
<u>Committee Members</u>	<u>Areas of Responsibility</u>
Councillor J. Baker Chair	Economic Development
Councillor M. Kalivas	Planning
Councillor S. Williams	DBIA
Mayor D.L. Henderson, Ex-Officio	Heritage Brockville

***PUBLIC MEETING
AGENDA***

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Item

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1. 2010-104-07
Proposed Amendment to Zoning By-Law
194-94, Part Lot 31, Block 34, Plan 67,
67 Church Street, City of Brockville
Owner: Peter S. Shepherd
File: D14-142

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2. 2010-105-07
Proposed Amendment to Zoning By-Law 194-94
260 King Street West, City of Brockville
Owner: McKercher Brothers Holdings
Applicant: Jack Massey
File: D14-143

24June2010

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 06 JULY 2010

2010-104-07

**PROPOSED AMENDMENT TO ZONING BY-LAW
194-94, PART LOT 31, BLOCK 34, PLAN 67,
67 CHURCH STREET, CITY OF BROCKVILLE
OWNER: PETER S. SHEPHERD
FILE: D14-142**

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

RECOMMENDATION:

THAT Report 2010-104-07 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:

To provide information for purposes of conducting a public meeting under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 194-94.

BACKGROUND:

The property known municipally as 67 Church Street currently permits, for a temporary period of three (3) years, expiring on 26 October 2010, a five (5) room boarding house and one (1) bachelor apartment occupied by the owner of the property. The details of the existing T-R4-X2-5 Zone are attached as **Schedule "A"** to this report.

With respect to the history of the temporary zoning for the subject property, four (4) three previous applications were submitted and in all cases, a temporary zoning was subsequently approved.

Mr. Peter Shepherd, owner of the subject property, has submitted an application for amendment to City of Brockville Zoning By-law 194-94 which would, if approved, permit the use of the subject property (as outlined above) to continue for a further three (3) year period.

ANALYSIS:

A "key map" showing the location of the subject property is attached as **Schedule "B"** to this report.

Official Plan Designation:	Residential (no change in designation needed)
Existing Zoning:	T-R4-X2-5 Zone
Proposed Zoning:	T-R4-X2-5 Zone (continuation of temporary use for three (3) year period)

Proposed Amendment To Zoning By-Law 194-94, Part Lot 31, Block 34, Plan 67
67 Church Street, City of Brockville
Owner: Peter S. Shepherd
File: D14-142

Site Characteristics:

Frontage (Church Street): 10.4 m (34.05 feet)
Depth (average): 25 m (82 feet)
Site Area: 233.4 sq.m. (2,512.4 sq.ft.)

The site is improved with a three storey attached dwelling with a shared driveway and two (2) parking spaces.

Surrounding Land Uses:

North: St. Francis School and St. Francis Xavier Church - I1 Zone, and the Marguerita Residence - R9 Zone, on the north side of Church Street.
East: Low density residential uses on the south side of Church Street - R4 Zone.
South: Low density residential uses on the north side of George Street - R4 Zone.
West: Low density residential uses on the south side of Church Street - R4 Zone.

Comments Received (attached as **Schedule "C"**):

1. Operations Department: no concerns.
2. Environmental Services: no concerns.
3. Fire Prevention: no concerns.
4. Building Services Division: no concerns.
4. Interested Person (unable to discern name from signature): no objections. Copy of letter received on June 21, 2010 attached.

Potential Issues for Discussion:

1. Neighbourhood impact, if any.
2. Appropriateness of continuing the temporary use for three (3) year period.

POLICY IMPLICATIONS:

The contents of this report are provided for information purposes for the Public Meeting.

Proposed Amendment To Zoning By-Law 194-94, Part Lot 31, Block 34, Plan 67
67 Church Street, City of Brockville
Owner: Peter S. Shepherd
File: D14-142

Following the Public Meeting, Planning Department Staff will prepare a report which will include review and consideration of policies that are relevant to the requested amendment.

FINANCIAL CONSIDERATIONS:

None at this time.

CONCLUSION

A 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.



