



Economic Development and Planning Committee

Tuesday, June 6, 2017, 4:15 pm
City Hall, Council Chambers

Committee Members

Councillor D. LeSueur,
Chair
Councillor J. Baker
Councilor J. Earle
Councillor M. Kalivas
Mayor D. Henderson,
Ex-Officio

Areas of Responsibility

Economic Development
Planning
Chamber of Commerce
DBIA
Heritage Brockville

Page

COMMITTEE AGENDA

Disclosure of Interest

Delegations and Presentations

4 - 6 1. Rails to Trails Festival

L. White will provide an update on the festival events being planned for the grand opening of the Brockville Railway Tunnel in August.

Correspondence

7 1. Downtown Business Improvement Area
(M. Plooy, Executive Director)

THAT the correspondence from the Downtown Business Improvement Area be received; and

THAT By-law 284-89 establishing the Board of Management for the Downtown Business Improvement Area be amended to add an appointment by Council for a Youth Representative position to the board.

Economic Development and Planning Committee
June 6, 2017

Reports from Boards and Committees

- 8 - 15 1. Brockville Public Library Board

Nancy Bowman, Chair will present the Brockville Public Library 2016 Annual Report.

Staff Reports

- 16 - 20 1. 2017-061-06
Proposed Amendment to Sign By-law 84-89
1960 Parkedale Avenue, Brockville
Owner: Choice Properties Reit
Agent: International Neon

THAT the application for Amendment to City of Brockville Sign By-law 84-89 received from International Neon on behalf of Choice Properties REIT be approved to permit a mural measuring 3.7 m by 6.8 m for an area of 25.16 m², depicting a historic scene from Brockville's past to be installed at the TD Bank Building at 1960 Parkedale Avenue, Brockville, be approved; and,

THAT the necessary amending bylaw be enacted.

- 21 - 42 2. 2017-062-06
Proposed Amendment to Zoning By-law 050-2014, Part Lot 15
Concession 2, Stewart Blvd., City of Brockville
Owner: Brockmoor Development Corporation Ltd.
Applicant: Novatech Engineering

THAT the application for Amendment to Zoning By-law 050-2014 received from Mr. Adam Thompson, Novatech Engineering on behalf of Brockmoor Development Corporation Ltd., to rezone vacant lands described as Part of Lot 15, Concession 2, City of Brockville, County of Leeds, from RU-Rural Zone to H1-C4-Highway Commercial Zone, be approved; and

THAT the H1- Servicing Holding Zone be removed upon satisfying the City's requirements respecting the extension of municipal water and sanitary sewer services and associated cost sharing; and,

THAT the necessary bylaw be enacted.

Economic Development and Planning Committee
June 6, 2017

- 43 - 47 3. 2017-063-06
 Removal of H1 Holding Symbol Lots 274 to 277, inclusive, and
 Lots 307 to 314, inclusive, Bridlewood Subdivision, Plan 375
 Owner: 653973 Ontario Ltd.

*THAT Council approve the removal of the H1-Holding Symbol from
lands described as Lots 274 to 277, inclusive, and Lots 307 to 314,
inclusive, Registered Plan 375, City of Brockville, County of Leeds.*

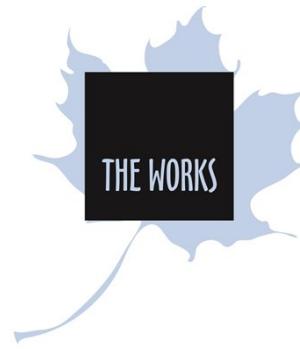
New Business - Reports from Members of Council

Nil.

Consent Agenda

Adjournment

*THAT the Economic Development and Planning Committee adjourned its
meeting until the next regular meeting scheduled for July 4, 2017.*



Rails to Trails Festival Update

May 31, 2017

Funding Partners

- Ontario 150 Fund
- Celebrate Ontario
- The Great Waterway
- Brockville & Area Community Foundation

Festival Partners

- In no particular order;
Railway Museum of Eastern Ontario, Marianne van Silfhout Gallery, Pan-Provincial Ontario 150 Tour, Volunteer Centre of St Lawrence Rideau, Brockville Railway Tunnel

Festival Sponsors

- In no particular order and ongoing;
CTV, Pattison Group, Investors Group, P&G, Superstore, CN Rail, DBIA, King's Lock Craft Distillery, Shoreline Casino, Will's Transfer, Set the Barr, Cole Solutions, Hometown TV 12, JR FM, Bob FM, The Fly, The Drive, St. Lawrence College, McDougal DLK Insurance, Kawartha Credit Union, Super 8, Hyundai

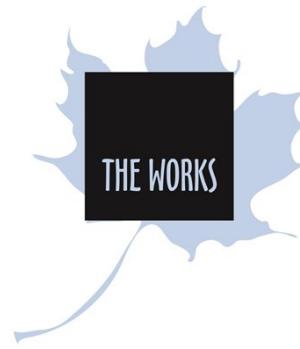
ACTIVATIONS Community Outreach

Canada 150 Project Fair

- Catholic, Public and Independent Schools will exhibit class projects.

Cycling Advisory Committee & Brock Trails Group

- Both groups are working together to design a “Slow Ride” guided bike tour
- Information on the Brockville cycling routes and trails will be on display
- Bike Parking



Brockville Museum

- Historical photos of the waterfront site will be on display and the newest exhibit will be opened to visitors

Railway Museum of Eastern Ontario

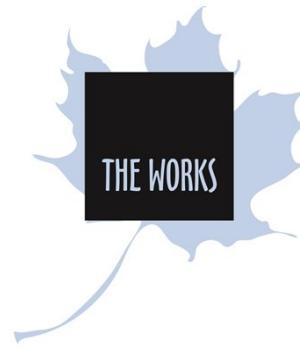
- As festival partners, the museum will have the Jigger and approx. 80-100M of track laid out to run along the waterfront.
- Artifacts and historical imagery of the railway will be on display
- Storytelling series will be scheduled (told by storytellers that once worked on the rails)
- Caboose will be treated as an “artefact” – being staged inside to reflect the original period.

Vintage Carnival

- **Carnivâle Lune Bleue** is on schedule and coming with its 100-year old Ferries Wheel and vintage carousel. The site will be staged with animators, six Carny games, the Clairvoyant Caravan and a “Tropical Terror” show, all offered at family friendly prices.

Tunnel Opening Ceremony

- A Tunnel Opening Parade is scheduled to begin at Court House Square, Saturday, August 12th at 10:30 AM and will follow the route used in 1854 for the original cornerstone-laying ceremony.
- The opening ceremony will take place at Armagh Price Park in front of the tunnel immediately following the parade. A Dixieland Band will be playing as the parade participants arrive, raising the excitement and expectations. The opening ceremonies will have lots of pomp and pageantry but will only be about 1/2 hour long. The tunnel doors will be opened right after the ceremony so residents and visitors can proceed up through the tunnel from end-to-end.
- A post-ceremony VIP reception for invited guests and donors will also take place immediately following the opening ceremonies, in a tent located on Ferry Street, just behind the stage area.



Ontario 150 Tour

- Programming Content Confirmed
 - West Coast Lumberjack Show – 45-minute performances
 - Rhythm of the Nation – 30-minute performances
 - World's Largest Rubber Duck
 - Red Path Sugar activation includes handing out cookies and recipes
 - Hyundai activation – TBD

Logistics

- Transportation
- "Little Obie" (CN Tour Train) will take visitors from Rails to Trails to RibFest and back
- Shuttle service will be provided from the Memorial Centre
- - Golf carts will also be available when needed

– Volunteers

As a festival partner, the Volunteer Centre of St. Lawrence Rideau is assisting with volunteer recruitment. Interested parties are asked to contact the Centre by phone or visit the website to add their name to the list.

– Marketing

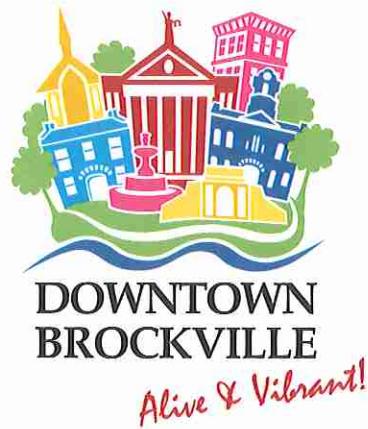
Campaign is ramping up mid-June and will run for 8 weeks leading up to the event

- Mix includes website, social media and linking programs, digital and print advertising, event listings, collateral material and distribution, public relations/ interviews and promotion.

Financial Forecast

Original program and budget has been modified to reflect reduced sponsorship revenue. Hoping for a break-even however, currently projecting a small deficit.

MAY 30 2017

CLERKTuesday May 29th, 2017

City of Brockville
1 King Street West Box 5000
Brockville, ON K6V 7A5

Dear Mayor and Council:

The Downtown Business Improvement Area supports the growth and development of city initiatives, in particular, the priority of attracting and retaining youth and young professionals within our community.

DBIA believes that partnerships with community stakeholders and organizations enables continued growth in our community and ensures our efforts of inclusivity. The addition of a youth representative on the DBIA Board will facilitate the development of youth focused projects downtown, not only appealing to youth, but engaging the community in new and innovative ways.

As part of the new DBIA strategic plan, engaging youth and leading youth focused initiatives is an important priority. Siting Municipal Act section 204:

Composition

(3) A board of management shall be composed of,

(a) one or more directors appointed directly by the municipality;

The DBIA is asking Brockville City Council to appoint a Youth Representative position to the DBIA Board to support this strategic initiative.

Yours truly,

A handwritten signature in black ink, appearing to read "Meg Plooy".

Meg Plooy
Executive Director

Downtown Business Improvement Area



BROCKVILLE PUBLIC LIBRARY

2016 Annual Report

engage
evolve
experience



www.brockvillelibrary.ca
info@brockvillelibrary.ca
P: 613.342.3936 | F: 613.342.6096

library hours
mon 9am — 1pm
tues, weds, thurs 9am — 8pm
fri, sat 9am — 5pm
sun 1pm — 5pm
* closed sundays of long weekends

Letter from our Chair

Brockville Public Library contributes to our community through programs, services and resources which are delivered within the Library, out in the community and online.

A highlight this year has been the rejuvenation of the children's space on the main floor. Thanks to the generous support from the Rotary Clubs of Brockville, matching funds from City Council and several donations from local foundations, families and individuals, the space has been updated to ensure accessibility and allow for flexible programming. Dubbed 'The Family Room' it is a busy place filled with happy children, parents, caregivers and grandparents. Library staff has already noticed a significant 50% increase in circulation from this area, due in part to the forward facing shelving and the increased accessibility.

In October 2016, we launched an annual giving campaign titled "My Giving Library". In this first year we have met our modest goal of \$10,000. Fundraising has become necessary to ensure we continue to provide quality programs and varied resources to meet our customer needs. Our Library is open 7 days per week and welcomes community members of all ages and walks of life. There is truly something for everyone here.

Our Library staff are creative, enthusiastic and committed to ensuring each customer has a rewarding experience. Staff can often be found out in the community, connecting with agencies and partners, providing programs during community events and highlighting literacy and lifelong learning. Thanks to the combined efforts of staff, volunteers, Library Board, and Friends of the Library, the Brockville Public Library is a vibrant and integral contributor to the City of Brockville and area community.

