

Committee Members

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Councillor M. Kalivas

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Areas of Responsibility

Economic Development

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***PUBLIC MEETING***

***AGENDA***

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STAFF REPORTS

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1. **2010-050-04**

Proposed Amendments to the Official Plan and Zoning By-Law

194-94, Lots 44 to 50, Incl. Block 48 Plan 67,

Parts 1, 2 and 3 RP 28 R-12668, City of Brockville,

County of Leeds (Downey Street)

Owner: 1681083 Ontario Ltd.

Applicant: W. Brent Collett, O.L.S. File Nos.: 266-88 and D14-141



30March2010

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – APRIL 6, 2010**

2010-050-04

**PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW 194-94**

**LOTS 44 TO 50, INCL, BLOCK 48, PLAN 67, PARTS 1, 2 AND 3, RP 28R-12668, CITY OF BROCKVILLE, COUNTY OF LEEDS (DOWNEY STREET)**

**OWNER: 1681083 ONTARIO LTD.**

**APPLICANT: W. BRENT COLLETT, O.L.S.**

**FILE NOS.: 266-88 AND D14-141**

**M. PASCOE MERKLEY  
DIRECTOR OF PLANNING  
J. FAURSCHOU  
PLANNER I**

**RECOMMENDED**

THAT Report 2010-000-04 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee at a future meeting.

**PURPOSE**

Mr. Brent Collett has submitted application for amendment to the Official Plan for the City of Brockville and application for amendment to Zoning By-law 194-94 with respect to lands described as Lots 44 to 50, inclusive, Block 48, Plan 67, Parts 2, 3 and 3 on R.P. 28R-12668, City of Brockville, County of Leeds (south side of Downey Street), which, if approved, would permit the subject lands to be used for those uses permitted in the R4-General Residential Zone and for a mini warehouse operation.

The proposed Official Plan amendment would add a new notwithstanding clause to permit a mini warehouse operation within a designated Residential area within Planning District No. 1.

A concurrent application for Amendment to Zoning By-law 194-94 has been submitted to amend the current R4-General Residential Zone to add a mini warehouse as a permitted use with site-specific elements while retaining those uses currently permitted under the R4-General Residential Zone.

**ANALYSIS**

An excerpt from Plate “A” to Zoning By-law 194-94, indicating the location of the subject lands and the zoning of the adjacent properties, is attached as **Schedule “A”** to this report.

Proposed Amendments to the Official Plan and Zoning By-law 194-94,  
 Lots 44 to 50, incl., Block 48, Plan 67, Parts 1, 2 and 3, RP 28R-12668,  
 City of Brockville, County of Leeds (Downey Street)  
 Owner: 1681083 Ontario Ltd.  
 Applicant: W. Brent Collett, O.L.S.  
 File Nos.: 266-88 and D14-141

### Zoning and Official Plan Information:

Existing Official Plan Designation:	Residential
Proposed Designation:	Residential
Proposed Amendment:	Add new policy to Section 7.1 to allow for a mini warehouse operation in addition to the permitted uses within the Residential designation.
Existing Zoning:	R4-General Residential Zone
Proposed Zoning:	R4-General Residential Site Specific Zone to allow for a mini warehouse operation with site specific elements in addition to the uses permitted in the R4 Zone.

### Site Characteristics:

Total Area:	2189.6 m <sup>2</sup> (0.54 acres)
Frontage (Downey):	87.07 m (285.66 ft.)
Average Depth:	25.2 m (82.67 ft.)

A sketch showing the proposed development of the subject lands is attached as **Schedule "B"** to this report.

### Surrounding Land Uses:

North:	The lands to the north are zoned M3-Restricted Industrial Zone and are occupied by an auto body repair shop and a turn of the century brick building having a history as accommodating various storage, industrial and commercial uses.
East:	The lands to the east are zoned R4-General Residential Zone and are occupied by residential uses.
South:	The lands to the south are zoned R4-General Residential Zone and are occupied primarily by residential uses and one long standing heating and cooling contractor.

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West: The lands to the west are unopened road allowance with parkland (zoned Open Space) beyond.

