. That 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(46) Residential Type 3-46-slope stability – R3-46-s  
(46) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R3-46-s zone, municipally known as **240 Mackay Street** and more particularly described as CON 2 PT LOT 33 PT LOT 34; RP49R6007; City of Pembroke may be developed in accordance with the following provisions:
  - i) Permitted uses: Converted Dwelling – containing a maximum of six (6) dwelling units.
  - ii) Only a single access driveway shall be permitted.
2. That Schedule 'B' to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property described as CON 2 PT LOT 33 PT LOT 34; RP49R6007; City of Pembroke as "Residential Type 3-46-slope stability – R3-46-s" zone in place and instead of a "Central Commercial-slope stability – C3-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 19<sup>th</sup> day of March, 2024.




Ron Gervais  
Mayor

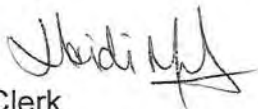


~~David Unrau~~ Heidi Martin  
~~Chief Administrative Officer~~ Clerk

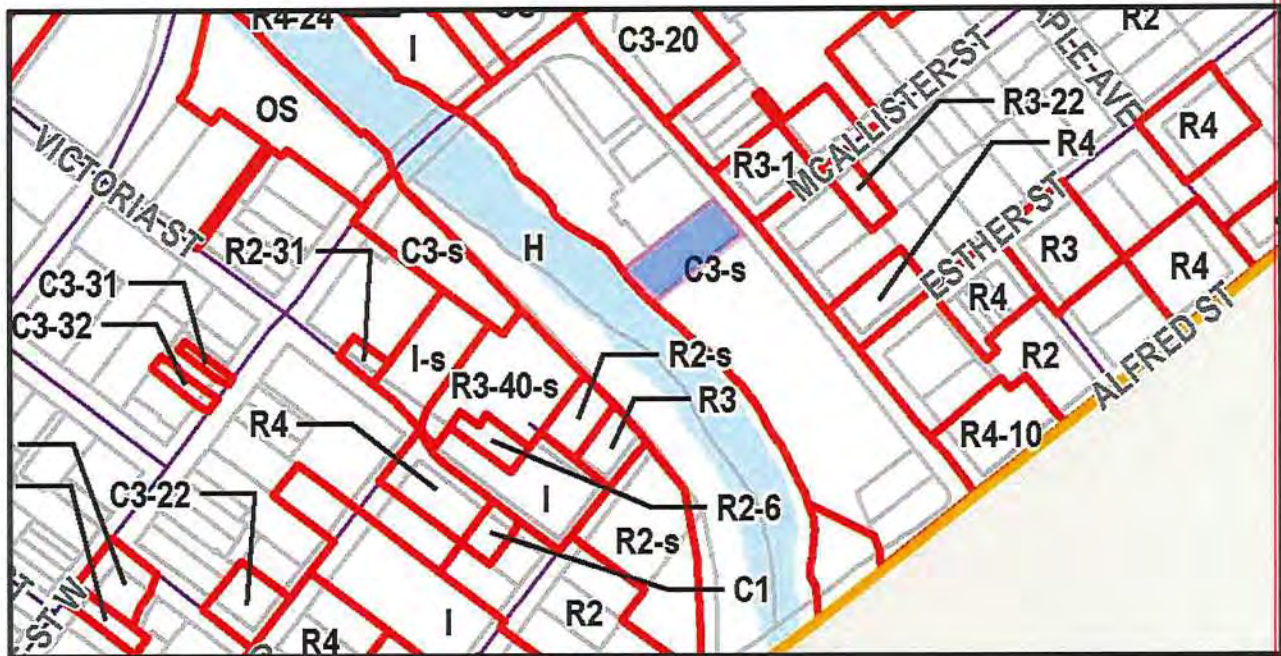


This is Schedule 'A' to By-law 2024-21 of the Corporation of the City of  
Pembroke, passed this 19<sup>th</sup> day of March, 2024.

  
Mayor

  
Clerk

Subject Property to be rezoned from a "Central Commercial-slope stability – C3-  
s" zone to a "Residential Type 3-46-slope stability – R3-46-s" zone





