

McCool Business Park



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Every effort has been made to provide you with accurate information, however, the Department of Economic Development does not guarantee the accuracy of information in this publication. E&OE

Location

The City of Pembroke, renowned as the Heart of the Ottawa Valley, is the largest commercial service center between Ottawa and North Bay. Situated on the scenic Ottawa River in the eastern region of Ontario, Pembroke offers direct access to the lucrative North American market to the south.

Centrally located and easily accessible, Pembroke is only 150 km northwest of Ottawa, the nation's capital, and is just a three hour drive to the St. Lawrence Seaway. Toronto, Ontario's capital is an easy four hours away.

The community is ideally positioned to supply goods and services to neighboring Canadian Forces Base Petawawa and Atomic Energy of Canada Chalk River Laboratories, as well as a growing central market population of approx. 75,000 within a 40 km radius.

The McCool Business Park is situated near the south-eastern entrance to the City of Pembroke, on a major route into the core.

While the Park is located within two kilometers of the junction of Trans Canada Hwy 17 and Hwy 41, the City is also intersected by all major overland routes within the County of Renfrew including the Canadian National and Pacific Railways.

Encompassing a total of 167 acres, McCool Business Park presently offers 8 fully serviced acres divided into alterable lots.

All lots front onto either Woodcrest Drive or the future Steelcrest Drive and will provide quick and easy access to either Trans Canada Hwy 17, or the City's downtown area.



Zoning and Permitted Uses:

Restricted M1

Only those uses which are able to comply with high environmental standards and are not likely to be obnoxious, or dangerous by reason of fire, explosion, vibration, noise, dust, smoke, or odour are permitted. Subject to this qualification, the following non-residential uses are permitted:

Permitted Uses:

- Assembly plant
- Automobile sales and service
- Automotive body shop
- Bottling and food packaging plant
- Cartage, express or transport terminals, trucking yards
- Commercial garages, automobile service stations
- Construction equipment yards
- Custom workshops
- Dairy
- Eating establishment
- Educational and/or training facility
- Farm machinery sales and service
- Fuel retail and storage facility
- Heavy equipment sales and service
- Kennels
- Lumber yards and lumber mills
- Manufacturing plant
- Mobile homes and modular homes construction and sales
- Office of consulting engineer or some other use directly supportive of industry
- Recreational vehicle sales and service
- Retail outlet, a wholesale outlet or business office accessory to permitted use
- Self storage warehouse
- Service industries such as building supply center, building contractor shops, feed and fuel yards, machine shops, bulk storage, nursery or garden center, printer or publisher, dry cleaning or laundry plant and uses accessory to the foregoing.
- Warehouse
- Wholesale establishments



McCool Business Park is a mixed use industrial park that provides for a wide range of compatible tenants, and was designed to cater to both the needs of industry and developers according to Zoning By-Law 97-38

Zone Provisions

Restricted M1

No person shall use any lot or erect, alter or use any building or structure for a non-residential purpose except in accordance with the following provisions:

- I. Minimum Lot Area: 557.4 m.sq. or 6000 sq.′
- II. Minimum Lot Frontage: 18.29 m or 60 ft
- III. Minimum Yard Dimensions:
 - a. Front (depth): 6.10 m or 20 ft.
 - b. Rear (depth): 6.10 m or 20 ft
 - c. Where the side or rear lot is the boundary line between an Industrial, Commercial or Development Zone, the minimum interior side or rear yard opposite such zone shall be doubled.
 - d. Notwithstanding any By-Law to the contrary, where any lot line or portion thereof abuts a railway right-of-way, no interior side or rear yard shall be required.
 - e. Exterior Side (width): 6.10 m or 20 ft
 - f. Where the lands adjoining the opposite side of that portion of the street abutting a front exterior side yard are designated as a Residential or Development Zone, the minimum front yard depth or exterior side yard depth opposite such Zone shall be increased by an additional 9.14 m or 30 ft
 - g. Interior side (width): 3.05 m. or 10′
 - h. Required Front and Exterior side yards shall be kept open and unobstructed by any structure or parking area for motor vehicles, except for visitor parking areas, in accordance with Section 3.
- IV. Minimum Landscaped Open Space: 10%.
- V. Maximum Building Height: 15.24m or 50 ft.
- VI. If any portion of a building is erected above a height of 9.14 m (30 ft), such portion must be set back from the center line of the abutting street or from the front, side or rear lot line, as the case may be, in addition to the minimum set back, front, side or rear yard requirements of the By-Law, a further distance of 0.31 m (1 ft.) by which such portion of the building is erected above a building height of 9.14 m (30 ft.)



