

Committee Members

Councillor M. Kalivas, Chair
Councillor J. Baker
Councillor G. Beach
Mayor D.L. Henderson, Ex-Officio

Areas of Responsibility

Economic Development
Planning
Chamber of Commerce
DBIA
Heritage Brockville

***PUBLIC MEETING
AGENDA***

Page No.

1. 2007-094-05
PROPOSED AMENDMENT NO. 81 TO
THE OFFICIAL PLAN; PROPOSED ADOPTION OF
A BROWNFIELDS COMMUNITY IMPROVEMENT PLAN;
AND PROPOSED REVISIONS TO THE
COMMUNITY IMPROVEMENT PLAN FOR
DOWNTOWN BROCKVILLE
FILES: 266-81, D18-4 and D18-5

1 - 5

10May2007

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC
MEETING – 17MAY2007**

2007-094-05

**PROPOSED AMENDMENT NO. 81 TO THE OFFICIAL
PLAN; PROPOSED ADOPTION OF A BROWNFIELDS
COMMUNITY IMPROVEMENT PLAN; AND
PROPOSED REVISIONS TO THE COMMUNITY
IMPROVEMENT PLAN FOR DOWNTOWN
BROCKVILLE**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING**

FILES: 266-81, D18-4 and D18-5

RECOMMENDATION:

THAT Report 2007-094-05 be received as information, and that a further public meeting to garner public input be held on May 31, 2007, following which, a report on these matters be prepared by staff for consideration of City Council.

OUTLINE OF PROPOSAL:

The Brownfields Statute Law Amendment Act of 2001 revised the Environmental Protection Act, the Planning Act and the Municipal Act with the purpose of providing regulatory and financial support to the remediation of contaminated lands. More recent legislative revisions have added clarity respecting environmental orders, protection to property owners, municipalities and fiduciary interests, and provided alternative means of financial support through the property tax system.

In this context, the City of Brockville has prepared amendments to its Official Plan to provide overall direction on citywide brownfields redevelopment. Furthermore, to enable the City to offer financial inducements under Section 28 of the Planning Act and to leverage provincial funding opportunities available through Sec. 365.1 of the Municipal Act to encourage brownfields remediation, modifications to the existing Community Improvement policies in the Official Plan are necessary. These modifications have been incorporated into proposed Official Plan Amendment No. 81.

The City of Brockville has an existing approved Downtown Community Improvement Plan (CIP) with associated tax incentives pursuant to By-Law 142-2004. Approval of the Ministry of Municipal Affairs and Housing was obtained on March 4, 2005. Neither the Downtown CIP nor the existing Official Plan policies on Community Improvement contain any reference to brownfield conditions or site remediation.

A Brownfields Community Improvement Plan is being considered to create incentives for the redevelopment of sites suffering from either the perception of or actual environmental contamination. Without assistance, such sites may remain contaminated, underutilized and or blighted, and may never achieve productive use.

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The Brownfields CIP as drafted contains five (5) programs for Council's consideration. These are:

- Program 1: City of Brockville Brownfield Remediation – Tax Increment Equivalent Grant Program
- Program 2: City of Brockville Environmental Remediation Tax Cancellation Assistance Program (BFTIP)
- Program 3: City of Brockville Environmental Site Assessment (ESA) Grant Program
- Program 4: City of Brockville Brownfield Building Permit Fees Grant Program
- Program 5: Key Sites Marketing Database

Full details of these programs are described in the plan which has previously been provided to Council with Report 2007-084-05. The Brownfields CIP delineates the Brownfields CIP Project Area, and the Priority Area, which at this time, is intended to be the area of focus for the tax assistance programs. The programs are intended to operate to December, 2010, the end of this term of Council.

Concurrent with the preparation of the proposed Brownfields CIP are proposed revisions to the existing Downtown CIP. The modifications relate to the integration of the Downtown CIP with the Brownfields CIP, and other changes respecting the extension of the Tax Increment Equivalent for Rehabilitation and Redevelopment (TIERR) Grant Program to December 2010.