Comments Received **Schedule "C"**:

1. Eric Jones, Engineering Associate, City of Brockville  
*(dated March 16, 2010, copy attached )*

The Engineering Associate raised issues with respect to the following items:

- a) provision of a Stormwater Management Report;
- b) Downey Street storm sewer capacity,
- c) existing sanitary sewer which bisects the site – concerns regarding on-going protection of existing sewer through an easement with adequate protection of the underground pipe or relocation of sewer;
- d) identification of limits and location of existing watermain;
- e) identification of sewer and water services to the proposed mini-warehouse buildings, if any.

A copy of Mr. Jones' memorandum is attached to this report.

2. Dan Ethier, MMAH

No comments to be submitted.

3. Brent Caskenette, Chief Building Official, City of Brockville *(memo dated March 22, 2010 – copy attached)*

The Chief Building Official raised issues with respect to the following items which were not indicated on the proposed site Plan:

- a) provision of two washrooms on site;
- b) provision of an access route for fire vehicles (access route to be not less than 9 metres in width),
- c) fire hydrants to be located within the required access route.

A copy of Mr. Caskenette's memorandum is attached to this report.

Proposed Amendments to the Official Plan and Zoning By-law 194-94,  
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4. Greg Healy, Fire Prevention Officer, City of Brockville (*memo dated March 26, 2010 – copy attached*)

The Fire Prevention Officer raised issues with respect to the following:

- a) concern with the water supply in that particular area;
- b) fire department access is not adequate and therefore should be re-addressed.

A copy of Mr. Healey's memorandum is attached to this report.

Potential Issues for Discussion:

- 1. Appropriateness of Official Plan amendment requested.
- 2. Appropriateness of rezoning requested.
- 3. Water and sewer services.
- 4. Building and Fire concerns.
- 4. Compatibility of proposed use with neighbouring properties, specifically residential lands to the south and east.

## **POLICY IMPLICATIONS**

The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report for consideration of the Economic Development Planning Committee which will include review and consideration of policies that are relevant to the proposed amendment to the official plan and the proposed amendment to the Zoning By-law 194-94.

## **FINANCIAL CONSIDERATIONS**

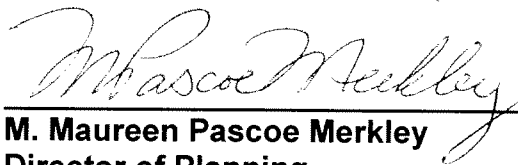
None.

## **CONCLUSION**

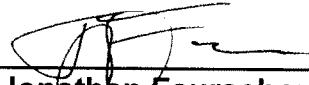
The Staff Report on this matter, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.