Zone Provisions continued:

- VII. Open Storage: The open storage of goods or materials shall be permitted only to the rear of the main building provided as well that:
- a) Such open storage is accessory to the use of the main building on the lot;
 - b) Such open storage complies with the yard and setback requirements of this By-law;
 - c) Such open storage does not cover more than 35% of the lot area *nor exceed twice the ground floor area of the main building on the lot*;
 - d) Any portion of the area for open storage is *concealed from view from the street* by a fence or wall.
- VIII. Railway Spur and/or Gatehouse:
Notwithstanding the yard and setback provisions of the By-law to the contrary, a railway spur and /or gatehouse shall be permitted within any required yard in the area between the street line and the required setback.
- IX. Parking, Accessory Buildings, Planting Strips, Driveways in accordance with the provisions of Section 3 hereof.



Parking Provisions:

Parking, Accessory buildings, Planting Strips, Driveways Etc:

In accordance with the provisions of Section 3 of the Comprehensive Zoning By-law.

Parking Requirements:

An Industrial Establishment requires 1 parking space per 49.98 m² (538 sq. feet) manufacturing floor area and 1 parking space per 99.96 m² (1076 sq. feet) of storage warehouse space.

The minimum parking requirement may be met by the provision of the required number of parking spaces using the following formulae:

1. Standard size stalls: 2.6 m by 5.5 m (8.5 feet by 18.04 feet) stalls may be provided for all minimum parking requirements other than those required for handicapped stalls.
2. Handicapped Stalls: 3.5 m by 5.75 m (11.48 feet by 18.86 feet) shall be provided in accordance with the table on the right.

Total Parking Spaces	Spaces Required (min)
up to 25	1
25-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
Over 500	2% of total

Driveways:

Parking Area Surface:

1. Each parking area and driveway connecting the parking area with a street shall be paved with an asphalted or concrete surface.

Loading Zone Provisions:

Loading Space Requirements:

The owner or occupants of any lot, building or structure erected or used for any purpose involving the frequent receiving, shipping, loading or unloading of persons, animals, goods, wares and merchandise and raw materials, shall provide and maintain on the lot occupied by the building or structure and not forming part of a street or lane, loading facilities comprising of one or more loading or unloading spaces 9.14 m (30 ft) long and 3.05 m (10 ft) wide and having a vertical clearance of, at least, 4.7 m (14 ft) and in accordance with the following provided, however, that in addition to the below number of loading spaces, each loading space shall have access to a lane of a minimum width of 6.10 m (20 ft) and adequate space shall be provided for the parking of vehicles awaiting access to loading spaces.

- ❑ If the total floor area of the building or structure is 278.7 sq. m. (3000 sq. ft.) or less, 1 loading space is required.
- ❑ If the total floor area of the building or structure exceeds 278.7 sq. m. (3000 sq. ft.) but not 2,323.5 sq. m. (25,000 sq. ft.) 2 loading spaces are required.
- ❑ If the total floor area of the building or structure exceeds 2,323.5 sq. m. (25,000 sq. ft.), but does not exceed 7,432 sq. m. (80,000 sq. ft.) 3 loading spaces are required.
- ❑ If the total floor area of the building or structure exceeds 7,432 sq. m. (80,000 sq. ft.), 3 loading spaces are required plus 1 additional space for each additional 9,290 sq. m. (100,000 sq. ft.) or fractional part thereof in excess of 7,432 sq. m. (80,000 sq. ft.).