2017 Board members & Library staff

Chair: Nancy Bowman

Vice-Chair: Leah Wales

Treasurer: Jennifer Cullen

Chris Hannah

Chuck Quick

Rick Sands

Cathy TeKamp

Margaret Wicklum

Chief Executive Officer: Linda Chadwick

Manager of Resources & Technology: Amanda Robinson

Manager of Customer Experience: Laura Julien

Coordinators: Margie Bentley, Lisa Cirka,

Carolyn Yee & Brandy Smith

Library Assistants: Dawn Dupuis, Joyce Ferguson,

Melanie Graham, Maggie Kim, Jackie Page, Jennifer

Sechi & Leisa Price-Storey

Student Pages: Lucas Arzoumanian, Bushra Kadhra,

Olivia Rossetti, Victor Glasser & Jena Wren

Custodian: Mike Zuiker



Strategic Plan 2013-2018
...the short story.

Vision

A vibrant community catalyst for culture, discovery and connections.

Mission

A welcoming, resourceful environment open for everyone to explore, learn, create and share.

Values

Accessibility | Collaboration | Diversity | Innovation | Intellectual Freedom

Engage: We are connected to our community and it is connected to us.

Evolve: We break away from our stereotypes and embrace change.

Experience: We are the place to be. People are excited to return and recommend us to others.

Strategic Priorities at your Library:

- ✓ Transform your library spaces
 - accessibility, functionality, aesthetics
- ✓ Expand your access to services
 - business hours, fees, parking, kiosk, technology, resources
- ✓ Connect with our community
 - customer service, marketing, outreach, partnerships, City relations
- ✓ Enhance our service delivery
 - staffing levels, professional development, work flows, communication

2016 Quick Facts

18,010 eTitles were downloaded

167,569 Items circulated

241,632 Facebook & Twitter visits

137,934 People came through the Library doors

65,078 Visits to our website

234 Individuals received one-on-one technology training

\$4,691,932 Worth of resources enjoyed by you

30,775 Computer uses & 43,620 people used our wifi

7,706 Active card holders

1,661 Uses of space by our community & 62 meeting room rentals

953 Materials delivered to home delivery customers

129,675 Additional items used in the Library & online

228 Hours of professional development by staff & trustees

2016 Highlights

Paint Nite & Escape Room fundraisers



Children's room makeover

Mapsacks, Santa Claus parade, jigsaw puzzles, City heritage pathfinder

Launched Axis360 : a new etitle service

My Giving Library planned giving

Mobile printing

BPL Perks



Rotary Brockville

Doors Open, community clean-up, newcomer classes, Read to Every Kid Every Day

2016 Children & Teen Programming

409 children's programs were hosted

7,453 attended these programs



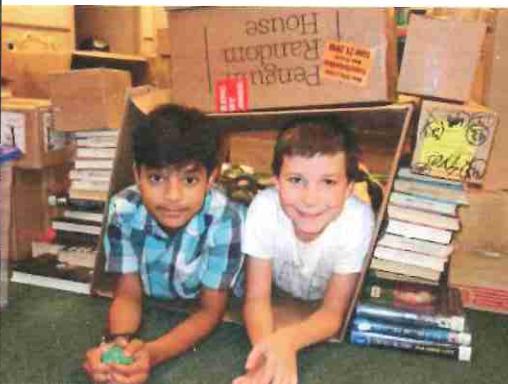
Santa Claus Parade



TinkerLab: Hack



Wrap up Party



TD Summer Reading Club



Touch a Truck

58 teen programs took place

and 441 attended these programs

2016 Adult Programs & Volunteers

273 adult programs were hosted

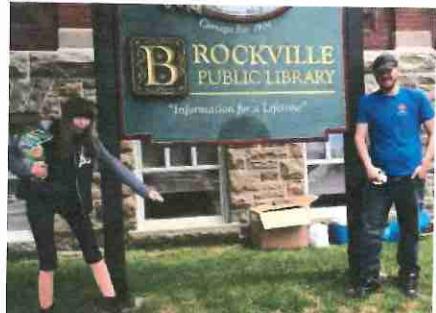
3,443 attended these programs



Paint Party



Culture Days



One of our volunteers



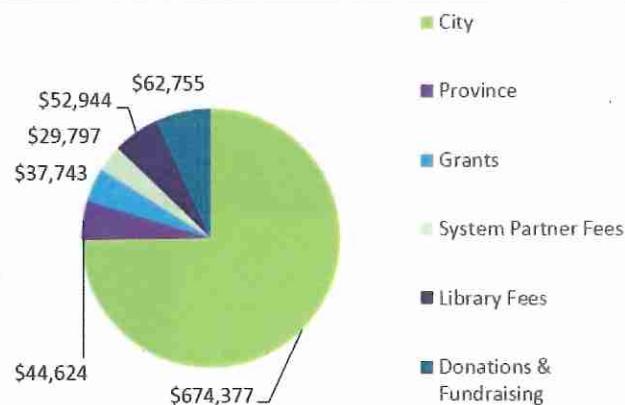
Community Living

71 volunteers supported us, and

gave 3,209 hours of their time valued at \$36,101

2016 Finances = Accountability @ Your Library

Where the money comes from...



Where the money goes...



Online Addresses

Friends of the Library:

www.brockvillelibrary.ca/friends.htm
friends@brockvillelibrary.ca
www.facebook.com/friendsofthebrockvillelibrary

Facebook & Twitter:

www.facebook.com/BrockvillePublicLibrary
www.twitter.com/BrockvillePL

29 May 2017

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE – 06 June
2017**

2017-061-06

PROPOSED AMENDMENT TO

SIGN BY-LAW 84-89

891960 PARKEDALE AVENUE, BROCKVILLE

OWNER: CHOICE PROPERTIES REIT

AGENT: INTERNATIONAL NEON

D. DICK

DIRECTOR OF PLANNING (ACTING)

J. FAURSCHOU

PLANNER I

RECOMMENDATION:

THAT the application for Amendment to City of Brockville Sign By-law 84-89 received from International Neon on behalf of Choice Properties REIT be amended to permit a mural measuring 3.7 m by 6.8 m for an area of 25.16 m², depicting a historic scene from Brockville's past to be installed at the TD Bank Building at 1960 Parkedale Avenue, Brockville, be approved; and,

THAT the necessary amending bylaw be enacted.

PURPOSE:

The purpose of this report is to provide recommendation on an application to consider amendment to Sign By-law 84-89 respecting the property with municipal address 1960 Parkedale Avenue, City of Brockville.

The application requests that City of Brockville Sign By-law 84-89 be amended to permit a new mural to be installed on the west wall of the TD Bank building located at 1960 Parkedale Avenue.

BACKGROUND:

An application for Amendment to City of Brockville Sign By-law 84-89 has been received from David Danielis of International Neon, agent for Choice Properties REIT, owners of the subject property located at 1960 Parkedale Avenue, City of Brockville.

A mural is not permitted under Sign By-law 84-89. Accordingly, an Amendment to Sign By-law 84-89 has been requested to permit a mural measuring 3.7 m by 6.8 m with an area of 25.16 m² to be installed on the west wall of the new TD Bank building located at 1960 Parkedale Avenue.

1960 Parkedale Avenue is zoned C6-1 – Power Centre Special Exception Zone and designated as "Mixed Use and Commercial Area" within the "Mixed Use Node" under the City of Brockville Official Plan and is located on the north-west corner of the intersection of Parkedale Avenue and North Augusta Road.

Proposed Amendment to Sign By-law 84-89**OWNER:** Choice Properties REIT**Agent:** International Neon**ANALYSIS:**

Various sections of the Municipal Act provide municipalities with the authority to pass by-laws to control signage and other advertising devices. Signs within the Corporation of the City of Brockville are regulated under City of Brockville By-law 84-89, as amended, known as the "Sign By-law".

The application requests that City of Brockville Sign By-law 84-89 be amended to grant a site specific exemption to permit a mural measuring 3.7 m by 6.8 m with an area of 25.16 m². The mural is proposed to be located on the west side of the new TD Bank building which is located on the north side of Parkedale Avenue. The mural is in addition to existing signage on the site. **Schedule "A"** and **Schedule "B"** to this Report identify the proposed mural location and details of the proposed mural, respectively.

By-law 84-89, as amended, addresses murals as follows:

"2.26 "Murals", means a graphic representation applied directly to an exterior building face or to another surface and mounted on a building, regardless of media or application technique, the primary purpose of which is decorative."

"5.19 Murals

No person shall erect a mural except in accordance with Section 7.10 of this By-law, or otherwise by amendment to this By-law."

By-law 84-89, as amended, does not permit murals "as of right" within the City nor does it address provisions for mural dimensions, lighting or content, except for murals in the downtown core area of the City.

Accordingly, the amendment requested is for permission to erect a mural at 1960 Parkedale Avenue. The proposed mural is to be constructed of a printed graphic on an aluminum board and mounted approximately 0.05 m off the building face.

The mural is rationalized by the applicant as follows:

"TD Bank proposes installation of a historical mural depicting an earlier era of the bank's Brockville location. The current Sign By-law does not allow for the installation of murals. TD promotes culture and history of communities it serves by displaying custom-made wall murals in its stores across Canada. To find the archival treasures that become part of every location, TD Bank enlists the aid of township libraries, historical societies and other organizations to help choose a photograph for display."

The mural design and location as proposed has been circulated to various internal Departments and the Ministry of Transportation. No objections were received. A Building Permit is required for the installation of the sign, should Council approve the proposed amendment.

Proposed Amendment to Sign By-law 84-89**OWNER:** Choice Properties REIT**Agent:** International Neon**POLICY IMPLICATIONS:**

The proposed amendment, as noted, is consistent with policies within the City of Brockville as the area is currently designated, zoned and developed for commercial uses. Accordingly, there are no adverse policy implications to permitting a mural at 1960 Parkedale Avenue depicting a historic scene from Brockville's past.

FINANCIAL CONSIDERATIONS:

All costs associated with this application, application for a Building Permit and any further requirements are the responsibility of the Applicant.