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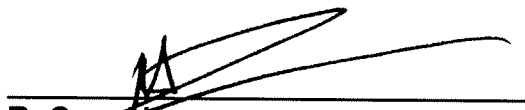
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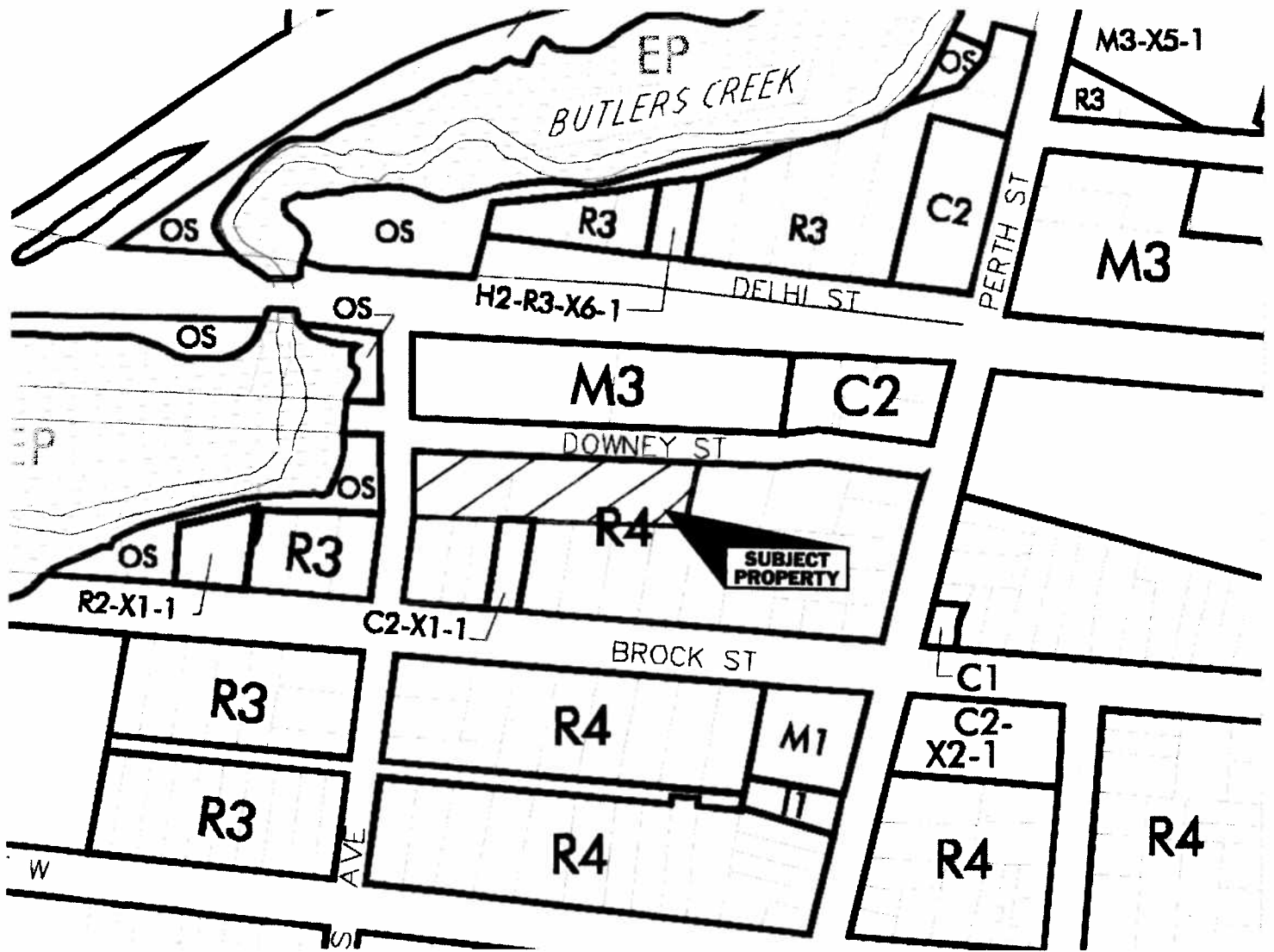
**M. Maureen Pascoe Merkley**  
Director of Planning



**Jonathan Faurschou**  
Planner I



**B. Casselman**  
City Manager

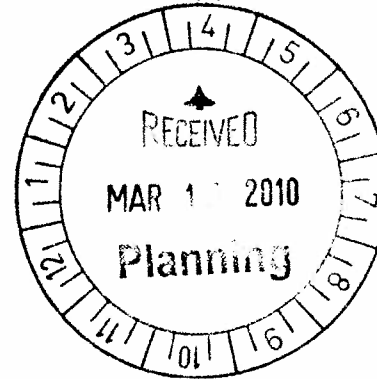






**MEMORANDUM****OPERATIONS DEPARTMENT****Date:** 2010-03-16**File No:** D00-01
**To:** Lorraine Bagnell  
 Administrative Coordinator - Planning

**From:** Eric Jones  
 Engineering Associate

**Subject:** Application for Official Plan and Zoning By-Law  
 Amendments – Downey Street  
 Your File: 266-88 and D14-141  
**PROPOSED MINI WAREHOUSE OPERATION**


The Operations Department has reviewed the application to amend the Official Plan to allow the present vacant lands, located on the south side of Downey Street, to be used for those uses currently permitted in the R4 – General Residential Zone and for a mini warehouse operation. The following are concerns with the proposed mini warehouse operation:

- The land is currently vacant and with the proposed storage buildings and asphalt areas, there will be a significant increase in the amount of surface water, runoff which must not impact adjacent properties. A stormwater management report as per By-Law Number 86-92, is required to ensure that predevelopment runoff is equal to post development runoff. This will require off site discharges, controlled to pre development flows, which will necessitate on site storage retention.
- There is an existing (8") 200 mm to (9") 225 mm diameter storm sewer on Downey Street with limited sewer capacity now and is presently surcharged during a two (2) year rainfall return period.
- As indicated on the conceptual site plan prepared by Collett Surveying, there is an existing (9") 225 mm diameter sanitary sewer which crosses this site. This sanitary sewer is an active line and serves existing properties on Downey Street west of Perth Street, which flows southerly and connects to the sanitary sewer on Brock Street.
- The proposed storage building "A" is proposed to be built directly over this line. Due to the condition of this sewer line (vitrified clay pipe and age of service), no building should be allowed to be built in close proximity of the sewer. The sewer is

relatively shallow, and future access for repair, replacement, and on-going maintenance is essential. A minimum 6.0m wide easement should be required from the owner to allow access to the existing sanitary sewer. Another consideration for the developer is to reroute the sanitary sewer, west along Downey Street and connect to the existing sanitary trunk sewer located on the west side of Butler's Creek, thereby eliminating the existing sewer.

- The limits and location of the existing watermain is not shown on the conceptual plan.
- There are no sewer or water services indicated to the proposed mini warehouse buildings and therefore it is assumed that there is no proposed servicing required.

A handwritten signature in black ink, appearing to read "Eric Jones". The signature is fluid and cursive, with the first name "Eric" being more prominent than the last name "Jones".

Eric Jones  
Engineering Associate

EJ/wg

**CITY OF BROCKVILLE**  
**PLANNING DEPARTMENT - BUILDING SERVICES DIVISION**

**INTEROFFICE MEMORANDUM**

**TO:** LORRAINE BAGNELL – ADMINISTRATIVE COORDINATOR  
**COPY:**  
**FROM:** BRENT CASKENETTE – CHIEF BUILDING OFFICIAL  
**SUBJECT:** OP AND ZONING AMENDMENTS– FILE D14-141 AND 266-88  
DOWNEY STREET  
**DATE:** MONDAY, MARCH 22, 2010

Lorraine:

Our review of the proposal for the above noted subject site development has been completed and at this time would advise of the following:

1. OBC section 3.10.2.7.(2) – two washrooms, each containing a water closet and a lavatory, shall be provided within one of the buildings on the property. This requirement is not indicated on the proposed site plan.
2. OBC section 3.10.4.5.(2) – access routes for fire department vehicles shall be provided and shall not be less than 9 metres wide. No fire access route indicated.
3. OBC section 3.10.4.5.(3) – hydrants shall be located in the access routes required in sentence (2) so that the locations conform to Sentence 3.10.3.4.(3).

Sentence 3.10.3.4.(3) – hydrants shall be located in the access routes required so that, (b) for a building that is not sprinklered, a fire department pumper vehicle can be located in the access route so that the unobstructed path of travel for the firefighter is not more than, (i) 45 metres from the hydrant to the vehicle, and (ii) 45 metres from the vehicle to every opening in the building. These provisions have not been shown on the proposed site plan.

The applicant should be made aware that a review of complete construction drawings at the time of application for a building permit may reveal requirements of the Ontario Building Code, not evident at this time that may affect the site development.

Regards,



**BRENT B. CASKENETTE – CHIEF BUILDING OFFICIAL**  
City of Brockville, One King Street West, P.O. Box 5000, Brockville, ON K6V 7A5  
Tel. (613) 342-8772, ext. 441 – Fax (613) 498-2793 – Email: bcaskenette@brockville.com





## MEMO

**DATE:** March 26, 2010  
**TO:** Lorraine Bagnell, Administrative Coordinator, Planning  
**FROM:** Greg Healy, Fire Prevention Officer  
**RE:** **Application for Official Plan and Zoning By-law Amendments  
Downey Street – Files 266-88 and D14-141**

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Further to the above noted, please be advised the Fire Department has a concern with the water supply in that particular area.

Further, after reviewing the preliminary plans, fire department access is not adequate and therefore should be re-addressed.

A handwritten signature, likely of Greg Healy, in dark ink.

GH/lm

Copy to: R. Burke, Chief Fire Prevention Officer