Loading Zone Provisions continued:

Access:

Access to loading spaces shall be by means of a driveway at least 6.1 m (20 ft.) wide contained within the lot on which the spaces are located and leading to a street or lane located within or adjoining the zone in which the use is located.

Cumulative Standards:

Where there are two or more uses located on the same lot, the loading space requirements shall be the sum of the requirements for each use.

Location:

The required loading space or spaces shall be located on the lot occupied by the building or structure for which the spaces are required and such space shall not form part of any street or within a required parking area, and shall not be (with the exception of the M1 and M2 Zones) located within a required front or exterior side yard and shall be set back from the street line a minimum distance of 18.3 m (60 ft.). Where a loading space is located in a yard which abuts a Residential Zone, such loading space shall be screened from such Residential Zones in a manner and to the extent approved under subsection 3.6 of the current By-Law.

Loading Space Surface:

The driveways, loading and unloading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being used, be constructed of crushed stone, slag, gravel, crushed brick (or tile), cinders, asphalt, concrete, or Portland cement binder, for a combined depth of at least 15.24 cm (6 in.) and with provisions for drainage facilities.

Additions to Buildings:

The loading space requirements referred to herein shall not apply to any building in existence at the date of passing of this By-Law so long as the floor area as it existed at such date is not increased. If an addition is made to the building or structure which increases the floor area then additional loading spaces shall be provided as required according to the standards set on page 8.



Protective Covenants:

Goals:

New policies for future planning and development of industrial land were established within the Official Plan of the City of Pembroke Planning Act, which in very general terms, set forth guidelines for organized development over the next 20 years.

The goals established through this process stress controlled development of a planned industrial district, the key to future economic prosperity within Pembroke and area. Under municipal ownership, McCool Business Park will create a business environment which will be both prosperous and physically attractive. Furthermore, management is charged with the continuing responsibility of preserving compatibility between the Park and our community as well as protecting the investments of developers and investors.



The word BUILDING or STRUCTURE shall include, but without limiting the generality of the foregoing, any water tower, smoke stack, power transformer, pump house, roof structures, air conditioning unit tank, underground facilities and services or any addition to any building or structure.

Protective Covenants Approvals:

1.1 Erection of Buildings:

no buildings, structures or any addition thereto shall be erected on the said lands unless written approval of the plans and specifications has been received from the Vendor or the Vendor's authorized agent.

1.2 Use of Lands, Buildings or Structures:

no lands, buildings or structures shall be used for any purposes other than those permitted by the Zoning By-Law.

1.3 Preparation Of Designs:

all plans and specifications submitted for approval must be prepared by a registered Architect or Engineer and shall bear his stamp.

1.4 Criteria for Approval:

approval plans and specifications shall be based on considerations such as operations and uses, adequacy of the site plan, adequacy of structural design, harmony of external building and landscaping design with neighboring sites

1.5 Application for Approval:

application to the Vendor for approval shall include, but not necessarily be limited to the following:

- Site plan and specification indicating the dimensions and area of the land, the existing and proposed contours of the land, the location of buildings and structures including distances from front, side and rear lot lines, the locations of driveways, parking and loading areas, trees, shrubbery and gardens, fences, signs, exterior lighting, all proposed operation on or uses of the land, building and structures and staging of development (Please refer to the Site Plan Control on Page 17.)
- Building drawings and specifications indicating floor plans, all area calculation all elevations, description of exterior materials, finishes and colours, coloured perspective drawings from the street view, all operations and uses and staging of development.