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

### **By-law Number 2024-25**

**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 By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition of Short-term Rentals to Section 2 S – Definitions:  
“a dwelling unit or any part thereof that operates or offers a place of temporary residence, lodging or occupancy within a single detached dwelling house, semi-detached dwelling house, duplex dwelling house, row dwelling house, triplexes, quadruplexes and converted dwellings in “Residential Type 1- R1”, “Residential Type 2 - R2”, and “Residential Type 3 - R3” zones; by the short-term accommodation/rental operator, by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for any period less than a month, throughout all of any part of the calendar year. Short-term rental uses shall not mean or include a hotel, bed and breakfast establishment, boarding or lodging house, hospital, or similar residential or commercial use.”
2. That By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 3.40 thereof the following:  
Section 3.40 Short-Term Rentals
  1. That only one (1) short-term rental may be operated on a single property;
  2. That short-term rentals only be permitted in single detached dwellings, semi-detached dwellings, rowhouses, duplexes, triplexes, quadruplexes and converted dwellings in “Residential Type 1 – R1”, “Residential Type 2 – R2” and “Residential Type 3 – R3” zones;
  3. That a minimum of one (1) standard parking space per occupied bedroom be required for short-term rentals;
  4. That short-term rentals shall not become a nuisance because of noise, odour, garbage, traffic or parking; and
  5. That short-term rentals shall be in compliance with all other applicable by-laws, including but not limited to building, fire, noise, parking, property standards, and traffic control by-laws.
3. That Schedule “A” to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property municipally known as 0 Eganville Road and legally described as Plan 80, Lot 10 in a “Hazard – H” zone and “Open Space-slope stability – OS-s” zone in place and instead of a “Residential Type 2 – R2” zone. The property which is rezoned is shown as the lined area on Schedule “A” attached hereto.



4. That Section 16.1 Flood Plain Zone Permitted Uses and Section 17.1 Hazard Zone Permitted Uses be amended to remove a private park as a permitted use in those zones.
5. That Schedule "A" to By-law 2020-05 of the Corporation of the City of Pembroke be amended to show the property municipally known as 7-9 International Drive and legally described as Concession 1, Pat Lot 28, Parts 1 and 2 on 49R-9743 in an "Institutional - I" 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.
6. That Section 13.1 "Institutional - I" to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition thereof the following:

Section 13.1 "I"

(i) Notwithstanding the provisions of this By-law to the contrary, in addition to the "I" permitted uses, the following use shall be added to the list of permitted uses within this zone: food vehicle.
7. That Section 3.11(2) "Fences" of By-law 2020-05 of the Corporation of the City of Pembroke be amended by deleting Section 3.11(2) in its entirety.
8. That Section 3.11(2) "Fences" to By-law 2020-05 of the Corporation of the City of Pembroke be amended by the adding thereto the following:

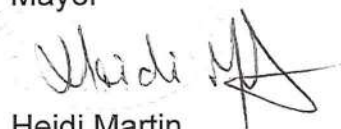
3.11(2) For the purposes of this Section, an unpierced hedgerow or other unpierced planting shall be deemed to be a fence and the maximum heights stated in provisions (4) and (5) of this Section shall apply to such plantings.
9. That Section 11.2(g) Maximum Number of Dwelling Units per Lot to By-law 2020-05 of the Corporation of the City of Pembroke in a "Central Commercial – C3" zone shall be deleted.
10. Section 1.14(11) "Interpretation – Slope Stability" to By-law 2020-05 of the Corporation of the City of Pembroke shall be amended by deleting Section 1.14(11) in its entirety.
11. Section 1.14(11) "Interpretation – Slope Stability" to By-law 2020-05 of the Corporation of the City of Pembroke be amended by adding thereto the following:

1.14(11) Where a Zone symbol is followed by a dash and the symbol "s" (e.g. "C2-3-s"), the lands so designated shall be subject to all of the provisions of the Zone represented by the symbol contained in the prefix. The suffix "-s" requires that, in addition to those provisions, no development (excluding fences and sheds less than 15 square metres [161.4 square feet] and retaining walls less than 1.2 metres [4 feet] high) shall be permitted within 30 metres [98.42 feet] of the top of the bank unless a supporting geotechnical study indicates that the setback can be reduced. In such cases the setback shall be that determined in the geotechnical report.
12. 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 16<sup>th</sup> day of April, 2024.



Ron Gervais  
Mayor



Heidi Martin  
Clerk





Urdi  
Clerk

Clerk

## The Corporation of the City of Pembroke

### By-law Number 2024-26

**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 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(47) Residential Type 3-47 – R3-47

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R3-47 Zone, municipally known as **659 Mackay Street** and more particularly described as PLAN 83 PT LOT 320 PT LOT 321 AND PART LOTS 335 & 336; SHOWN AS 49R8001 PART 1; City of Pembroke may be developed in accordance with the following provisions:

- i) Permitted uses: Converted Dwelling – containing a maximum of six (6) dwelling units.
  - ii) Zone provisions shall be in accordance with Section 7.2(4), excepting the following:
    - a. Minimum Lot Frontage – 17.8m
    - b. Minimum Front Yard Setback – 4.81m
    - c. Minimum Interior Side Yard Setback – 3.04m to southwest corner of existing building
  - iii) Parking Regulations shall be in accordance with Section 3.29, excepting the following:
    - a. Minimum Number of Parking Spaces Required - Eight (8) parking spaces (1.33 per dwelling unit)
    - b. Access – Separate Single Lane Egress – 3.04m width at southwest corner of existing building
    - c. Landscaping Requirements - Buffer Strip (North & East) – 1.5m
    - d. Landscaping Requirements - Buffer Strip (South) – 0m
    - e. Parking Area Location on Lot – Total Driveway Width – 6.09m
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 83 PT LOT 320 PT LOT 321 AND PART LOTS 335 & 336; SHOWN AS 49R8001 PART 1; City of Pembroke as "Residential Type 3-47 – R3-47" zone in place and instead of a "Residential Type 3-13 – R3-13" zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached hereto.