M. Pascoe Merkley
Director of Planning



B. Casselman
City Manager



J. Faurschou
Planner I

SCHEDULE "A" - REPORT 2010-104-07

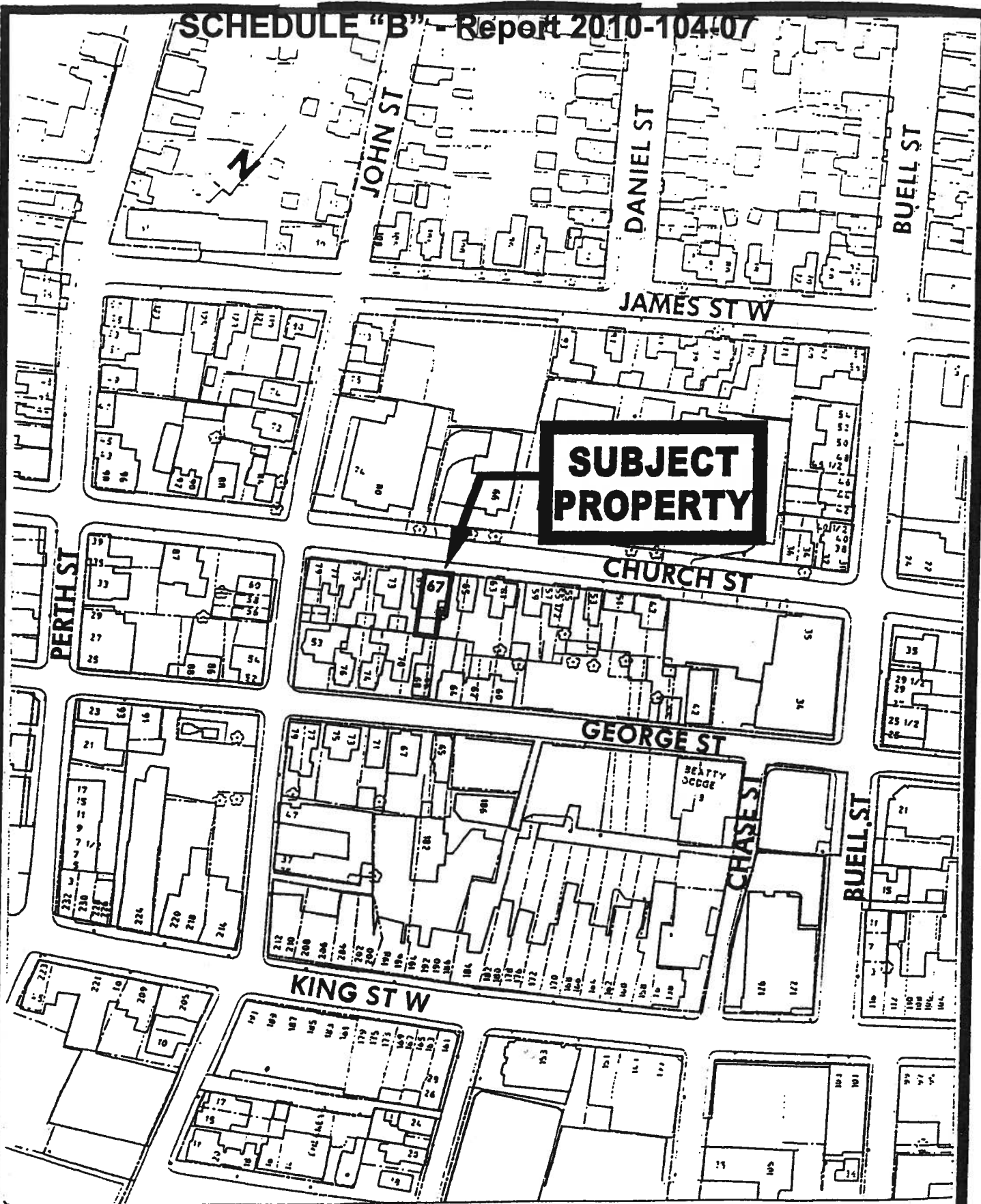
e) **T-R4-X2-5 Zone (67 Church Street, Amending By-law 166-2004)**

The uses permitted in the T-R4-X2-5 Zone shall be a maximum of one (1) owner-occupied bachelor dwelling unit and five (5) rental rooms within the definition of a "Boarding/Rooming/Lodging House" only.

The zone provisions for the T-R4-X2-5 Zone shall be the same as the zone provisions for the R4 Zone, save and except for the following zone provisions:

Minimum Lot Area	232 m ² (2,500 sq.ft.)
Minimum Landscaped Open Space	4%
Minimum On-Site Parking	2 spaces
Minimum 90° On-Site Parking Space Length	5.4 m

The T-R4-X2-5 Zone shall be in effect for a three (3) year period commencing on October 26, 2007 to October 26, 2010, in accordance with Section 39 of the Planning Act, R.S.O. 1990.