CONCLUSION:

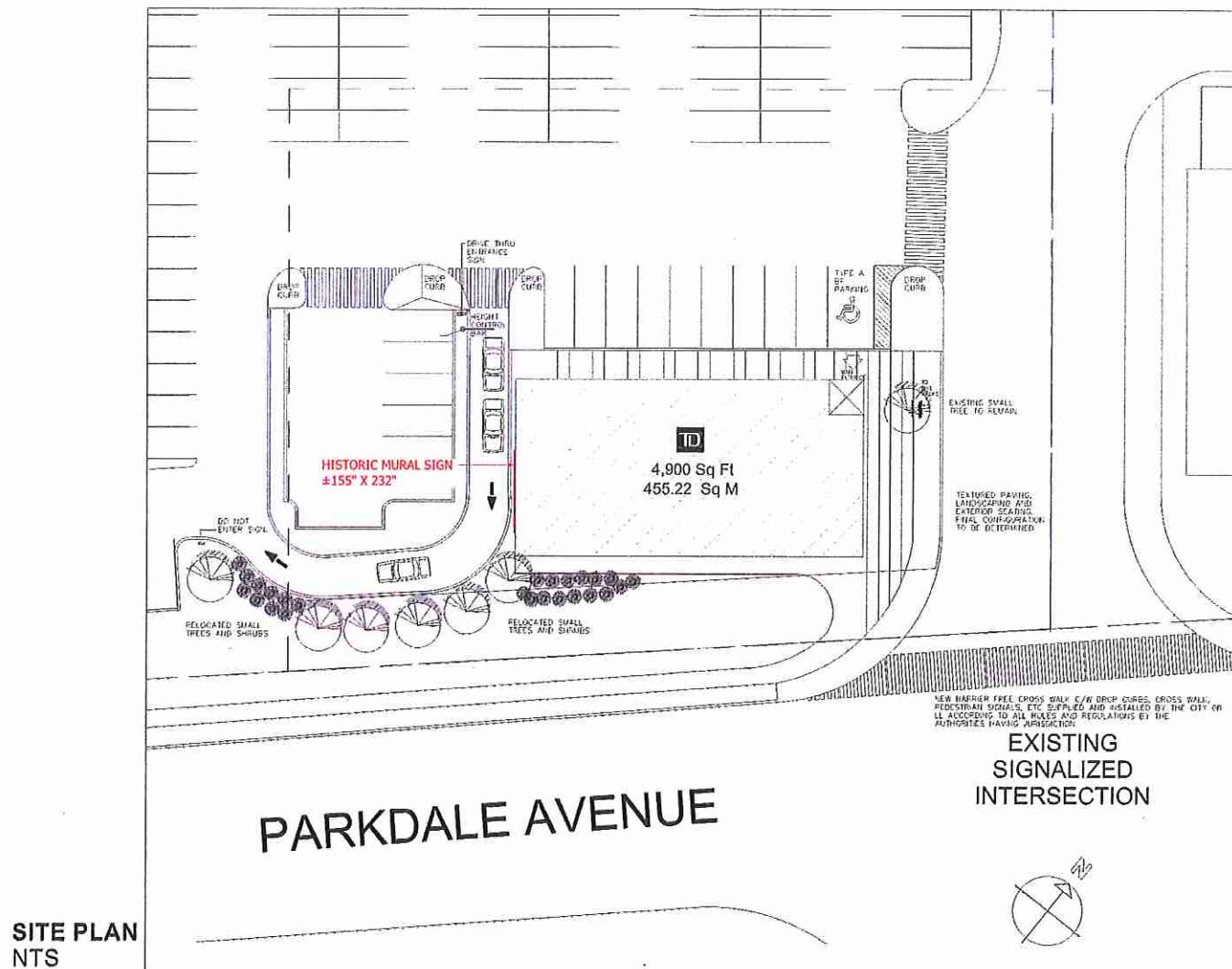
It is recommended that the proposed amendment to City of Brockville Sign By-law 84-89 be approved. The amendment is to allow a mural depicting a historic scene from Brockville's past. The mural measures 3.7 m by 6.8 m with an area of 25.16 m² and is to be located on the west wall of the new TD Bank at 1960 Parkedale Avenue.

D. Dick, CPA, CA
Director of Planning (Acting)

J. Faurschou, MCIP, RPP
Planner I

B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2017-061-06



ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY



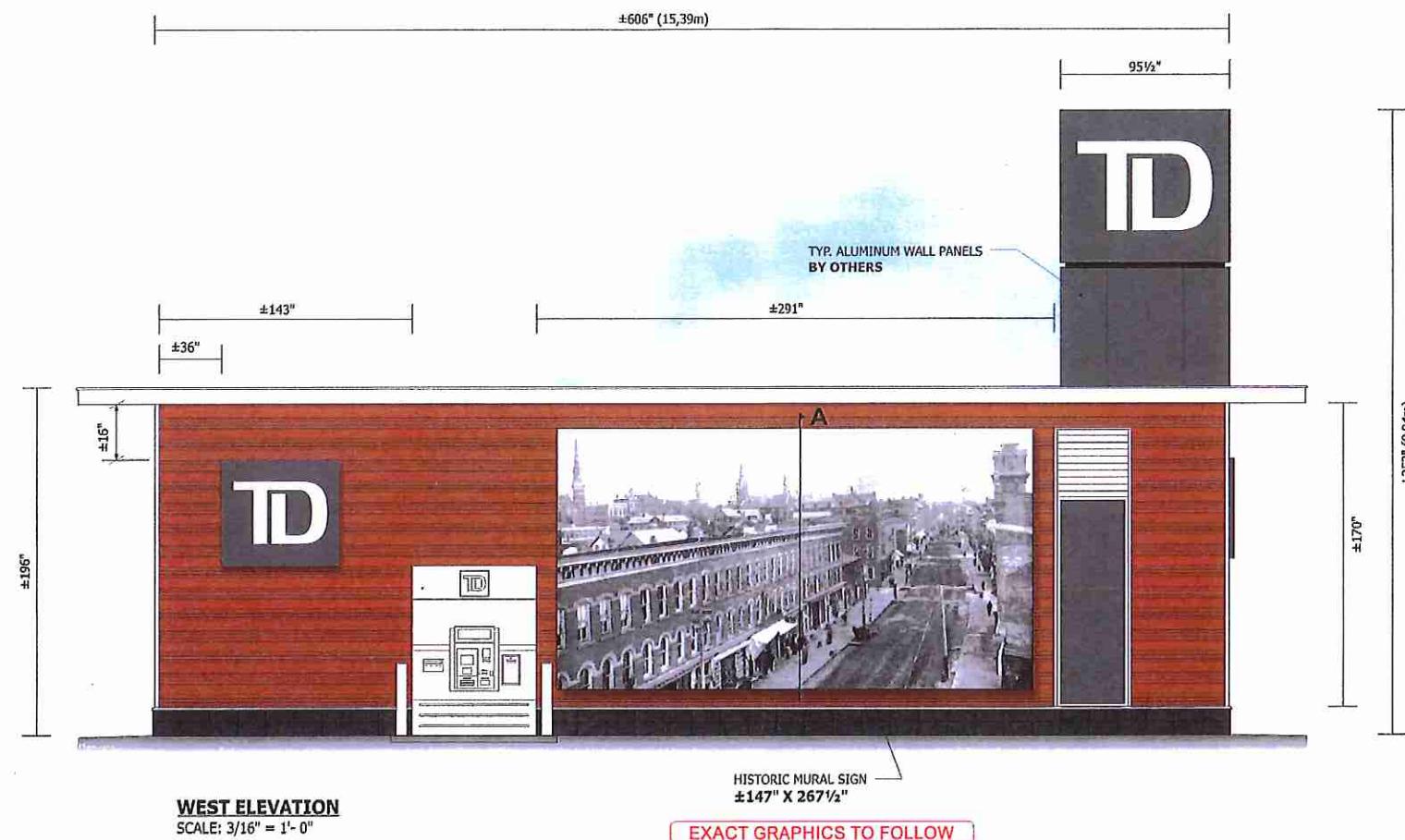
CLIENT:	TD Bank SERVICES IMMOBILIERS GROUPE D	SITE:	TD Bank • Brockville, ON	DRAWING:	
ADDRESS:	2990 PIERRE PÉLADEAU, SUITE 205	ADDRESS:	NORTH AUGUST RD & PARKDALE RD	DATE:	
CITY:	LAVAL, QUÉBEC	CITY:	BROCKVILLE, ON	SCALE:	
TEL:	(450) 973-5404	TEL:	(450) 973-5473	FAX:	
				DIR:	VIP2016TD_BANKBROCKVILLE_ON.CDR



TD Bank • Brockville, ON

1-800
906
NEON

SCHEDULE "B" TO REPORT 2017-061-06



WEST ELEVATION

SCALE: 3/16" = 1'- 0"

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY



CLIENT: TD Bank SERVICES IMMOBILIERS, GROUPE D
ADDRESS: 2990 PIERRE PÉLADEAU, SUITE 205
CITY: LAVAL, QUEBEC P.C.: H7T 3B3
TEL: (450) 973-5404 FAX: (450) 973-5473

SITE: TD Bank • Brockville, ON
ADDRESS: NORTH AUGUST RD & PARKDALE RD
CITY: BROCKVILLE, ON P.C.: K0L 1G0
TEL: FAX:

DRAWING:
DATE: REV. DATE:
SCALE: DRAWN BY:
DIR: WIP2016TD_BANKBROCKVILLE_ON.CDR



TD Bank • Brockville, ON

1-800
906
NEON

1 June 2017

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE
06 JUNE 2017**

2017-062-06

**PROPOSED AMENDMENT TO ZONING
BY-LAW 050-2014, PART LOT 15,
CONCESSION 2, STEWART BLVD.,
CITY OF BROCKVILLE
OWNER: BROCKMOOR DEVELOPMENT CORPORATION LTD.
APPLICANT: NOVATECH ENGINEERING
FILE: D14-020₍₀₅₀₋₂₀₁₄₎**

**D. DICK
DIRECTOR OF PLANNING (Acting)
ANDREW MCGINNIS
PLANNER II**

RECOMMENDATION

THAT the application for Amendment to Zoning By-law 050-2014 received from Mr. Adam Thompson, Novatech Engineering on behalf of Brockmoor Development Corporation Ltd., to rezone vacant lands described as Part of Lot 15, Concession 2, City of Brockville, County of Leeds, from RU-Rural Zone to H1-C4-Highway Commercial Zone, with the H1- Servicing Holding Zone to be removed upon satisfying the City's requirements respecting the extension of municipal water and sanitary sewer services and associated cost sharing be approved; and,

THAT the necessary bylaw be enacted.

PURPOSE

The purpose of this report is to provide recommendation on an Application for Amendment to City of Brockville Zoning By-law 050-2014 respecting vacant land located on the east side of Stewart Boulevard.

BACKGROUND

Novatech Engineering, represented by Ms. Danna See-Har and Mr. Adam Thompson, Agent for Brookmoor Development Corporation Limited, Owner of lands described as Part of Lot 15, Concession 2, City of Brockville, County of Leeds, has filed an application for amendment to City of Brockville Zoning By-law 050-2014. The lands which are the subject of the application are located on the east side of Stewart Blvd., as shown on **Schedule "A"** attached to this report.

Brookmoor Development Corporation Limited intends to sell the vacant parcel located north of 601 Stewart Blvd. (CFJR Radio Station), being approximately 1.86 hectares in size with frontage on Stewart Blvd. of 143.5 m and an average depth of 163.4 m. The application for an amendment to Zoning By-law 050-2014 seeks to rezone this parcel

Proposed Amendment to Zoning By-Law 050-2014
Part Lot 15, Conc. 2, City Of Brockville
Owner: Brockmoor Development Corporation Ltd.
Applicant: Novatech Engineering
File: D14-020₍₀₅₀₋₂₀₁₄₎

from RU – Rural Zone to C4 – Highway Commercial Zone to facilitate the construction of an Automobile Service Station, accessory car wash and convenience store. The remainder of the lands are proposed to be left vacant for future development of uses permitted in the C4 – Highway Commercial Zone. Municipal water and sanitary sewer services are to be extended prior to, or at the time of development and will be addressed further as a clause in the Site Plan Control Agreement for development of the subject land. A site plan of the proposed development is attached to this report as ***Schedule “B” and Schedule “B-1”.***

ANALYSIS

Zoning and Official Plan Information:

Official Plan Designation: Corridor Commercial Area (no change requested)

Existing Zoning: RU – Rural Zone
Proposed Zoning: C4 – Highway Commercial Zone

Site Characteristics:

Total Area: 1.86 hectares
Frontage: 143.5 m on Stewart Blvd.
Average Depth: 163.4 m

The subject land is currently vacant with some areas of the site below the grade level of Stewart Blvd. Vegetative cover is mostly scrub brush with an irregular band of trees along a portion the eastern side (rear) of the lot.