Protective Covenants

Land Utilization:

- 1.6 The purchaser will not resell the unimproved lands or any part thereof to any person, firm or corporation without first offering to sell the said lands back to the Vendor at the original purchase price.
- 1.7 The purchaser covenants and agrees to start the erection of any industrial building on the said lands within one year of the date of closing and to complete such building within one year of the date of the start of construction. If such building is not started and completed within such times, the purchaser shall repurchase the said lands at 90% of the original selling price and without interest.
- 1.8 In the event that the purchaser at any time determines that it is unable to start and/or complete construction as herein provided, the purchaser may request the City to extend the time within which such construction is to be started or completed as the case may be. The City may grant such extensions on such terms and conditions as may be agreed upon.
- 1.9 The purchaser shall, in any event, pay all municipal realty taxes accruing on any of the said lands during the period of its ownership.
- 1.10 At the expiration of the given years from the date of transfer to the purchaser, the Vendor may require the purchaser to resell to the Vendor all or any portion of the site in excess of five times the gross area of permanent buildings, structures, driveways, parking and loading areas at the price at which the lands have been sold by the Vendor to the Purchaser
- 1.11 Upon payment by the Vendor of the balance of the price due upon such repurchase of the lands, the purchaser will release and recover to the Vendor all right, title and interest of the purchaser free and clear of all liens, charges or other encumbrances.
- 1.12 Areas not in the initial development stage shall have direct access to a developed public thoroughfare.
- 1.13 Minimum lot coverage: 12% including all accessory buildings. Maximum lot coverage: 65% including all accessory buildings.

Protective Covenants Performance Standards:

- 1.14 The lands or any part thereof, any building or structure erected or placed thereon, shall not be used for any purpose and in any manner which shall be a nuisance to the occupants or owners of any neighboring lands or buildings by reason of emissions from the lands, such as odors, gases, dusts, smoke, noise, fumes, cinders, soot, waste radiations or vibrations, or be contrary to city, regional, provincial or federal legislation controlling pollution.



Protective Covenants Architecture:

- 1.15 Evaluation of the appearance of a building or structure by the Vendor shall be based on quality of design and relationship to surroundings.
- 1.16 The exterior materials, finishes and colors of a building shall be approved in writing by the Vendor or the Vendor's authorized agent.
- 1.17 Exterior lighting shall be approved in writing by the Vendor or the Vendor's authorized agent.
- 1.19 All buildings or structures erected on the lands and all undeveloped portions of the site shall be maintained in good order and repair at all times.

Protective Covenants

Landscaping:

- 1.20** No building or structure shall be erected unless the landscaping plan for the entire site upon which the building or structure is erected (excluding those portions covered by buildings, structures, parking area, loading areas, and driveways) has been approved by the Vendor or the plan may be utilized for this purpose. The landscaping plan shall include the basic drainage concept using open channels to convey water from the property where storm sewers are not available.
- 1.21** These portions of the site between buildings and front site lot lines which are not covered by buildings, structures, parking areas, loading areas or driveways will be sodded or seeded and landscaped. All landscaping shall be commenced as soon as construction is completed and weather permits but in no event beyond one year from the substantial completion of the building or structure.



- 1.22** No less than 15% of the total areas of the site shall be landscaped.
- 1.23** Sodded and seeded areas, trees, shrubbery and gardens shall be kept neat and orderly in appearance at all times and shall be maintained in healthy condition
- 1.24** In addition to the above, the purchaser shall be required to landscape and maintain any property between the lands being conveyed to the purchaser and the gravel or asphalt surface of any abutting public road.

Protective Covenants

Fencing and Storage:

Fences:

- 1.25 Fences shall not be erected by the Purchaser without the written approval of the Vendor, or the Vendor's authorized agent, for the location, design and material.
- 1.26 Fences shall at all times be kept in a proper state of repair.

Outside Storage:

- 1.27 All storage areas shall be suitably screened with growing trees, hedges, fences, walls or a combination thereof, or in such other manner as may be approved by the City.
- 1.28 Nothing shall be stored outside the buildings on the said lands unless the location and size of the storage area and the manner in which it is to be screened from public view, shall have first been approved in writing by the City.