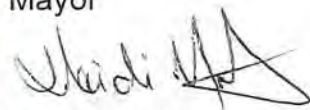


3. This By-law shall be circulated in the manner provided for by the regulations enacted pursuant to Section 34(18) and (19) of The Planning Act R.S.O., 1990. In the event that no objection is filed within 20 days of the date of giving written notice, this By-law shall come into force and take effect. 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. By-law 95-54 is hereby repealed in its entirety.

Passed and enacted this 16<sup>th</sup> day of April, 2024.



Ron Gervais  
Mayor



Heidi Martin  
Clerk

This is Schedule 'A' to By-law 2024-26 of the Corporation of the City of  
Pembroke, passed this 16<sup>th</sup> day of April, 2024.

*[Signature]*

Mayor

*[Signature]*

Clerk

Subject Property to be rezoned from a “Residential Type 3-13 – R3-13” zone to  
a “Residential Type 3-47 – R3-47” Zone





**The Corporation of the City of Pembroke**

**By-law Number 2024-35**

**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 to show the lands municipally known as **29 Eddy Crescent** and more particularly described as Concession 1, Part Lot 35; Parts 1-5 on 49R-20603; City of Pembroke from an "Open Space – OS" zone to a "Residential Type 2 – R2" 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.

**Passed and Enacted this 21<sup>st</sup> day of May, 2024**

  
~~Ron Gervais~~ Brian Abdullah  
Deputy Mayor

  
Heidi Martin Dave Unrau  
Clerk CAO/Deputy Clerk



This is Schedule 'A' to By-law 2024-35 of the Corporation of the City of  
Pembroke passed this 21<sup>st</sup> day of May, 2024.

Deputy Mayor *RC [Signature]*

Deputy Clerk *DL [Signature]*

Subject Property to be Rezoned from an “Open Space – OS” zone to a  
“Residential Type 2 – R2” zone





**The Corporation of the City of Pembroke**

**By-law Number 2024-36**

**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 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(12) General Industrial-12 – M1-12

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the M1-12 zone, municipally known as **331 Boundary Road** and more particularly described as PEMBROKE CON 1 PT LOT 13; City of Pembroke may be developed in accordance with the following provisions:

- i) Permitted uses: "General Industrial - M1" permitted uses, with the exception of "Assembly Plant", "Cannabis Production Facility", "Lumber Mill", "Lumber Yard", "Manufacturing Plant" and "Transportation Terminal", and the addition of "Animal Hospital", "Car Wash", "Convenience Store", "Financial Institution", "Gasoline Retail Facility" and "Retail Store, Large Format".
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 PEMBROKE CON 1 PT LOT 13; City of Pembroke as "General Industrial-12 – M1-12" zone in place and instead of an "Open Space - OS" zone. The property which is rezoned is shown as the highlighted 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 May, 2024.