Photos of the subject property are attached as ***Schedule “C”.***

Surrounding Land Use:

North: Lands to the north are zoned RU-7 – Rural Special Exception Zone and are occupied by Brockville Landscape Depot.
South: Lands located directly south are zoned RU – Rural Zone and occupied by the CFJR Radio Station. Further south and adjacent the radio station, the lands are zoned C2 – Local Commercial Zone and occupied by the Butcher Shop.
East: Lands to the east are occupied by a residential neighbourhood comprised of semi-detached dwellings and townhouse dwellings zoned R4 - General Residential Zone (Wilmont Young Place) and low-rise apartment buildings (4 storey) zoned R5 – Multiple Residential Zone (Cartier Court).

Proposed Amendment to Zoning By-Law 050-2014
Part Lot 15, Conc. 2, City Of Brockville
Owner: Brockmoor Development Corporation Ltd.
Applicant: Novatech Engineering
File: D14-020₍₀₅₀₋₂₀₁₄₎

West: Lands to the west and across Stewart Boulevard are zoned H1-C4 – Highway Commercial Zone and are presently vacant.

South/West: Lands to the south-west are zoned C4 – Highway Commercial Zone and occupied by Home Hardware Building Centre.

Public Participation

The application for Zoning By-law Amendment has proceeded through the normal review process. On 02 May 2017, a Public Meeting was held by the Economic Development and Planning Committee. Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper on 06 April 2017 and was circulated to property owners within 120 metres of the subject property. In addition, a sign was posted on the subject property advising that the land is the subject of Application for Amendment to City of Brockville Zoning By-law 050-2014. Comments from City Departments and affected agencies were also solicited. An excerpt from the Minutes of the Public Meeting is attached as **Schedule "D"** to this report.

Comments Received prior to the Public Meeting of 2 May 2017:

1. Steve Allen, Supervisor of Engineering, Environmental Services Department:
 - Not opposed to the application.
2. Conal Cosgrove, Director of Operations, Operations Department:
 - No comments with respect to the application.
3. Brent Caskenette, CBO, Planning Department – Building Services Division:
 - No comments or concerns with this application or proposal.
4. Greg Healy, Chief Fire Prevention Officer, Brockville Fire Department:
 - No concerns at this time.
5. Scott Fraser, Chief, Brockville Police Service
 - Proximity to residential. Is the car wash going to be operational 24/7?
 - Possible traffic issues.
6. Sandra MacDonald, City Clerk
 - No concern
7. Michael Dakin, Resource Planner, Cataraqui Region Conservation Authority
 - No concern with the proposed zoning amendment.
 - CRCA will conduct a full review at time of Site Plan Control Submission.

Proposed Amendment to Zoning By-Law 050-2014
Part Lot 15, Conc. 2, City Of Brockville
Owner: Brockmoor Development Corporation Ltd.
Applicant: Novatech Engineering
File: D14-020₍₀₅₀₋₂₀₁₄₎

8. Allison Sadler, Municipal Planning Advisor, Enbridge Gas Distribution
 - No objection to the proposed application.
9. Peggy Deslauriers, Delivery Planning, Canada Post
 - No comments on the re-zoning.
10. Pierre Tetrault, French Public School Board
 - No objection and no comments.
10. Karolyn Bois, French Catholic School Board
 - No objection and no comments.
11. Concerned Neighbours (Letter attached as ***Schedule "E"*** to this report)
 - Object to zoning change:
 - Existing water course
 - Fuel Storage
 - Risk outweighs the commercial benefit.
 - Business Risk, area will become over served by this type of use.
 - Barrier/Esthetics
 - Lighting will be easily seen and disturbing to residents
 - Should approval be granted, comments need to be included in the Site Plan Control Agreement.
 - Strong consideration on the Business Risk/Need, high potential for failure.

ANALYSIS:

Provincial Policy Considerations (PPS):

An updated Provincial Policy Statement (PPS) issued under Section 3 of the *Planning Act* came into effect April 30, 2014. The PPS provides policy direction on matters of Provincial interest related to land use planning and development. Section 3 of the Planning Act further directs that Council decisions affecting planning matters “*shall be consistent with*” the Provincial Policy Statement.

Part V of the PPS sets out various policies which describe the areas of Provincial interest. Not all policies in the PPS are relevant to the planning matter under consideration, and thus, only those relevant portions will be referenced below.

The application proposes to amend City of Brockville Zoning By-law 050-2014 to permit a range of commercial uses, as delineated under the C4-Highway Commercial Zone, on the subject land.

Proposed Amendment to Zoning By-Law 050-2014
Part Lot 15, Conc. 2, City Of Brockville
Owner: Brockmoor Development Corporation Ltd.
Applicant: Novatech Engineering
File: D14-020₍₀₅₀₋₂₀₁₄₎

From a review of the PPS, there are some relevant statements/policies under Part V, Section 1 "Building Strong Communities". The preamble in this section is a general statement which reads, in part, as follows:

"Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth."

This general statement is followed by more specific policies, including the following references which are of relevance to this application for zoning by-law amendment:

"1.1.1-Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- d) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;"*

Section 1.1.3-Settlement Areas, contains various policies which promote the vitality of settlement areas and the long term prosperity of communities through efficient use of land and resources.

"Section 1.3-Employment, Sub-Section 1.3.1, states that Planning Authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) planning for, protecting and preserving employment areas for current and future uses; and*

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- d) *ensuring the necessary infrastructure is provided to support current and projected needs.”*

Section 1.6-Infrastrucure and Public Service Facilities addresses the efficient planning and use of existing and future infrastructure, including municipal servicing, to ensure logical and planned development.

This proposed development, requiring an amendment to City of Brockville Zoning By-law 050-2014, would represent a logical extension of existing municipal infrastructure on an existing road system within an area designated for commercial land use. It is, therefore, consistent with policies under the PPS 2014.

Official Plan Considerations

The Official Plan, approved the Ministry of Municipal Affairs on 09 February 2012, provides guidance on how to manage future growth, development, and change within the City of Brockville.

The goal of the Official Plan is to create a sustainable City in terms of health and vitality, that is economically viable and diverse, has high quality municipal services and amenities, and is well planned.

Section 2.3 outlines strategic planning themes which include “*A Sustainable, Healthy, and Vital City*”, “*An Economically Strong and Diverse City*”, “*A High Quality of City Services and Amenities*”, and “*A Well-Planned Responsive City*”. Specifically, “*An Economically Strong and Diverse City*” outlines among others, that the City is to “*Direct employment and commercial growth to appropriate locations which provide sufficient existing and planned infrastructure*” and “*Maintain a strong and diverse commercial and employment base by supporting the retention and expansion of existing employment and commercial uses.*”

The subject land is designated under Schedule 1-City Structure, of the Official Plan, as “*Commercial Corridor Area*”.

Section 4.6 of the Official Plan contains various policies applicable to the “*Corridor Commercial Area*”.

Policy 4.6.2 identifies various uses and classes of uses as follows:

“4.6.2 PERMITTED USES

Subject to the Land Use and Built Form policies of Section 4.6.3, the following uses shall assist in guiding the broad range of development permitted within the Corridor Commercial Area, recognizing that a more definitive list shall be provided in the Zoning By-law.

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Commercial Uses within the Corridor Commercial Area

3. *The primary commercial uses shall include commercial establishments that are destination oriented or are intended to serve the travelling public, including automobile service stations, vehicle sales and service, public garages, repair, service and rental establishments, motels, hotels, restaurants, animal hospitals, clinics, business and professional offices, retail stores, mixed-use buildings, commercial recreation uses, private clubs, hardware, and automotive uses.*
4. *Uses accessory to any of the permitted uses in the Corridor Commercial Area shall be permitted.*
5. *Large Format Retail uses shall not be permitted in the Corridor Commercial Area.”*

The uses permitted under the proposed C4-Highway Commercial Zone are consistent with those uses identified under Section 4.6.2-Permitted Uses. In particular, the applicant has noted the primary intended use for the land, subject to receiving various approvals, is an “Automobile Service Station” with associated “C-store” and “Car Wash” which are permitted uses under Section 4.6.2. The proposed uses are therefore consistent with the current Official Plan designation of the subject land. The built form policies contained in Section 4.6.3 shall be required to be complied with upon submission of the required Site Plan Control application for the subject land. The Applicant has not requested any amendments concerning built form policies.

With reference to Policy 6.4.2.1 – Holding Zones:

- The extension of municipal water and sanitary sewer services along Stewart Blvd. to service the subject property, is anticipated and will be required before development of the subject site. The City has an existing agreement with the existing Owner of the lands. Engineering design is nearing completion. The Owner of the property which is the subject of this Report will be responsible for a proportionate share of costs corresponding to the frontage of the subject lot, and also for connection of future building(s) to the municipal services.

In this regard, Official Plan Policy 6.4.2.1 Holding Zones identifies the potential for the use of holding zones through the City's Zoning By-law to ensure that certain conditions are met before development occurs, such as the timing of the provision of adequate municipal services. The use of a holding zone allows the City to indicate support for the development of the lands in-principle while identifying the need for additional actions prior to development occurring.

Proposed Amendment to Zoning By-Law 050-2014
Part Lot 15, Conc. 2, City Of Brockville
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Additional commentary on the use of a Holding Zone in this particular instance appears under Zoning By-law Considerations section of this report.

- The Director of Operations has advised that a Traffic Study is not required.

In conclusion, the proposed development is consistent with policies under the Official Plan for the City of Brockville. Details such as the extension of servicing have been provided to the Applicant and the City and shall be resolved at the time of review for site development. Accordingly, no amendment to the Official Plan for the City of Brockville is required.

Zoning By-law Considerations:

The current zoning on the subject property is RU – Rural Zone under City of Brockville Zoning By-law 050-2014. The requested Amendment to City of Brockville Zoning By-law 050-2014 would, if approved, rezone the subject lands to C4-Highway Commercial Zone to permit all uses permitted within the C4-Highway Commercial Zone.

The applicant has not requested any reductions or changes to the zone provisions or uses for the C4-Highway Commercial Zone as set out under City of Brockville Zoning By-law 050-2014.

Based on a review of Zoning By-law 050-2014, the above noted request and additional discussion during the Public Meeting held on 02 May 2017, the proposed C4-Highway Commercial Zone would accommodate the primary proposed use, being an “Automobile Service Station” and accessory “C-Store” and “Car Wash”. Rezoning the subject lands to C4-Highway Commercial Zone is consistent with the “Commercial Corridor Area” land use designation under the Official Plan for the City of Brockville, and is a logical extension of the C4-Highway Commercial Zone in place on developed lands to the north and south fronting on Stewart Boulevard.

Zoning By-law 050-2014 also establishes provisions for the use of Holding Zones, implementing the guidelines for such in the Official Plan. Any zone may be further classified by one or more holding zones, indicating the action to be accomplished before the land can be used or developed. Implementing an H1-Servicing Holding Zone in this case would be appropriate, as this clearly provides notice that municipal servicing must be in place, or an associated agreement respecting the provision of, or cost sharing for, such servicing, perhaps through the terms and conditions associated with Site Plan Approval. Once such site servicing matters have been finalized, an application can be made to City Council for removal of the H1-Holding Zone, and development of the site for a use permitted, in this instance, in the C4-Highway Commercial Zone, can proceed.

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Site Plan Considerations:

All lands within the limits of the City for Brockville are subject to development approval under Site Plan as established by City of Brockville By-law 33-86, as amended. Accordingly, prior to development of the subject lands, an application for Site Plan Approval, including all applicable drawings must be submitted for review and approval. This process ensures development in compliance with applicable zone provisions. The zone provisions include, but are not limited to, regulations pertaining to height, parking, planting strip requirements, fencing, etc. In addition, the applicant has submitted a lighting study completed by Gama Engineering which states that the lighting design will not create any objectionable glare for adjacent properties. A copy of the lighting map has been attached as **Schedule "F"** to this report.