Protective Covenants

Signs and Rights to Alter Covenants:

Signs

- 1.28 No signs, bill boards, notices or other advertising material of any kind shall be placed on any part of the land, or on any building or structure, or on any fence or tree on the land without the approval in writing of the Vendor to the Vendor's authorized agent and must comply with the current City of Pembroke Sign By-Law 85-52
- 1.29 Evaluation of the appearance of a sign shall be based on quality of design including size, colour, lettering and location.
- 1.30 Signs for the direction of traffic and the location of parking or loading areas shall be permitted.
- 1.31 A building mounted sign shall not extend above the eaves or cornice at the part of the wall of the building or structure at which the sign is affixed. No sign shall be affixed to any water tower, smoke stack, power transformer, pump house, roof structures, air conditioning unit, tank or any addition of a similar building or structure.
- 1.32 Not more than 1 ground-mounted sign, or 1 building mounted sign shall be permitted for any building or structure except those abutting more than 1 public street shall be permitted 1 sign per public street
- 1.33 A sign for the direction of traffic or the location of parking or loading areas shall not exceed 3 sq. ft. in size
- 1.34 Signs illumined by flashing or blinking lights will not by approved.

Rights to Alter Restrictive Covenants

- 1.35 The Vendor and its successors shall have power by instrument or instruments in writing from time to time to waive, alter or modify the above covenants and restrictions.

Site Plan Control:

Prerequisites:

Before any site plan control authority given by the Planning Act can be used, the following must be in place and is in place for the City of Pembroke:

- Official Plan with a description of the proposed site plan control area.
- Site plan control by-law

Purpose:

Generally, the main purpose for using site plan control is to achieve some control on the design, layout and/or features of a specific proposed development. This control goes beyond the matters regulated under a Zoning By-Law.

This control cannot be used to prevent a use that is permitted by the Zoning By-Law. However, a building permit cannot be issued until plans and drawings are approved by the City.



Site Plan Review Checklist:

1. Zoning Conformity

Conformity with zoning and other by-law requirements including:

- (a) Setbacks - zone & special
- (b) Building Coverage
- (c) Parking - numbers, dimensions, screening, setbacks
- (d) Accessory Buildings - permitted or not
- (e) Fences
- (f) Permitted Use - check definitions
- (g) Proposed Servicing, i.e. water, hydro, sewer (sanitary & storm)
- (h) Cost recovery for previously installed City servicing (sewer, water, etc.)
- (i) Ensure all buildings accessible to disabled

2. Parking & Circulation

(a) Access/Egress

- Access to subject property
- Width (min. 10 ft. max. 30 ft.)
- Turning radius and grade of access
- Depressed curb at access
- Minimize turning movements on arterial roads

(b) Layout

- Location of parking spaces
- Number of parking spaces
- Parking for disabled persons - delineate & sign
- Vehicle stacking lane (car wash, parcel pick-up, etc.)
- Fire lane - delineate & sign
- Loading space(s) (location & dimensions)
- Circulation lane & parking space dimensions
- Provide signage for dead-end aisles
- Signage for control of on-site traffic
- Location & dimensions of driveways & culverts
- Paved parking spaces
- Lighted parking areas

(c) Curbing

- Curbs beside building sidewalk must have ramps at frequent intervals (wheelchairs, bicycles, etc.)
- Parking areas and driveways to be bounded by curbs

(d) Sidewalks

- Width (min. 5 ft.)
- Materials (paving stone, concrete, asphalt)
- Sidewalks required beside building & in some cases, leading onto site in conjunction with main entrances and/or bus stops
- Ramps built leading onto sidewalks
- Parking area for bicycles

3. Landscaping

(a) General Site Landscaping

- Analyze site and protect existing vegetation to be retained
- Review landscaping plan for:
 - Species
 - Height/Calliper
 - Environmental Hazards (salt spray)
 - Location (not in R.O.W.; overhead wires)
 - Continuity with adjoining sites