Ron Gervais  
Mayor



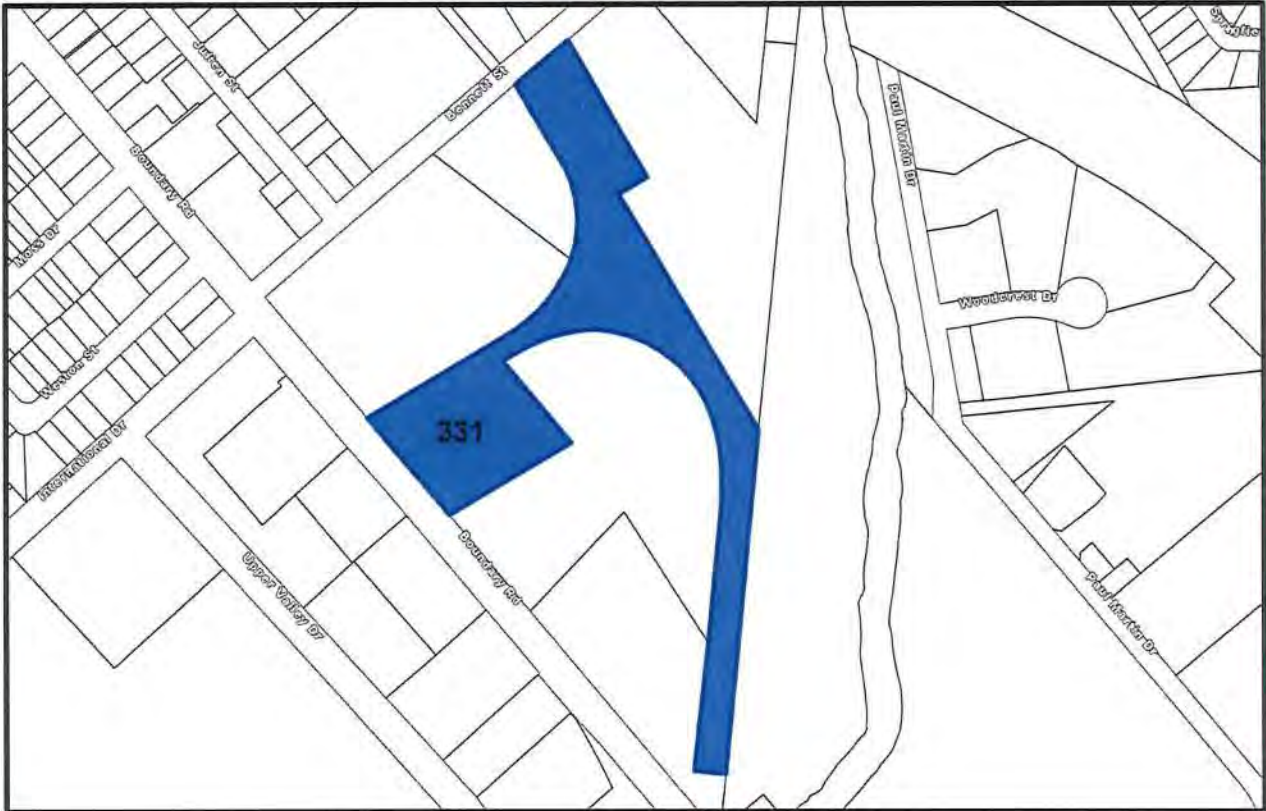
Heidi Martin Dave Unrau  
Clerk CAO / Deputy Clerk

This is Schedule 'A' to By-law 2024-36 of the Corporation of the City of  
Pembroke, passed this 21<sup>st</sup> day of May, 2024.

  
Mayor

Deputy Clerk 

Subject property to be rezoned from an "Open Space – OS" zone to a "General  
Industrial-12 – M1-12" Zone





## The Corporation of the City of Pembroke

### By-law Number 2024-46

**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 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(37) Residential Type 2-37 – R2-37  
Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-37 Zone, municipally known as **336 Patricia Avenue** and more particularly described as PLAN 437 LOT 52; City of Pembroke may be developed in accordance with the following provisions:
  - i) Permitted uses: Section 6.1 – “Residential Type 2 – R2” permitted uses shall apply.
  - ii) Zone provisions shall be in accordance with Sections 5.2 and 6.2, excepting the following in the case of a “Semi-Detached Dwelling”:
    - a. Minimum Lot Frontage – 65ft
    - b. Minimum Rear Yard Setback – 20ft
    - c. Minimum Exterior Side Yard Setback – 9ft
  - iii) Parking Regulations shall be in accordance with Section 3.29, excepting the following:
    - a. Parking Area Location on Lot – Total Maximum Driveway Width – 24ft
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 437 LOT 52; City of Pembroke as “Residential Type 2-37 – R2-37” 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 16<sup>th</sup> day of July, 2024.

A handwritten signature in black ink, appearing to be 'RG', with a small 'r' to the right.


Ron Gervais  
Mayor


A handwritten signature in blue ink, appearing to be 'VC', with a long horizontal line extending to the right.

Victoria Charboneau  
Clerk



This is Schedule 'A' to By-law 2024-46 of the Corporation of the City of  
Pembroke, passed this 16<sup>th</sup> day of July, 2024.

  
Mayor

  
Clerk

Subject Property to be rezoned from a "Residential Type 1 – R1" zone to a  
"Residential Type 2-37 – R2-37" Zone



**The Corporation of the City of Pembroke**

**By-law Number 2024-58**

**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 By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition of the following sections to Sections 14.2(2) "General Industrial – M1" zone provisions and 15.2(2) "Economic Enterprise – M2" zone provisions regarding Cannabis Production Facilities:

Sections 14.2(2)(h), (i) and (j) and 15.2(2)(h), (i) and (j) Cannabis Production Facility

(h) An odour mitigation plan be provided to the City prior to occupancy. The City of Pembroke may require this plan to be peer reviewed at the applicant's cost;

(i) A cannabis production facility shall not become a nuisance in regard to noise, odour, garbage, traffic or parking;

(j) Cannabis production facility shall be in compliance with all other applicable by-laws, including but not limited to building, fire, noise, parking, property standards and traffic control by-laws.