Severance Considerations:

The applicant has indicated that although they are not utilizing the entire land holding for the "Automobile Service Station" they are not anticipating any severances at this time. Any development of the residual lands will be subject to review and all relevant planning approvals.

Consideration of Issues Raised through Public and Agency Submissions:

The following addresses issues which were raised in correspondence and at the Public Meeting held on 02 May 2017:

1. Payment of Fees: Development Charges / Road Widening / Extension of Municipal Servicing:

The Applicant/Developer shall be responsible for a proportionate share of the extension of municipal servicing for the full frontage of the land and for applicable development charges. Development Charges are set out under City of Brockville By-law 062-2014 and is based on the gross floor area of the development, subject to a cap of 1% of construction value.

2. Municipal Servicing:

The lands proposed to be rezoned shall be serviced with municipal water and sewer upon the northward extension of existing municipal servicing. The Owner and/or the developer shall be responsible for their proportionate share of said work.

It is anticipated that the retained lands will be serviced with municipal services in the future through the extension of existing services northwards on Stewart

Proposed Amendment to Zoning By-Law 050-2014
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Boulevard. It is anticipated that construction of the required municipal services will begin this summer.

3. Traffic:

The Operations Department has stated that there is no need for a Traffic Study for the use proposed on the subject lands. Any additional uses planned for the residual lands will need to be examined at the time of submission for development. Should a Traffic Study be required, all costs associated with the study will be the responsibility of the developer.

4. Neighbourhood Concerns:

a) Existing Water Course:

According to neighbours there is an existing watercourse on the property that deals with drainage from sites further north. Consultation with the Cataraqui Region Conservation Authority (CRCA) as well as our own Environmental Services Division shows no concern with the existing watercourse. A grading and drainage plan is required to be prepared and submitted for the site during the Site Plan Control review process should Council approve the rezoning request.

b) Fuel Storage:

Neighbours have raised concern pertaining to the storage and handling of fuel at "Automobile Service Stations".

In response to the above, the applicant has supplied the following comment:

"All gas stations are subject to the provincial regulations in the Technical Safety and Standards Act. Among the most significant are:

- i) *All new underground storage tanks must be double-walled and the space between the walls (the interstitial space) must be continuously, electronically monitored.*
- ii) *All underground storage tanks must be equipped with an overfill protection device and a spill containment device at the filling point.*
- iii) *All new underground piping must be double-walled and any termination point must be continuously electronically, monitored.*
- iv) *All tanks and piping are pressure tested at installation.*
- v) *All installing personnel are provincially certified."*

Proposed Amendment to Zoning By-Law 050-2014
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In addition to the above, the applicant has also supplied information stating that "*All gas stations feature vapor recovery systems to capture gasoline vapors displaced during vehicle refueling and routes them back to the underground storage.*"

c) Barriers/Esthetics/Lighting:

Barriers/Esthetics/Lighting are addressed in the City of Brockville Zoning By-law 050-2014. Adequate fencing, planting strips and properly directed lighting are all required to be submitted for review through the Site Plan Control process. As stated previously, the applicant has prepared a photo-metric lighting analysis to show the lighting placement and light spill around the site. A copy of this analysis is attached as **Schedule "F"** to this report.

d) Carwash/Hours of Operation:

Issue was raised at the Public Meeting relating to the hours of operation of both the Service Station and the Carwash. Mr. Adam Thompson, Novatech Engineering, agent for the applicant, stated at the Public Meeting that the "*gas station will be open 24/7 but the carwash may operate on reduced hours*".

POLICY IMPLICATIONS

A review of the Provincial Policy Statement and relevant policies within the Official Plan has been conducted and is provided within the "Analysis" section of this report.

FINANCIAL CONSIDERATIONS

A complete application for amendment to City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees.

Future approvals associated with the development of the subject property, including, but not limited to, Site Plan Approval, issuance of building permits, and payment of all requisite fees, are the responsibility of the Owner and/or Applicant.

CONCLUSION

Following review of the PPS, the Official Plan and Zoning By-law 050-2014 as well as submissions received respecting the request for zoning amendment for vacant lands described as Part of Lot 15, Concession 2, City of Brockville, County of Leeds, it is

Proposed Amendment to Zoning By-Law 050-2014
Part Lot 15, Conc. 2, City Of Brockville
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concluded the proposal does follow the general intent of the PPS and Official Plan as they pertain to permitted uses within the *Corridor Commercial Area*. Accordingly, it is the recommendation of this report to support the requested amendment to City of Brockville Zoning By-law 050-2014 whereby the subject land would be rezoned from RU-Rural Zone to C4-Highway Commercial Zone. It is also recommended that a H1 Servicing Holding Zone be applied to the site to ensure that municipal services are available prior to development. This recommendation is reflected at the beginning of this report.



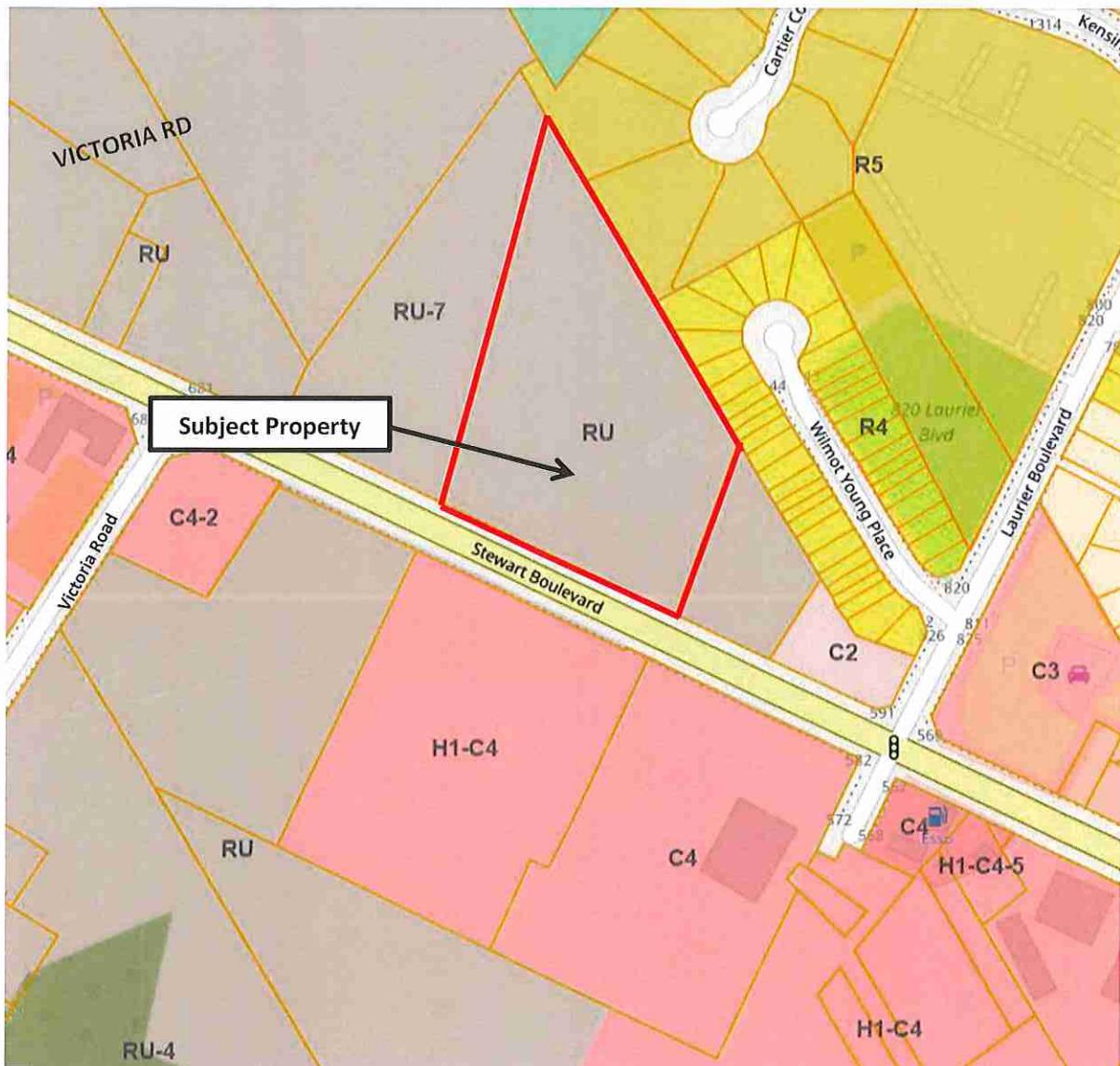
D. Dick, CPA, CA
Director of Planning (Acting) and
Director of Corporate Services