(b) Screening Techniques

- Walls, berms, hedges, fences (standard fence detail)
- Screening of garbage containers
- Screening of roof top mechanical equipment
- Screening & location of outside storage, if permitted
- Landscaped planting strips - utilize perimeter of site for planting strips to screen lot from view
- Landscaping designed in a way to discourage intruders

4. Miscellaneous

- (a) Bar scale on site plan before reduction
- (b) Garbage storage - location & screening
- (c) Street furniture (benches, light standards, planter boxes)
- (d) Signage (location & size of ground sign)
- (e) Lighting
- (f) Sufficient security lighting
- (g) Sufficient lighting in landscaped areas and walkways
- (h) Mechanical food deodorizer (restaurants)
- (i) Fire hydrants
- (j) Snow storage & removal
- (k) Grade control & drainage plan
- (l) Road widening & easements
- (m) Noise reduction techniques (barriers)
- (n) Street name & numbering of private road(s) (multiple residential block developments)
- (o) External building materials/elevation drawing
- (p) Children's play area - if required (apartments)
- (q) Area to be easily surveyed by parents or other tenants
- (r) Fenced

Definitions:

The City of Pembroke's Comprehensive Zoning By-Law 97-38 is situated within the Planning section on the City's website at www.pembroke.ca. A list of definitions pertaining to this document can be found within the By-Law.

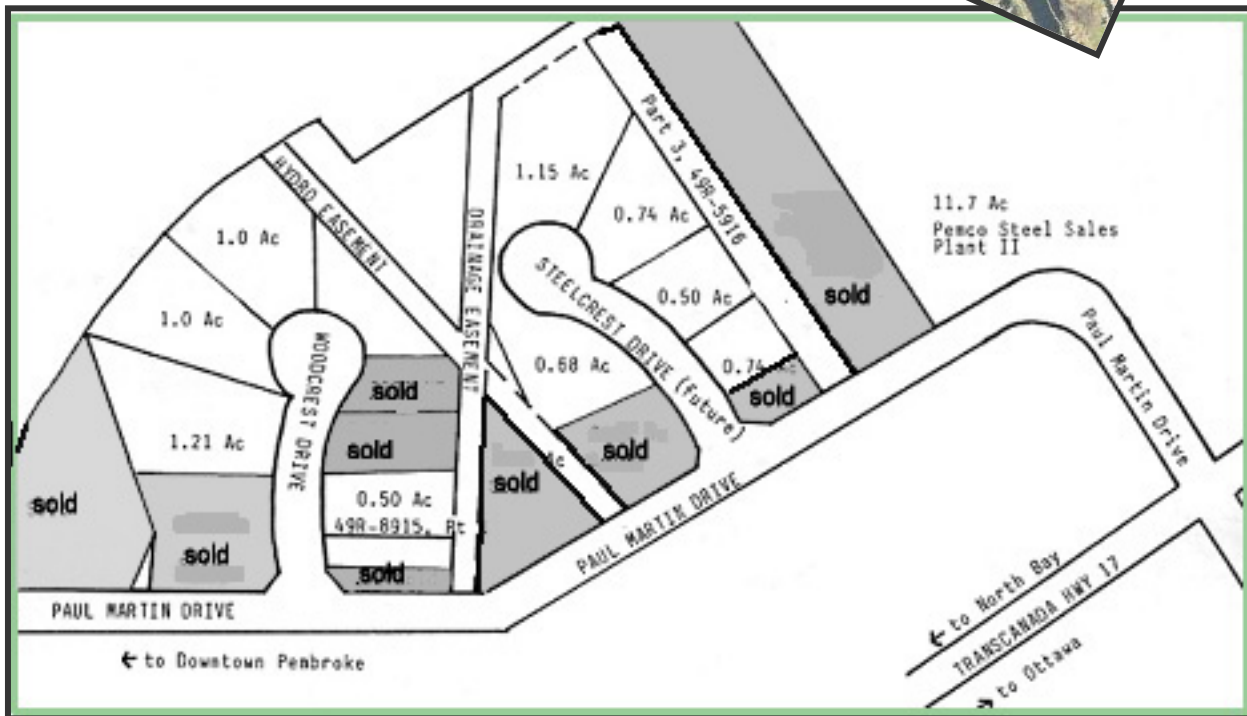
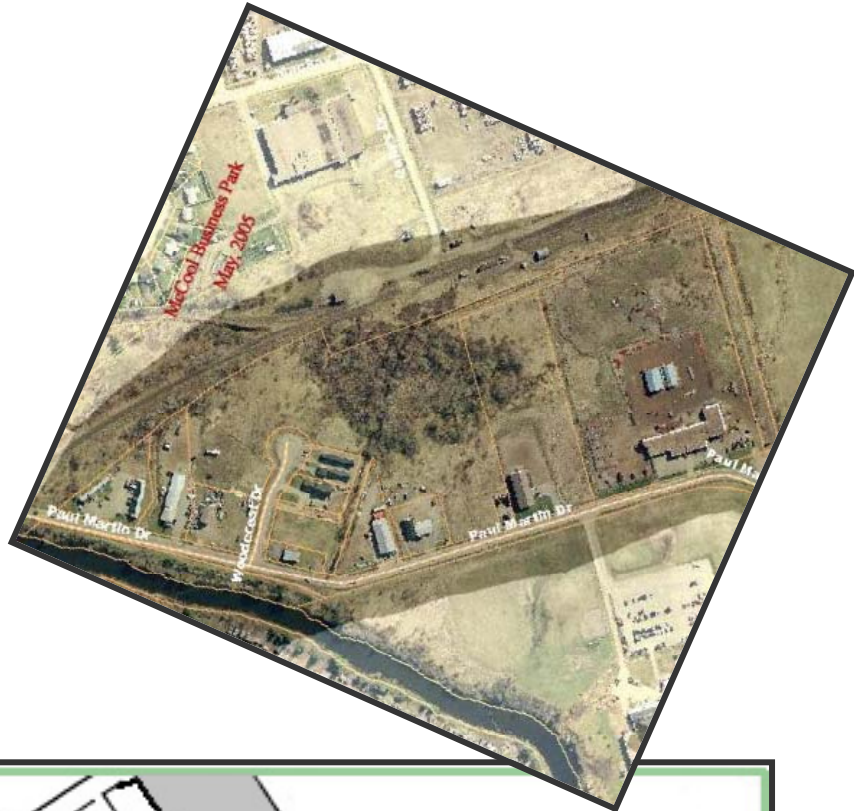
Park Plan:

Land Cost and Fees:

Price: from \$10,000 per acre

Existing services: \$156.45 per linear foot frontage, include:

- ✓ Water
- ✓ Sanitary Sewer
- ✓ Storm Drain - Open Ditch
- ✓ Hydro
- ✓ Gas
- ✓ Paved Streets
- ✓ Street Lighting



Approval Process:

Approval of Plans:

The building or buildings to be erected on the property and the location thereof, and the filling, grading and drainage patterns on the property, shall be subject to prior approval by the Vendor, and the Purchaser shall submit such site plans or drawings as may reasonably be required to facilitate such approval.

Development Covenants and Restrictions:

The purchaser covenants and agrees, within one year of the date of purchase, to start construction thereon of an industrial building(s) to cover not less than 15% of the area of the said lands, the plans for which have been approved by the City, and to complete construction of such building(s) and all landscaping required or connection therewith within one year of the start of such construction, provided that, in the event that weather conditions do not permit completion of landscaping and exterior work within such time, the said period for completion of landscaping and exterior work may be extended by the City as may reasonably be required. The City shall be kept informed of all construction schedules, any changes thereto and of any delay in construction which might occur. If the Purchaser does not start and complete the construction of the industrial building(s) in accordance with the periods therein set out, the City shall have the option of repurchasing the land from the Purchaser at 90% of the original purchase price, without interest.

Municipal Department Contacts:

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Pollution Control

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Notes

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