That By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition of Odour Mitigation Plan to Section 2 O – Definitions:

"is a report, provided by the applicant, outlining a strategy or set of procedures designed to minimize or eliminate unpleasant or harmful odours from a facility such as a cannabis production facility. The plan includes identifying potential sources of odours, implementing control measures to reduce or neutralize them, monitoring odour levels and taking corrective action(s) if necessary.


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.



Passed and enacted this 15<sup>th</sup> day of October, 2024.

A handwritten signature in black ink, appearing to be 'RG' with a flourish.

Ron Gervais  
Mayor

A handwritten signature in blue ink, appearing to be 'VC' with a flourish.

Victoria Charbonneau  
Clerk

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

### **By-law Number 2024-64**

**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** 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 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

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R4-15 Zone, municipally known as **9 Bennett Street** and more particularly described as CON 1 PLAN 178 PT LOT 14 may be developed in accordance with the following provisions:

- i) Permitted uses: Section 8.1 Residential Type 4 – R4 permitted uses
  - ii) Zone provisions shall be in accordance with Section 8.2, excepting the following:
    - a. Courts – No courts shall be required for the existing apartment dwelling
    - b. Privacy Yards – No privacy yards shall be required for the existing apartment dwelling
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 CON 1 PLAN 178 PT LOT 14 as "Residential Type 4-15 – R4-15" zone in place and instead of a "Residential Type 4-29 – R4-29" 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. By-law 2013-06 is hereby repealed in its entirety.



Passed and enacted this 19<sup>th</sup> day of November, 2024.




Ron Gervais  
Mayor



Victoria Charbonneau  
Clerk

This is Schedule 'A' to By-law 2024-64 of the Corporation of the City of  
Pembroke, passed this 19<sup>th</sup> day of November, 2024.

  
Mayor

  
Clerk

Subject Property to be rezoned from a "Residential Type 4-29 – R4-29" zone to  
a "Residential Type 4-15 – R4-15" Zone





**The Corporation of the City of Pembroke**

**By-law Number 2025-11**

**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

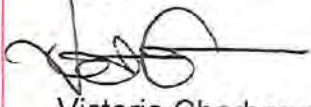
**Whereas** it is deemed expedient to further amend the said By-law;

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

1. That By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 5.4 thereof the following:  
Section 5.4(2) Residential Type 1-2 – R1-2  
Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R1-2 zone, municipally known as 1 **Howard Street** and more particularly described as PEMBROKE CON 2 FAL PT LOT 26; OTTAWA RIVER may be developed in accordance with the following provisions:
  - i) Exemption from Section 3.12(1) - Frontage On Public Street
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 PEMBROKE CON 2 FAL PT LOT 26; OTTAWA RIVER as a "Residential Type 1-flood fringe-holding – R1-ff-h" zone in place and instead of a "Residential Type 1-flood fringe – R1-ff" zone, and to show the properties described as PEMBROKE CON 2 FAL PT LOTS 25 AND 26; RP 49R-7321 PARTS 1, 2, 7 TO 12 as a "Residential Type 4 – R4" zone in place and instead of "Highway Commercial – C2" & "Highway Commercial-holding – C2-h" & "Residential Type 2 – R2" zones. The properties which are rezoned are shown as the lined areas 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 February, 2025.