Official Plan Amendment No. 81 is to be considered concurrent with recommendations to adopt a Brownfields CIP and modifications to the Downtown CIP. The effective date of the commencement of the Brownfields CIP and modifications to the Downtown CIP, if adopted, will reflect the need for this Official Plan Amendment to be in full force and effect.

Public meetings to be held by the Economic Development Planning Committee to provide an opportunity for the public to receive information respecting these documents, and for the public to be heard on these matters, are scheduled for May 17, 2007 and May 31, 2007 at 7 p.m. in the Council Chambers. Notices of these public meetings have appeared in the Recorder & Times Newspaper. The City's website also contains information respecting the public meetings, and links to the documents under consideration.

Copies of the documents have been available in the Planning Department for review by the public. Those persons and parties who requested copies of said documents were provided with same.

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Comments Received **Schedule "A"**:

1. Harry R. Preston, Barrister, Solicitor, Notary Public (letter received May 9, 2007)
Will make representations at the public meeting in favour of the adoption of Official Plan Amendment No. 81 and the Brownfields Community Improvement Plan as it relates to the "Phillips Cables" property.

Potential Issues for Discussion:

1. Appropriateness of proposed amendments to the Official Plan (OPA No. 81)
2. Appropriateness of project area and priority area delineated in proposed Brownfields Community Improvement Plan and programs related thereto.
3. Appropriateness of modifications proposed to the Downtown Community Improvement Plan and extension of program availability.


M. Maureen Pascoe Merkley
Director of Planning


Bob Casselman
City Manager

**SCHEDULE "A" TO
Report 2007-094-05**

HARRY R. PRESTON, B.A. (Hons.), J.D.

BARRISTER, SOLICITOR, NOTARY PUBLIC

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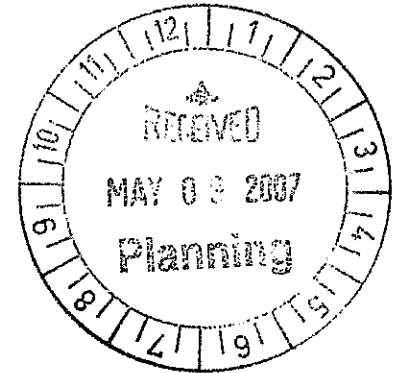
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SENT BY FACSIMILE ONLY
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May 9, 2007

Director of Planning
Planning Department - City Hall
One King Street West
P.O. Box 5000
Brockville ON K6V 7A5



Dear Sir/Madam:

RE: Public Meeting - Official Plan Amendment No. 81
Proposed Adoption of a
Brownfields Community Improvement Plan
My client: South Glen Holdings Inc.

This is further to my telephone discussions with your office.

I confirm that I am retained on behalf of South Glen Holdings Inc. in relation to the above-captioned.

I confirm that I will be attending at the public meeting scheduled for May 17, 2007, at 7:00 p.m., in the council chambers, and will be making oral submissions as to the adoption of the proposed amendment to the Official Plan, and the adoption of the proposed Brownfields Community Improvement Plan.

On behalf of my client, I wish to be notified of the adoption of the proposed Official Plan amendment, the proposed Brownfields Community Improvement Plan and/or the proposed revisions to the Community Improvement Plan for Downtown Brockville.

Additionally, please ensure that I am notified, on behalf of my client, as to any further meetings or hearings whatsoever concerning the above.

Finally, please provide to me a copy of any written submissions from persons that will not be attending the meeting, and as may be received by you prior to May 17.

I can indicate to you that my position in relation to submissions to be made at the hearing will be to the effect of adoption of the same insofar as it relates to the entire "Phillips Cables" property.

Yours very truly,



Harry R. Preston

HRP:sgb
cc South Glen Holdings Inc.