

THE CORPORATION OF THE CITY OF BROCKVILLE

By-Law Number 119-2008

*By-law to Adopt Official Plan Amendment Number 84
to the Official Plan for the City of Brockville
(56-58 Buell Street and 67 James Street West - File 266-84*

WHEREAS the Council for the Corporation of the City of Brockville deems it expedient to amend the City of Brockville Official Plan, in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BROCKVILLE ENACTS AS FOLLOWS:

1. THAT Amendment No. 84 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Schedule "A" (Official Plan Amendment No. 84) hereto annexed shall be read with and forms part of this by-law.

Given under the Seal of the
Corporation of the City of Brockville
and passed this 16th day of December, 2008



Mayor



Clerk

SCHEDULE "A" TO By-law No. 119-2008

AMENDMENT NO. 84 TO THE OFFICIAL PLAN **FOR THE CITY OF BROCKVILLE**

SECTION 1. TITLE AND COMPONENTS OF THE AMENDMENT

- 1.1 Section 5 in its entirety constitutes Amendment No. 84 to the Official Plan of the City of Brockville.
- 1.2 Sections 1, 2, 3, and 4 and Appendix A do not constitute part of the formal Amendment, but provide more detailed information with respect to the Amendment.

SECTION 2. PURPOSE OF THE AMENDMENT

- 2.1 The purpose of the Amendment is to change policy 7.2.1 8) as it applies to lands described as Lot 40, Block 35 Plan 67, City of Brockville, County of Leeds, with municipal address 56-58 Buell Street & 67 James Street West, to allow for the building to be used for a warehouse for Operation Harvest Sharing and the continued use of two (2) existing upper floor apartment units.

SECTION 3. LOCATION

- 3.1 This amendment consists of one part referred to as Item (1).

Item (1) would replace notwithstanding policy 7.2.1 8) as it applies to lands described as Lot 40, Block 35 Plan 67, City of Brockville, County of Leeds, with municipal address 56-58 Buell Street & 67 James Street West with new text.

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1 The lands which are the subject of Amendment No. 84 to the Official Plan for the City of Brockville are located on the south west corner of Buell Street and James Street West as shown on the attached Appendix "A".

The area consists of a mix of primarily residential uses and this single mixed commercial/residential use site. The site is 1,723 square metres (0.17 ha / 0.43 ac), with frontage on Buell Street of 21.3 metres (70 ft) and James Street West of 24.38 m (80 ft). The lands, until recently, were occupied by a retail outlet for

furniture, bedding and accessories. The building is a two storey brick building with exterior blue metal cladding. The lower commercial level of the building is currently vacant and the upper residential apartments are occupied by tenants. The vacant commercial space is proposed to be occupied by Operation Harvest Sharing, the local food bank.

The subject lands are designated Residential in Brockville's Official Plan and are located within Planning District No. 2. The proposed amendment to the Official Plan would amend notwithstanding policy 7.2.1 8) to remove the reference to "a retail outlet for furniture bedding and accessories within the ground floor space" to "a warehouse operated by and for the local food bank".

In the longer term, the intent through the Residential designation on these lands would see the elimination of commercial activity in favour of conversion to residential use. However, the food bank is a service needed by residents of the community and which by its nature and limited hours of operation would be less intrusive to this neighbourhood than the activity which was associated with the recently vacated retail outlet.

Policies for Planning District No. 2 seek to establish the importance of the interrelationship of the existing older established residential area, the downtown commercial core area and the waterfront area through maintaining and enhancing community facilities and ensuring that sufficient amenities are available to the residents of the Planning District and to the City and surrounding area.

The Provincial Policy Statement encourages intensification and redevelopment within settlement areas and where municipal infrastructure is available. In addition, the PPS gives direction on encouraging an appropriate mix and range of housing types for current and future uses and for ensuring that the necessary infrastructure and public service facilities are or will be available to meet current and projected needs. The proposed amendment retains the existing residential units and introduces a quasi-public service facility in the form of a food bank warehouse for the distribution of food to the needy. Accordingly, the proposed amendment is consistent with these notions.

A concurrent application for Amendment to City of Brockville Zoning By-law 194-94 has been submitted. The amendment to Zoning By-law 194-94 would amend the current C2-X2-4 Zone to delete the current use and replace it with the proposed use while retaining the other site specific elements of the zone.