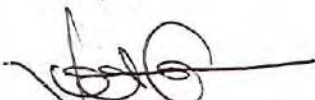
  
Ron Gervais  
Mayor

  
Victoria Charbonneau  
Clerk

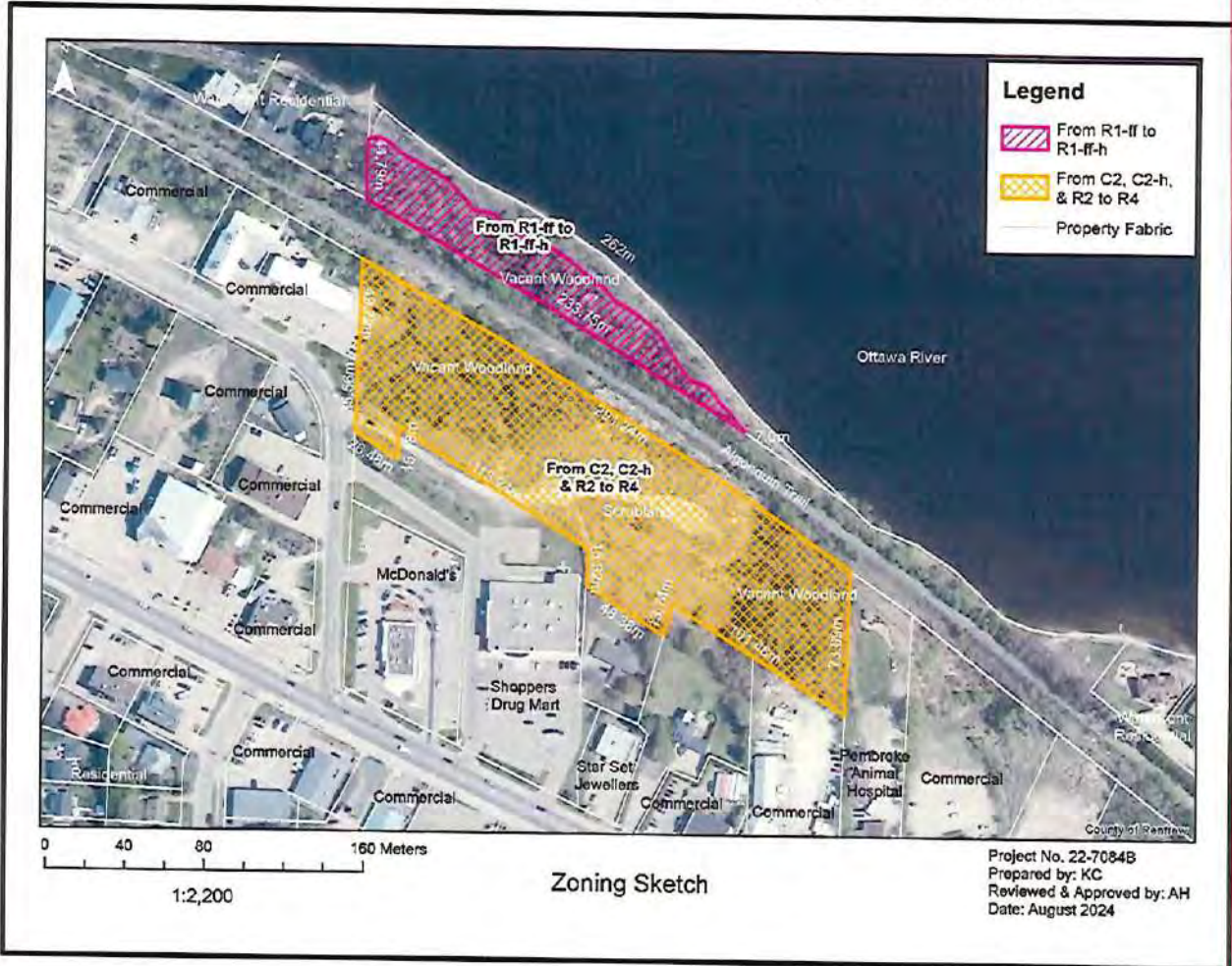


This is Schedule 'A' to By-law 2025-11 of the Corporation of the City of Pembroke, passed this 18<sup>th</sup> day of February, 2025.

  
Mayor

  
Clerk

Subject Properties to be rezoned from a “Residential Type 1-flood fringe – R1-ff” zone to a “Residential Type 1-2-flood fringe-holding – R1-2-ff-h” zone, and from “Highway Commercial – C2” & “Highway Commercial-holding – C2-h” & “Residential Type 2 – R2” zones to a “Residential Type 4 – R4” zone:





## The Corporation of the City of Pembroke

### By-law Number 2025-12

**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 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(37) Residential Type 4-37 – R4-37

Notwithstanding any provisions of this By-law to the contrary, the properties which are located in the R4-37 zone, municipally known as **Blocks 614 & 615 Golfview Draft Plan of Subdivision** and more particularly described as STAFFORD CON 1 PT LOTS 29 & 30 (shown as BLOCKS 614 & 615 on the Golfview Draft Plan of Subdivision) may be developed in accordance with the following provisions:


- i) Permitted uses: Apartment Dwelling  
Retirement Home Dwelling  
Day Nursery  
Main floor commercial uses limited to: bakeshop, bank, convenience store, drug store, eating establishment, health club, laundromat, local retail store, medical clinic, mixed use building, office, personal services establishment and service shop
- ii) Zone provisions shall be in accordance with Section 8.2, excepting the following:
  - a. Minimum Lot Area – 1.5 hectares
  - i. Maximum Building Height – 15 storeys
  - k. Privacy Yards – 5m
- iii) A “Local Retail Store” definition shall be added to Section 2 - Definitions and shall mean a retail store which caters to the specific needs of a local area or neighbourhood.
- iv) A “Service Shop” definition shall be added to Section 2 - Definitions and shall mean a building or part of a building, not otherwise defined or classified herein, and whether conducted in conjunction with a local retail store or not, for the servicing or repairs of articles, goods, or materials and in which no product is manufactured, no equipment articles, goods or materials are stored outside and there is no equipment or process which creates excessive noise, glare, fumes or

odour detrimental to the health and general welfare of persons residing in the neighbourhood.