A. McGinnis, MCIP, RPP, Dipl.M.M.
Planner II


B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2017-062-06



C4 – Highway Commercial

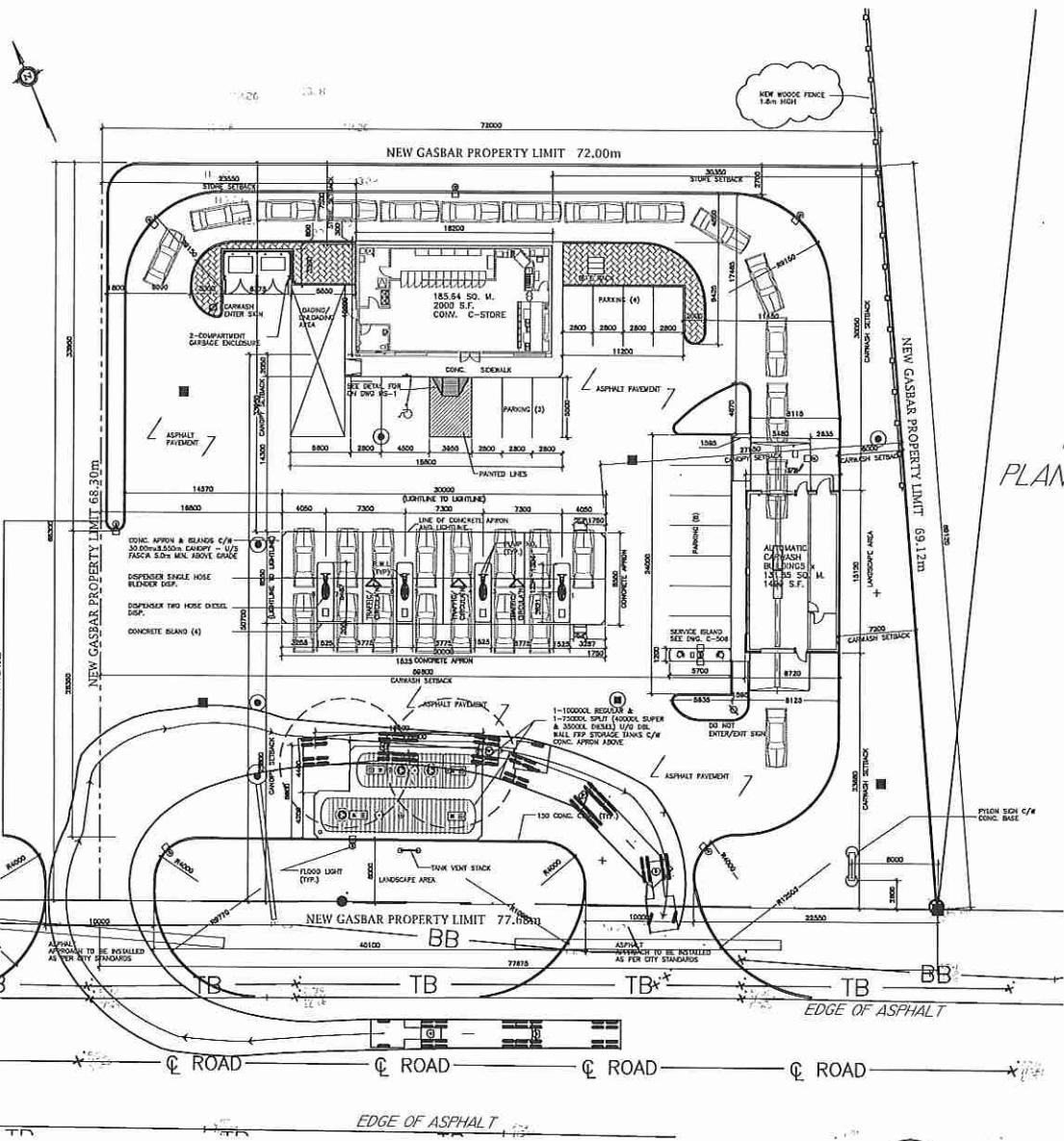
RU – Rural

SCHEDULE "B" TO REPORT 2017-062-06

Page 34 of 47

PART I
PLAN 28 R 12476

ZONING CATEGORY	COMMERCIAL ZONE C2/C3	PROVIDED	BY-LAW REQUIREMENT
TOTAL LOT AREA	23357 m ²	N/A	
USED LOT AREA	AREA (50%)	11678.5 m ²	50% / 1820 m ² (min)
	AREA (% OF TOTAL)	21.81 %	49.00 % (max)
LOT FRONTAGE		77.85 m	20.0 / 45.0 m (min)
LOT DEPTH		93.20 m	N/A
FRONT YARD SETBACK	C-STOKE CANOPY CAR WASH	50.70 m 23.60 m 23.65 m	7.50 m (min) 7.50 m (min) 7.50 m (min)
REAR YARD SETBACK	C-STOKE CANOPY CAR WASH	7.00 m 33.65 m 29.15 m	7.00 m (min) 7.00 m (min) 7.00 m (min)
EXTERIOR SIDE YARD SETBACK	C-STOKE CANOPY CAR WASH	30.35 m 27.95 m 6.00 - 7.20 m	8.00 m (min) 8.00 m (min) 8.00 m (min)
INTERIOR SIDE YARD SETBACK	C-STOKE CANOPY CAR WASH	23.35 m 18.60 m 39.60 m	2.00 / 8.00 m (min) 2.00 / 8.00 m (min) 2.00 / 8.00 m (min)
HEIGHT	C-STOKE CANOPY CAR WASH	4.00 m 5.42 m 4.00 m	13.3 m / 10.5 m 13.3 m / 10.5 m 13.3 m / 10.5 m
AREA	D-STOKE CANOPY CAR WASH TOTAL (50%) TOTAL (% OF USED)	168 m ² 258 m ² 132 m ² 574 m ² 6.18 %	N/A N/A N/A N/A N/A
LANDSCAPING	AREA (50%)	1333.5 m ²	
	AREA (% OF USED)	35.00 %	15.00 % (min)
PARKING SPACES		18	-
PARKING STALL DIMENSIONS		2.80 x 5.50 m	-
BARRIER FREE PARKING SPACES		1	-
BARRIER FREE PARKING STALL DIMENSIONS		4.50 x 5.50 m	-
LOADING AREA DIMENSIONS		5.00 x 14.00 m	-
ENTRANCE AND EXIT WIDTHS		10.00 m	-



PLAN OF SURVEY PART OF LOT 15
CONCESSION 2 GEOGRAPHIC
TOWNSHIP OF ELIZABETHTOWN
CITY OF BROCKVILLE COUNTRY OF
LEEDS

GENERAL NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DIMENSIONS.
 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DEFECTS IN DRAWINGS TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
 4. USE ONLY LATEST REvised DRAWINGS OR THOSE THAT ARE APPROVED BY THE ARCHITECT OR DESIGN ENGINEER.
 5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVISIONAL AND LOCAL BUILDING CODES LATEST EDITION.
 6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS PERIODIC BY THE O.E.B. LATEST EDITION.
 7. THE CONTRACTOR SHALL LEAD IN COORDINATION WITH ALL RELATED PARTIES AND PROVIDE DRAWINGS AND SPECIFICATIONS.
 8. ALL DIMENSIONS SHOWN ARE IN MILLIMETER.
 9. EVERYTHING IS TO BE CONSIDERED EXCLUDED UNLESS NOTED OTHERWISE.
 10. INSPECTOR, PRODUCT Piping, Valves and Monitoring System as per Standard Specifications and Liquid feeds hand code.

LEGEND



MAY.10.17	WOOD FENCE ADDED ON EAST PROPERTY LINE	KC
APR.24.17	ISSUED FOR SPA	KC
MAR.24.17	PEY'S AS PER SETBACK & ISSUED	RW
JAN.16.17	REVISED BASED ON THE SURVEY	RW
OCT.18.16	ISSUED FOR THE FOUNDATION	LH
OCT.18.16	ISSUED FOR CLIENT REVIEW	LH
(LATE)	REVISION	WCB/AB

GAMA Engineering Inc.

SUITE 701, 515 CONSUMERS RD.,
NORTH YORK, ON M2J 4Z2

REVIEWER'S SIGNATURE

STEWART BOULEVARD
BROCKVILLE, ONTARIO

GASBAR / CONV. STORE / CARWASH

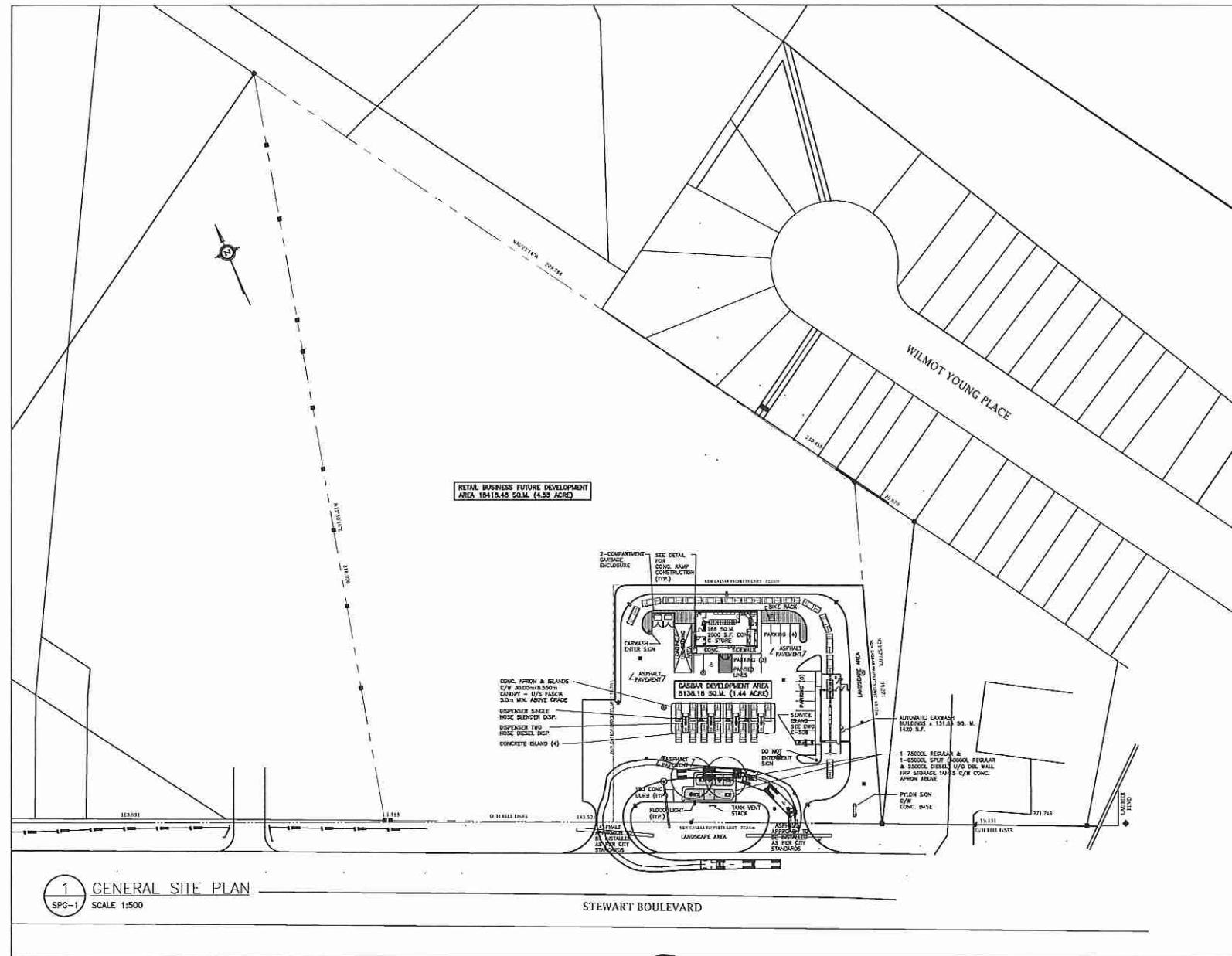
PROPOSED SITE PLAN LAYOUT

DATE: AM OWN BY: LM DRAWING NO.
5-10-00 CWD-CDF 100-00-1 SP-4

SP-1

Table 1. Summary of the main characteristics of the four groups of patients.

SCHEDULE "B-1" TO REPORT 2017-062-06—Page 35 of 47



PLAN OF SURVEY PART OF LOT 15
CONCESSION 2 GEOGRAPHIC
TOWNSHIP OF ELIZABETHTOWN
CITY OF BROCKVILLE COUNTRY OF
LEEDS

GENERAL NOTE

1. VERIFY ALL DIMENSIONS FROM TO CONSTRUCTION
 2. DO NOT SCALE DRAWINGS
 3. INDICATE ANY CHANGES OR ERRORS, QUESTIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS SOON AS POSSIBLE
 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED AS UP TO DATE FOR CONSTRUCTION
 5. DO NOT APPROVE ANY PART OF THE PROJECT SHOWN, COMPARE WITH THE PROVISIONAL AND LOCAL BUILDING CODES LATEST EDITION
 6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE CONTRACT DOCUMENTS
 7. THE DRAWING SHEET SHALL BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS & SPECIFICATIONS
 8. ALL WORKS SHALL BE CONSIDERED AS UNFIT IF THEY ARE DEFECTIVE OR FAIL THE INSPECTION
 9. EVERYTHING IS TO BE CONSIDERED EXISTING UNLESS NOTED OTHERWISE
 10. INSTALL PRODUCT SPANS, WIRING AND MONITORING SYSTEM AS PER STANDARD SPECIFICATIONS AND RULES FURNISHED

LEGE

-  CAR STACKING
-  SUN OR STORM MAN
-  CATCH BASIN
-  STANDARD YARDLIGHT



9		
8		
7		
6		
5 APR 24,17	ISSUED FOR SPA	EC
4 MAR 27,17	REV'S AS PER SETBACK & ISSUED	PN

GAMA
Engineering Inc.

