

THE CORPORATION OF THE CITY OF BROCKVILLE

By-Law Number 089-2009


*By-law to Adopt Official Plan Amendment Number 87
to the Official Plan for the City of Brockville
(4 Schofield Avenue - File 266-87)*

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. 87 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Schedule "A" (Official Plan Amendment No. 87) 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 13th day of October 2009



Mayor



Clerk

SCHEDULE "A" TO By-law 089-2009

AMENDMENT NO. 87 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. 87 to the Official Plan of the City of Brockville.
- 1.2 Sections 1, 2, 3, and 4 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 redesignate the lands located on the north side of Schofield Avenue between Stewart Boulevard and Perth Street, with municipal address 4 Schofield Avenue, from Commercial General to Residential to permit the conversion of the existing building on the subject lands to a triplex dwelling; and to repeal existing Policy 7.5(5) which is no longer applicable to the development of the subject lands.

SECTION 3. LOCATION

- 3.1 This amendment consists of two parts referred to as Item (1) and Item (2).

Item (1) – change the designation of the subject lands (4 Schofield Avenue) from Commercial General to Residential.

Item (2) – repeal Subsection 7.5 (5) which states:

- "5) With respect to the lands located on the north side of Schofield Avenue between Stewart Boulevard and Perth Street, known municipally as 4 Schofield Avenue, the onus is on the municipality to ensure that the issuance of any or all applicable permits, including building and occupancy permits, coincide with the completion of the upgrade of Phase 1 of the water pollution control plant."

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1 The proposed amendment was submitted by the owner, Blair Savage, to change the designation for the lands which are located on the north side of Schofield Avenue between Stewart Boulevard and Perth Street, with municipal address 4 Schofield Avenue. The Owner has requested a change in designation from Commercial General to Residential to permit the conversion of the existing building on the subject lands to a triplex dwelling; and to repeal existing Policy 7.5(5) which is no longer relevant to the development of the subject lands.

The area consists of a mix of primarily residential uses. The adjacent properties to the east are occupied by single family dwellings on the east side of Stewart Boulevard; to the south are occupied by multiple unit residential buildings on the south side of Schofield Avenue; and to the west are occupied by single family dwellings on the north side of Schofield Avenue. The Quality

Inn Hotel is located immediately north of the subject lands. An excerpt from Plate "A" to Zoning by-law 194-94 has been attached as Schedule 1 and indicates the zones of the properties adjacent to the subject lands. The site is 1,126.45 square metres, with frontage on Schofield Avenue of 29.57 metres (97.0 ft.). The lands are occupied by an older brick building that was previously owned by the Jehovah Witness and operated as a church. The building is a one storey brick building with a fully finished basement. It is the intent of the applicant to renovate the existing building to create two units in the lower level (basement) and a single unit on the first floor.

A concurrent application for Amendment to Zoning By-law 194-94 has been submitted by the Owner to establish a zone for the subject lands. The previous site specific general commercial zone is no longer in effect on the property due to non-compliance with an OMB Order, dated April 11, 1995, which required that 4 Schofield Avenue be merged with the adjacent hotel property and that a site plan agreement for the development of 4 Schofield Avenue be entered into with the City of Brockville and registered on the property. The proposed amendment to Zoning By-law 194-94 requests that an R3-General Residential Zone be given to the subject lands to allow for the redevelopment of the existing building for a triplex dwelling.

SECTION 5. THE AMENDMENT

5.1 Details of the Amendment

The Official Plan is amended as follows.

Item 1 - Schedule "A" - Future Land Use, will be modified to redesignate the subject property from "Commercial General" to "Residential" as shown on Schedule 1 to this amendment.

Item 2

Section 7.5 (Planning District No. 5) of the Official Plan of the City of Brockville is amended by repealing subsection 7.5(5).

**SCHEDULE 1 TO OPA NO. 87
4 SCHOFIELD AVENUE,
BROCKVILLE**



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