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 STAFFORD CON 1 PT LOTS 29 & 30 (shown as Blocks 614 & 615 on the Golfview Draft Plan of Subdivision as a "Residential Type 4-37 – R4-37" zone in place and instead of "Residential Type 4-21 – R4-21" zone. The property which is rezoned is shown as the lined area on Schedule 'A' attached hereto.
3. That By-law 2020-05 of the Corporation of the City of Pembroke be amended by the deletion of the existing Section 8.4(21), to be replaced with Section 8.4(21) Residential Type 4-21 – R4-21 (Reserved for Future Use).
4. 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.


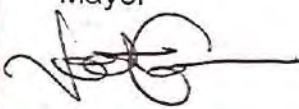
Passed and enacted this 18<sup>th</sup> day of February, 2025.

  
Ron Gervais  
Mayor

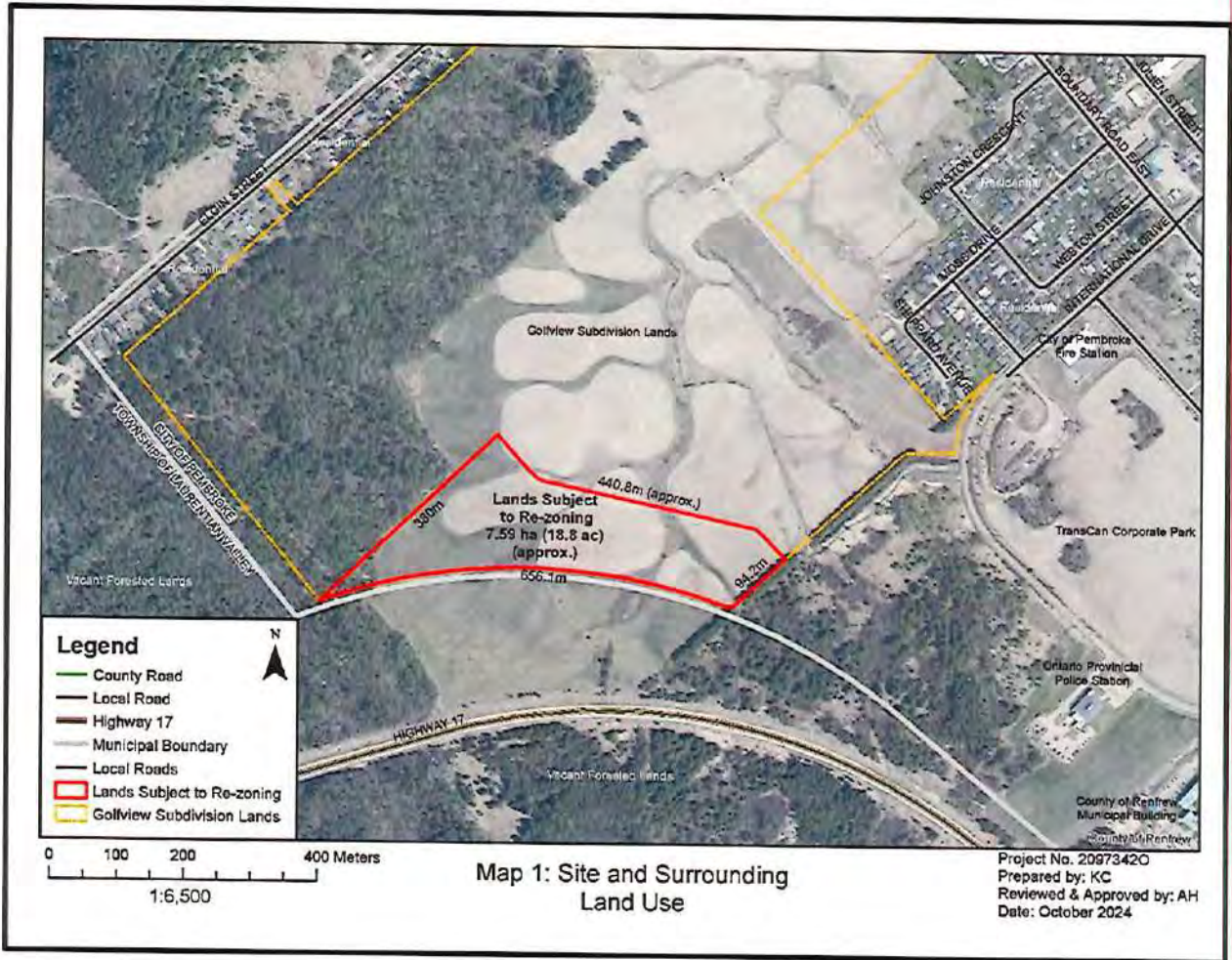
  
Victoria Charbonneau  
Clerk



This is Schedule 'A' to By-law 2025-12 of the Corporation of the City of  
Pembroke, passed this 18<sup>th</sup> day of February, 2025.