3611 Weston Road, Suite 3311 • Vaughan, Ontario • L4L 9P1
Tel: 905-661-9295 www.gatineaugroup.com

XXXX ONTARIO INC.
SUITE 701, 515 CONSUMERS RD
NORTH YORK, ON M2J 4B3

PROJECT/HOME#:

STEWART BOULEVARD
BROCKVILLE, ONTARIO

TITLE GASBAR / CONV. STORE / CARWASH
PROPOSED GENERAL SITE PLAN

DESIGN: WAM DRAWN BY: LM DRAWING No. 6-1

SCALE: 1:500 Dwg. FILE 1656-SPG-1
DATE: 15.NOV.18 PROJ. No. 1656

SPG-1

SCHEDULE "C" TO REPORT 2017-062-06



SCHEDULE "D" TO REPORT 2017-062-06



COMMITTEE MINUTES

Public Meeting Economic Development & Planning Committee

Tuesday, May 02, 2017, 6:00 pm
City Hall, Council Chambers

Committee Members:

Councillor D. LeSueur, Chair
Councillor J. Baker
Councillor M. Kalivas
Councillor Mayor D. Henderson, Ex-Officio

Absent:

Councillor J. Earle

Staff:

B. Casselman, City Manager
D. Dick, Director of Corporate Services
J. Faurschou, Planner I
S. MacDonald, City Clerk
A. McGinnis, Planner II
L. Murray, Deputy City Clerk (Recording Secretary)
P. Raabe, Director of Environmental Services
L. White, Manager of Strategic Initiatives

The Chair called the meeting to order at 6:00 pm.

ITEM

1. 2017-048-05
Proposed Amendment to Zoning By-law 050-2014,
Part Lot 15, Concession 2, Stewart Blvd., Brockville,
Owner: Brockmoor Development Corp. Ltd.

Moved by: Councillor Baker

THAT Report 2017-048-05 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.

CARRIED

Economic Development and Planning Committee (EDP) Public Planning Meeting Minutes -
Tuesday, May 02, 2017

Councillor LeSueur, Chair, introduced the Public Meeting and read from the prepared required comments.

A. McGinnis announced that Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper on April 6, 2017 and was circulated to property Owners within 120.0 metres (400.0 feet) of the subject property and various Agencies and Departments. In addition, signs were posted on the subject property advising that the lands are the subject of an Application for Amendment to City of Brockville Zoning By-law 050-2014.

Councillor LeSueur, Chair, asked that any person wanting further Notice of the passage of the proposed amendment should give their full name, address, e-mail and postal code to the Secretary prior to leaving the meeting. Councillor LeSueur identified that "Request for Information Sheets" were located at the back of the room.

Councillor LeSueur reviewed the procedures for the Public Meeting.

A. McGinnis provided an overview of the proposed zoning amendment.

Councillor LeSueur asked if they plan to operate 24 hours a day, 7 days a week. Adam Thompson who is the Agent for the Owner replied that the gas station will be open all the time but the car wash may operate on reduced hours.

Marilyn Salmon of 28 Wilmot Young Place disagreed with this type of operation moving into her back yard. She asked how far the buildings will be from her back yard. She felt that it would be noisy and the lights would invade her privacy. Leo Palozzi who is the developer for the lands (Sunray Group) indicated that there are no plans for the balance of the lands and estimated the buildings would be about 30 metres from the lot lines of the Wilmot Young Place homes. He added that they would have no problem doing a photometric study to analyze light spillage. He also suggested that the lighting would be oriented so that it faces downward to contain it to the site and be in keeping with dark sky provisions.

Pat Donovan of 26 Wilmot Young Place is not in favour of the car wash as she thinks it will produce stagnant pools of water and breeding grounds for mosquitos.

Economic Development and Planning Committee (EDP) Public Planning Meeting Minutes -
Tuesday, May 02, 2017

Leo Palozzi replied that the carwash uses municipal water and that the excess/used will be filtered and directed into the municipal sanitary sewer system. He added that they import their regulations from the conservation authorities. Leo Palozzi indicated that the conservation authority supports this application and they have no concerns.

Justine Lawson of 24 Wilmot Young Place is against this use and feels that the trucks when offloading fuel will produce fumes that will blow into their yards and spillage that will contaminate the groundwater.

Leo Palozzi explained that when the fuel is delivered the offloading process is vacuum sealed so there is no spillage or vapour leakage.

The meeting adjourned at 6:32 pm.

The Request for Information Sheets are on file in the Clerk's Office.

The Chair called the meeting to order at 6:33 pm

~~2017-049-05~~

Proposed Amendments to the Official Plan
and Zoning By-law 050-2014, Part of Block 54,
Plan 67, City of Brockville,
Parkland Between Havelock Street
and Schofield Avenue and Strowger Boulevard,
Owner: City of Brockville
Applicant: Habitat for Humanity

Moved by: Councillor Kalivas

THAT Report 2017-049-05 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.

CARRIED

Councillor LeSueur, Chair, introduced the Public Meeting and read from the prepared required comments.

A. McGinnis announced that Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper on April 6, 2017 and was

SCHEDULE "E" TO REPORT 2017-062-06

Planning Department
 City of Brockville
 1 King St. West
 Brockville ON
 K6V 7A5
 Hand Delivered

April 21, 2017



Regarding Proposed Amendment to By-Law 050-2014

We are owners of adjacent property [REDACTED] Our comments below can be considered as our objection to the change in zoning being proposed to accommodate an auto service station, car wash and convenience store. We have several concerns noted here:

ENVIRONMENTAL

This is the most important of our concerns. The land being rezoned is, as we understand it, reclaimed swamp land. [REDACTED], there is a water run off leading to the property under zoning change consideration. We want to make certain there is no barrier to this water run off. Heavy rains and winter snow melt follow a pattern that has been in place we believe since the mid 1990's when the homes were built.

Beyond that, we are concerned there will be automobile fuel stored underground on the site. We understand there are regulation regarding underground storage of such hazardous materials.

Regardless, any spills, leaks or fires would be very dangerous [REDACTED]

Remediation of any such event is known to be incredible costly and time consuming. Therefore, we believe the risk outweighs any commercial benefit.

BUSINESS RISK

The proposal indicates auto service, car wash and convenience store. We are concerned the area will become overserved by this type of business in this location. There is auto service and convenience store 1 block away at the corner of Stewart Blvd and Laurier Ave. There is fuel sales 1 block north at Stewart Blvd and Victoria Road. There are no less than 3 service stations with car wash facilities at Stewart Blvd and Parkdale Ave corners adjacent to highway 401. It appears to us the area is quite well served by existing facilities in much more prominent locations. The concern here is the white elephant property that will be left should this enterprise fail. Resale of these types of properties is extremely difficult. One only need look at the same Stewart/Parkdale corner and vacant former gas bar location as evidence. That goes beyond the Environmental issue noted above as a business failure will create protective demands on the underground assets that may be difficult to secure.

BARRIER/ESTHETICS

The property in question appears to be of sufficient size to provide appropriate visibility barriers from traffic and lighting. We anticipate this operation could be open 24/7. While there may be peaks of activity, there will always be highly placed lighting that could be easily seen from and bright enough during darkness hours to be disturbing.

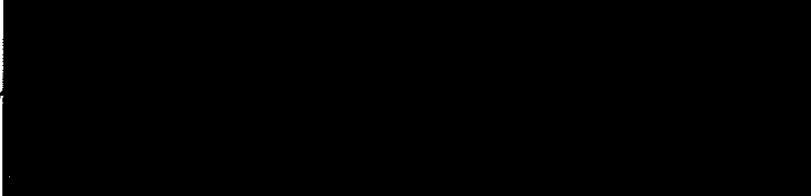
CONCLUSION

While we stand by our objection to the change on what we are submitting here, we do wish to add a final point. Should this change go ahead and this business be established, we very strongly believe the City of Brockville needs to include our concerns in any Site Plan Agreement with the owners. Careful adherence to all hazardous materials we believe is a mandatory requirement already automatic. Creating a Barrier of significant proportion to protect neighbours from view, noise, lighting is also an important separation necessary between a highly visible commercial enterprise and a quiet residential neighbourhood. We also believe the review process carefully consider the Business Risk/Need here. Adding another to the already extensive list along the Stewart Blvd appears to us to be an unnecessary addition with high potential for failure.

Paul Hogart
Jessie Hayes



Ken Morphs
Heather Morphs
Elizabeth MacRae



SCHEDULE "F" TO REPORT 2017-062-06

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KEY PLAN

- LEGEND:**
- (Y) NEW FLOOR-LEVEL POLE - MOUNTING HEIGHT 8.800M (EXCLUDING POLE)
 - (S) NEW WALL-MOUNT LIGHT - MOUNTING HEIGHT 4.80M
 - (C) NEW CANOPY LIGHT - MOUNTING HEIGHT 4.80M
 - (P) NEW PLATE BOLLARD

- GENERAL NOTES:**
- CONTINUOUS LED LIGHTING FEATURES USED ON CANOPY FASCIA DUE TO DECORATIVE PURPOSES ARE NOT INCLUDED IN THE ELLIOTT LIGHTING SYSTEMS AND WERE NOT USED IN THIS PROPOSAL.
 - AMBIENT CANOPY LUMINARIES ARE TO INCLUDE BUT-IN MOTION LIGHTS UNLESS TO BE TURNED OFF ONCE INTEGRATED TO REQUIREMENTS OF OWNER.
 - ALL LIGHTING FEATURES ARE TO BE TURNED OFF AT NIGHT, EXCEPT DAYLIGHT DETECTION SENSOR SET TO 1000 LUX.

LIGHTING FIXTURE SCHEDULE	
TYPE	DESCRIPTION
(Y)	L5 GENERATION 3 LED AREA LIGHT (FLUORESCENT POLE) (IP65, 100-277VAC, 300W DRIVER, C/W FACTORY WHITE FINISH, 130-277VAC, SODA DRIVEN C/W FACTORY WHITE FINISH, 100-277VAC, MOTION SENSOR, LED, INDOOR & OUTDOOR USE, 100-277VAC, 300W, 100000 HRS LIFE, 100% INSTALLED LUMENS AT 100% LOAD LUMENS AND AN ASSUMED LIGHT LOSS FACTOR OF 0.81 IN THIS STUDY)
(S)	L5 GENERATION 3 LED AREA LIGHT (FLUORESCENT POLE) (IP65, 100-277VAC, 300W DRIVER, L5 CATALOGUE # X500-211-199-330-CW, FUTURE TO BE TURNED OFF AT NIGHT, 100000 HRS LIFE, 100% INSTALLED LUMENS AT 100% LOAD LUMENS AND AN ASSUMED LIGHT LOSS FACTOR OF 0.81 IN THIS STUDY)
(C)	L5 SIERRA FULL CUT-OFF WALL PACK, WHITE FINISH, PLAT CE APPROVED, 100-277VAC, 100W, 100000 HRS LIFE, 100% INSTALLED LUMENS AT 100% LOAD LUMENS AND AN ASSUMED LIGHT LOSS FACTOR OF 0.81 IN THIS STUDY
(P)	GLOBAL LUX PILLER SIGN LIGHT, 18 LED STRIPS ZEIGER 115 FOR MODULE, 1.1 WHITE/WHITE, 2 MODULES/FT, WHITE 72 INCHES, 100-277VAC, 100000 HRS LIFE, 100% INSTALLED LUMENS AT 100% LOAD LUMENS AND AN ASSUMED LIGHT LOSS FACTOR OF 0.81 IN THIS STUDY

STATISTICAL AREA SUMMARY

AREA NAME	MAX HGT	MIN HGT	MAX DIST	MIN DIST
SITE AREA BOUNDARY	21.3 ft	874.8 ft	0 ft	N/A

THIS DRAWING INDICATES ALL PROPOSED OUTDOOR LIGHTING FOR THIS PROPOSED DEVELOPMENT. THE LIGHTING IS IN ACCORDANCE WITH THE APPLICABLE LIGHTING ZONE AS ESTABLISHED BY THE LOCAL PLANNING DEPARTMENT AND DESIGNED WITH AN AVERAGE DAYTIME LUMINANCE OF 1000 LUX. THE PLANNING ENGINEER DETERMINES THAT THIS LIGHTING DESIGN WILL NOT CREATE AN UNDESIRABLE GLARE FOR ADJACENT PROPERTIES.