SECTION 5. THE AMENDMENT

5.1 Details of the Amendment

The Official Plan is amended as follows:



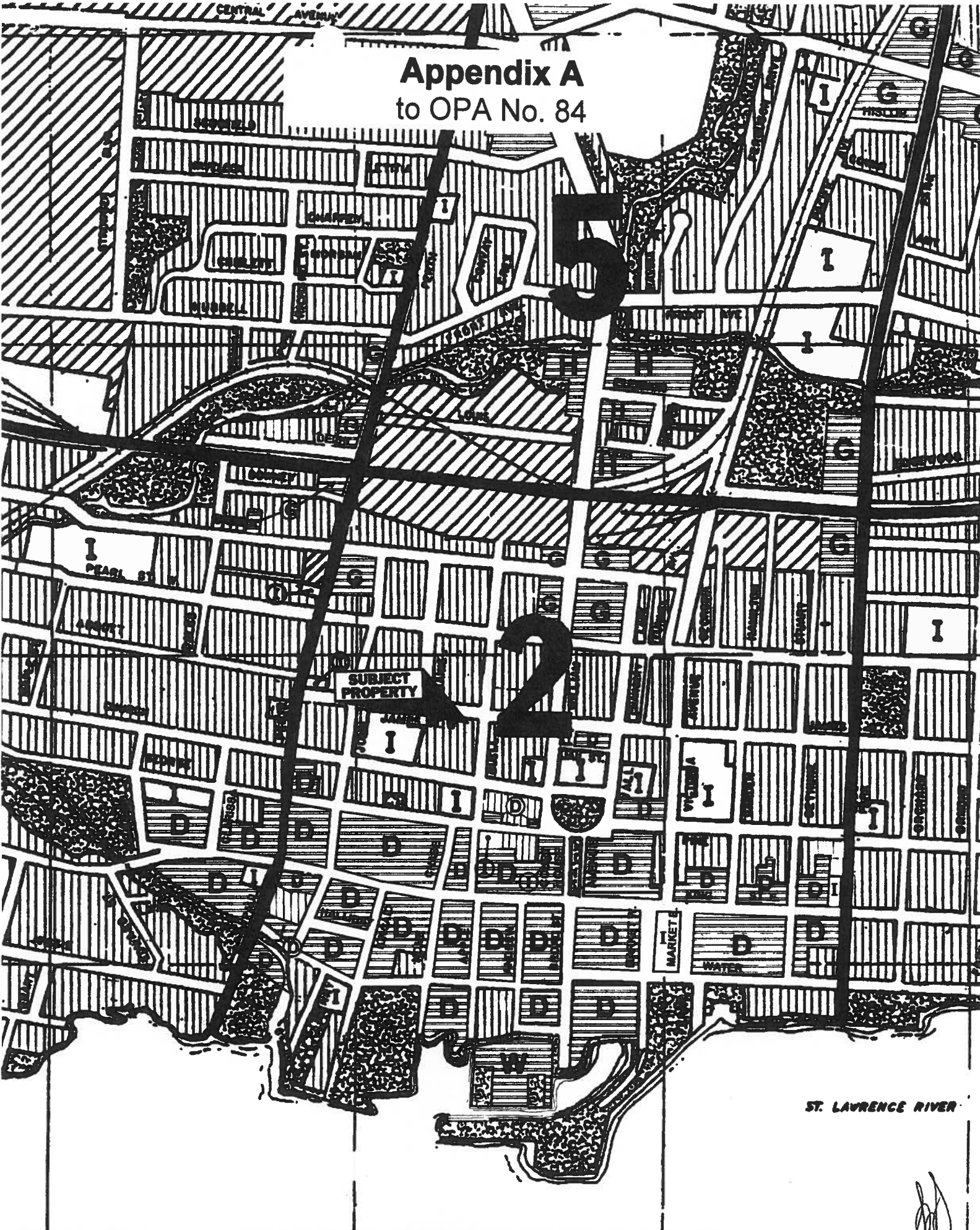
Item 1

Subsection 7.2.1(8) is deleted in its entirety and replaced with the following new subsection:

"7.2.1(8) In addition to the uses contemplated by the Residential District policies in effect on lands described as Lot 40, Block 35, Plan 67, City of Brockville, County of Leeds, with municipal address 56-58 Buell Street and 67 James Street West, City of Brockville, a warehouse and distribution facility for food bank purposes only is also permitted to occupy the main floor areas of the building on this site."



Appendix A
to OPA No. 84



ST. LAURENCE RIVER