  
Mayor  
  
Clerk

Subject Property to be rezoned from a “Residential Type 4-21 – R4-21” zone to  
a “Residential Type 4-37 – R4-37” zone:





**The Corporation of the City of Pembroke**

**By-law Number 2025-39**

**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 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(48) Residential Type 3-48 – R3-48

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R3-48 Zone, municipally known as **730 Cecelia Street** and more particularly described as Plan 611, Block 77, may be developed in accordance with the following provisions:

- i) Permitted uses: Section 7.1 Residential Type 3 – R3 permitted uses shall be limited a dwelling house containing a maximum of six 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 611, Block 77 as "Residential Type 3-48 – R3-48" zone in place and instead of an "Open Space - OS" 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 15<sup>th</sup> day of April, 2025.

  
Ron Gervais  
Mayor

  
Victoria Charbonneau  
Clerk



This is Schedule 'A' to By-law 2025-39 of the Corporation of the City of  
Pembroke, passed this 15<sup>th</sup> day of April, 2025.

  
Mayor  
  
Clerk

Subject Property to be rezoned from an "Open Space - OS" zone to a  
"Residential Type 3-48 – R3-48" Zone



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

### **By-law Number 2025-40**

**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 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(38) Residential Type 4-38 – R4-38

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R4-38 Zone, municipally known as **570 Almira Street** and more particularly described as Plan 179, Lots 246, 247 and 248; and Plan 103, Lots 142, 143, 167, 168 and 169, Plan 103 except Part 1 on 49R-11702; and Lane, Plan 179, lying between Boundary Road and Julien Street, except Parts 1 and 2 on 49R-14043 and Part Julien Street, Plan 103 (Formerly Sixth Street); Part Julien Street, Plan 246 may be developed in accordance with the following provisions:

- i) Permitted uses: Section 8.1 Residential Type 4 – R4 permitted uses shall be limited to cluster housing development for a total of 14 row dwelling units;
  - ii) Zone provisions shall be in accordance with Section 8.2, excepting the following:
    - a. Group Setback – No Group Setback shall be required for the proposed row dwelling units;
    - b. Minimum Front Yard setback - 4.2 metres shown for one row dwelling unit at a singular point;
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 179, Lots 246, 247 and 248; and Plan 103, Lots 142, 143, 167, 168 and 169, Plan 103 except Part 1 on 49R-11702; and Lane, Plan 179, lying between Boundary Road and Julien Street, except Parts 1 and 2 on 49R-14043 and Part Julien Street, Plan 103 (Formerly Sixth Street); Part Julien Street, Plan 246 as "Residential Type 4-38 -R4-38" zone in place and instead of 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 15<sup>th</sup> day of April, 2025.



Ron Gervais  
Mayor



Victoria Charbonneau  
Clerk

This is Schedule 'A' to By-law 2025-40 of the Corporation of the City of  
Pembroke, passed this 15<sup>th</sup> day of April, 2025.

  
Mayor

  
Clerk

Subject Property to be rezoned from a "Residential Type 2 – R2" zone to a  
"Residential Type 4-38 – R4-38" Zone





## The Corporation of the City of Pembroke

### By-law Number 2025-54

**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 a 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 By-law 2020-05 of the Corporation of the City of Pembroke be amended by the addition to Section 9.4 thereof the following:  
Section 9.4(2) Local Commercial-2 – C1-2  
Notwithstanding any provisions of this By-law to the contrary, the properties which are located in the C1-2 zone, municipally known as **268 Isabella Street** and more particularly described as PLAN 17 BLK U LOT 7 may be developed in accordance with the following provisions:
  - i) Permitted uses: Art Gallery  
Convenience Store  
Dwelling units above ground floor non-residential uses  
Office  
Personal Services Establishment  
Studio  
Retail Store
  - ii) Zone provisions shall be in accordance with Section 9.2, excepting the following:
    - f. Minimum Interior Side Yard Setback – Where an interior side yard abuts a residential zone (East) – 7.35ft
    - f. Minimum Interior Side Yard Setback – Where an interior side yard abuts a residential zone (West) – 12.45ft
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 17 BLK U LOT 7 as a "C1-2" zone in place and instead of a "C1-7" zone. The property which is rezoned is shown as the blue-highlighted area on Schedule 'A' attached hereto.
3. That By-law 2020-05 of the Corporation of the City of Pembroke be amended by the deletion of the existing Section 9.4(7), to be replaced with Section 9.4(7) C1-7 (Reserved for Future Use).

4. 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 17<sup>th</sup> day of June, 2025.



Ron Gervais  
Mayor



Victoria Charbonneau  
Clerk



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