Engineer Signature: *[Signature]* Date: May 10,

No.	Date	Revisions
1	MAY-17	ISSUED FOR SPA
2		
3		
4		
5		
6		
7		
8		
9		

GAMA
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XXXX ONTARIO INC.
SUITE 701, 515 CONSUMERS RD,
NORTH YORK, ON M2J 4R3

PROJECT ADDRESS:
STEWART BOULEVARD
BROCKVILLE, ONTARIO

TITLE: GASBAR /CONV. STORE/ CARWASH
PROPOSED SITE PLAN LAYOUT

DESIGN: JD DRAWN BY: JD DRAWING NO.:
SCALE: 1:150 DRAFT. FILE: 1856-ESP-1
DATE: 08.MAY.17 PUBL. NO.: 1856



ESP-1

1 June 2017

REPORT TO ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE

06 JUNE 2017

2017-063-06

REMOVAL OF H1 HOLDING SYMBOL

LOTS 274 TO 277, INCLUSIVE, AND

LOTS 307 TO 314, INCLUSIVE,

BRIDLEWOOD SUBDIVISION, PLAN 375

OWNER: 653973 ONTARIO LTD.

FILE: 267-10

D. DICK

DIRECTOR OF PLANNING (Acting)

ANDREW MCGINNIS

PLANNER II

RECOMMENDATION:

1. THAT Council approve the removal of the H1-Holding Symbol from lands described as Lots 274 to 277, inclusive, and Lots 307 to 314, inclusive, Registered Plan 375, City of Brockville, County of Leeds.

PURPOSE:

The purpose of this report is to provide recommendation on removal of the H1-Holding Symbol on various lands within Plan 375, Bridlewood Subdivision, as it relates to the next phase of development within the Bridlewood Subdivision.

BACKGROUND:

On 15 December 1981, Council for the Corporation of the City of Brockville entered into a Subdivision Agreement for development of Bridlewood Subdivision, being identified as Registered Plan 375. Subsequent Amendments to the Agreement have been granted to address various changes as the subdivision has developed. The subdivision has proceeded in logical growth phases.

The subject lands are those lands located on the west portion of Aspen Drive north to McClure Crescent and west along the north side of McClure Crescent and are wholly within the limits of the previously approved Bridlewood Subdivision identified as Plan 375. The subject lands are currently vacant. **Schedule "A"** to this report identifies the overall Plan of Subdivision, being Plan 375. **Schedule "B"** to this report identifies the lands which are the subject of this report.

The Owners of the subject lands have indicated that they are ready to proceed with development of residential units within a new phase of Bridlewood Subdivision. In order to do this, the Owners have requested consideration for removal of the H1-Holding Symbol from the serviced portion of the subject lands. Accordingly, the following analysis addresses the request identified above.

2017-063-06

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Removal of H1 Holding Symbol

Bridlewood Subdivision, Lots 274 to 277 and 307 to 314, Plan 375

Owner: 653973 Ontario Ltd.

File: 267-10

ANALYSIS:

Removal of the H1 Holding Symbol:

Removal of the H1 Holding Symbol for lands described as Lots 274 to 277, inclusive, and Lots 307 to 314, inclusive, Registered Plan 375, City of Brockville, County of Leeds, would permit development of the next phase of development of Bridlewood Subdivision.

The subject lands are currently zoned as H1-R2 Single Unit Residential Zone and H1-R3-General Residential Zone.

The "H1" Holding Symbol in place before the R2 Single Unit Residential Zone Symbol and the R3-General Residential Zone Symbol represents a Servicing Holding Zone. Council may remove the holding symbol, once servicing is available, or once Council is satisfied that an appropriate servicing agreement is in place. The servicing plans and design drawings have been reviewed and approved by the Environmental Services Department, Engineering Division. In this case, with both a Subdivision Agreement in place, and with confirmation from the Environmental Services Department that the potable water, storm sewer and sanitary sewer designs are acceptable, it is appropriate to remove the H1-Holding Symbol so that construction of the servicing and roadway can commence.

The Environmental Services Department has confirmed that the lots lie within the original Plan 375 for which Certificate of Approval for Municipal and Private Sewage Works issued by the Ministry of the Environment has been approved and is therefore not an issue.

In addition, the proposed Municipal Water Servicing was approved by a "Form #1 – Record of Watermains" by the Ministry of the Environment in 2011.

POLICY IMPLICATIONS:

The proposed removal of the H1-Holding Symbol as noted is consistent with policies within the City of Brockville as the area is currently designated and zoned for residential development.

FINANCIAL CONSIDERATIONS:

All costs for actions addressed under this report are the responsibility of the Developer.

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Removal of H1 Holding Symbol

Bridlewood Subdivision, Lots 274 to 277 and 307 to 314, Plan 375

Owner: 653973 Ontario Ltd.

File: 267-10

Page 3

CONCLUSIONS:

The Planning Department supports the proposed removal of the H1-Holding Symbol for lands described as Lots 274 to 277, inclusive, and Lots 307 to 314, inclusive, Registered Plan 375, City of Brockville, County of Leeds, to permit development of the next phase of Bridlewood Subdivision.



D. Dick, CPA, CA
Director of Planning (Acting) and
Director of Corporate Services



A. McGinnis, MCIP, RPP, Dipl.M.M.
Planner II



B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2017-063-06

METRIC
MEASUREMENTS SHOWN ON THIS
PLAN ARE IN METRES AND MUST
BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

PLAN OF SUBDIVISION
OF PART OF
LOTS 10, 11 & 12, CONCESSION
CITY OF BROCKVILLE
COUNTY OF LEEDS
SCALE - 1 : 1000

A. J. FLATMAN, D.L.S.

OWNER'S CERTIFICATE

8.104: DESIGN OF MAIN TOWERS IN CABLE STAYS

SER^EC^TR^ETE^E OF R^ECE^RD^AT^IO^N OF C^HAN

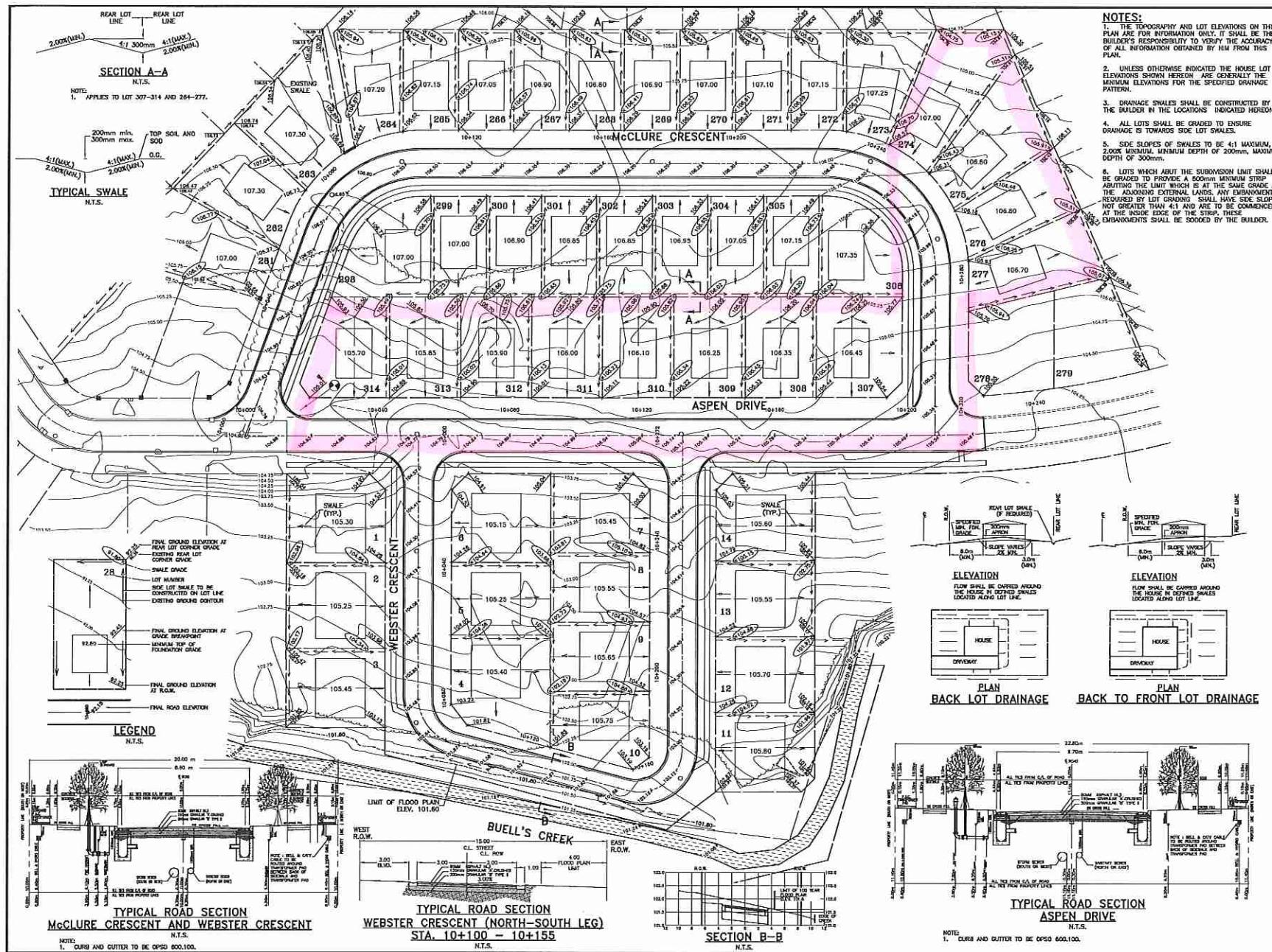
SURVEYOR'S CERTIFICATE

I, HERIBERT GUTHRIE, ESQ.,
THE SURVEYOR WHO MADE AND WITNESSED
THE SURVEY AND THE REGISTERED COPY AND THE REGISTRATION
DRAFT, THEREON,
STATE THAT THE SURVEY WAS COMPLETED ON THE 23RD DAY OF FEBRUARY, 1881.

THESE STAMPS ON THE PAGE ARE REPRODUCED AND
MAILED IN THE FEDERAL-EXTRAORDINARY LINE OF MONTGOMERY
WATER SEWER, WHICH IS TO SEND OUT EACH OF THESE 2000 PAGES
IN A BOX OF 5000 IN MARCH, 1943, DATED ONE
MARCH EIGHT, ATTACHED THERE.

A. JAMES FLATMAN LTD.
ONTARIO LAND SURVEYOR
DOMINION LAND SURVEYOR
PROFESSIONAL ENGINEER
P.O. BOX 1674, PRESCOTT, ONTARIO.





SCHEDULE "B" TO REPORT 2017-063-06

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