KEY MAP

SHOWING

67 CHURCH STREET

SCALE : 2000



BROCKVILLE

CITY OF THE 1000 ISLANDS

SK99-68

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DRAWING PREPARED BY D.D. OPERATIONS DEPARTMENT

SCHEDULE "C" - Report 2010-104-07

417 KING W

BRIDGEVIEW

Re 67 Church ST.

I have no objection to
the Zoning of the said Property
Its Well maintained inside
and outside, and it won't
effect me.

J. Cunniff



24 June 2010

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 06 JULY 2010

2010-105-07

**PROPOSED AMENDMENT TO ZONING BY-LAW
194-94, 260 KING STREET WEST,
CITY OF BROCKVILLE
OWNER: MCKERCHER BROTHERS HOLDINGS
APPLICANT: JACK MASSEY
FILE: D14-143**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING**

RECOMMENDATION:

THAT Report 2010-105-07 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

To provide information for purposes of conducting a public meeting under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 194-94.

BACKGROUND

The property known municipally as 260 King Street West is zoned C2D General Commercial Downtown Zone. Since 2007, under a site-specific zoning, a chip wagon was permitted as a temporary use on the subject lands. The approval for the temporary use expired on October 23, 2009; therefore, the permission for the chip wagon is no longer in effect and the zoning on the subject property has reverted back to a C2D-Commercial Downtown Zone.

The details of the site specific zone, which expired on October 23, 2009, are attached as **Schedule "A"** to this report for information purposes.

McKercher Brothers Holdings, owners of the subject lands (occupied by the Leon's furniture store) has authorized Mr. Jack Massey, applicant, to submit an application for amendment to City of Brockville Zoning By-law 194-94 to reinstate a site specific zoning on the subject lands to allow a chip wagon as a temporary use for a three (3) year period.

Mr. Massey previously operated his chip wagon at 550 King Street West (former Phillip's Cables) for approximately nine (9) years, and has been operating at 260 King Street West since the fall of 2007.

ANALYSIS

A sketch indicating the location of the chip wagon at 260 King Street West is attached as **Schedule "B"** to this report.

Zoning and Official Plan Information:

Official Plan Designation: Commercial Downtown (no change in designation needed)

Existing Zoning: General Commercial Downtown Zone

Proposed Zoning: C2D – General Commercial Downtown Special Exception Zone (to permit a chip wagon as a temporary use)

Site Characteristics:

Frontage (King Street West): 77.31 m (253.65 feet)

Depth (average): 64.62 m (212.0 feet)

Site Area: 0.64 ha (1.6 acres)

Surrounding Land Uses:

North: Former Anglican Church zoned I1-Institutional Zone.

East: Seniors' apartment building on Clarissa Street, zoned R8-X1-1 Zone.

Single family residential dwelling (11 Clarissa Street), zoned C2D General Commercial Downtown Zone.

Convenience store and gas bar at the north east corner of Clarissa Street and King Street West, zoned C2D General Commercial Downtown Zone.

South: LOEB Store with associated parking, zoned C2D General Commercial Downtown Zone.

West: Brockville Gymnastics Academy (west side of Gilmour Street) and parkland, zoned Open Space Zone.

Comments Received :

1. Operations Department: no concerns.
2. Environmental Services: no concerns.
3. Fire Prevention: no concerns.
4. Building Services Division: no concerns.

Potential Issues for Discussion:

1. Appropriateness of continuing the temporary use for a chip wagon at this location.
2. Impact on neighbourhood/downtown.
3. Parking.

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 which will include review and consideration of policies that are relevant to the requested amendment.

FINANCIAL CONSIDERATIONS:

None at this time.

CONCLUSION

A 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.



M. Pascoe Merkley
Director of Planning



B. Casselman
City Manager

SCHEDULE "A" - Report 2010-105-07

s) T-C2D-X1-1 Zone (260 King Street West – Amending By-law 088-2007)

In addition to the uses permitted in the C2D-General Commercial Downtown Zone, a Chip Wagon shall be permitted as a temporary use in the C2D-X1-1 Zone for a period of two (2) years ending October 23rd, 2009 in accordance with Section 39 of the Planning Act, R.S.O. 1990.

The Chip Wagon shall be located on the paved parking area in the north eastern portion of the property, not closer than 6.0 metres to the property line along Clarissa Street, not closer than 3.0 metres to the north property line, and not within the exterior side yard along King Street West.

The Chip Wagon shall provide at least two (2) planter boxes to be located in close proximity to the Chip Wagon.

No additional storage is permitted on site with respect to the Chip Wagon.

