

**THE CORPORATION OF THE CITY OF BROCKVILLE**  
**BY-LAW NO. 084- 2002**

**BEING A BY-LAW TO ADOPT OFFICIAL PLAN AMENDMENT NUMBER 55**  
**TO THE OFFICIAL PLAN FOR THE CITY OF BROCKVILLE**  
**(25, 25 ½ and 27 Buell Street, Brockville - File 266-55)**

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**WHEREAS** the Council for the Corporation of the City of Brockville deems is 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. 55 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Amendment No. 55, hereto annexed as Schedule "A", shall be read with and form part of this by-law.

**GIVEN UNDER THE SEAL OF THE CORPORATION**  
**OF THE CITY OF BROCKVILLE AND PASSED THIS**  
**10<sup>TH</sup> DAY OF SEPTEMBER, 2002**





**MAYOR**



**CLERK**

**SCHEDULE 'A' TO BY-LAW 084-2002**

**AMENDMENT NO. 55 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. 55 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 property described as Lot 38 and Part Lot 39, Plan 67, City of Brockville, County of Leeds, being Parts 1, 2 and 3 on Reference Plan 28-8253, known municipally as 25, 25 ½, and 27 Buell Street, from Residential to Commercial Downtown to allow for the expansion of the restaurant which currently occupies 27 Buell Street.

**SECTION 3. LOCATION**

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

Item (1)

Schedule “A” - Future Land Use, will be modified by this amendment to redesignate the subject property from Residential to Commercial Downtown as indicated on the attached sketch.

**SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT**

- 4.1 The property at 25 ½ and 27 Buell Street has, for many years, been occupied by a restaurant with a second storey apartment unit. The main floor restaurant use is legally non-conforming both to the Official Plan designation (Residential) and to Zoning By-law 194-94, as amended, which zones the property R4-General Residential Zone. The current property owners are the proprietors of the restaurant named “The Buell Street Bistro”, which restaurant has become exceedingly successful. In turn, and with the goal of expanding the business, the adjacent residentially designated and zoned property at 25 Buell Street has been acquired by the owners/proprietors.

The locational context of the subject property is as follows: 25, 25 ½, and 27 Buell Street occupy lands at the northeast corner of the intersection of Buell Street and George Street, being one block north of King Street, Brockville's main street. The downtown commercial core extends toward the subject property from King Street along Buell Street, to the Brockville Public Library, which is located on the south side of George Street, immediately opposite from the subject property. Another significant public institution, the Canada Post building and federal government offices, are across from the subject property on the west side of Buell Street. Progressing north from the subject property on Buell Street are two (2) residential buildings which contain four (4) apartment units and two (2) apartment units, respectively, while to the east of the subject property are two (2) single unit dwellings fronting onto George Street.

It can therefore be said that this property is in a transitional area, on the fringe of the downtown commercial core and the adjacent older residential area.

Retention of the residential designation and zoning on the site would reinforce the intent to move towards conversion of the current restaurant premises to full residential occupancy. However, this is a highly unlikely scenario with the success of the current business. Furthermore, it is desirable to encourage the viability of existing commercial entities, and plans to grow this business are consistent with Brockville's overall efforts at business retention and expansion programs.

From a land use perspective, this site-specific resignation to Commercial Downtown is appropriate. Screening to protect the privacy of the adjacent residential uses will be required, where none exists now. Parking is readily available on street and in a municipal parking lot diagonally opposite this site at the south west corner of Buell and George Streets. Additionally, this amendment is consistent with the Provincial Policy Statement which encourages long term economic prosperity by maintaining the well-being of downtowns and mainstreets. A flourishing business in the downtown area moves in the right direction towards achieving this objective.

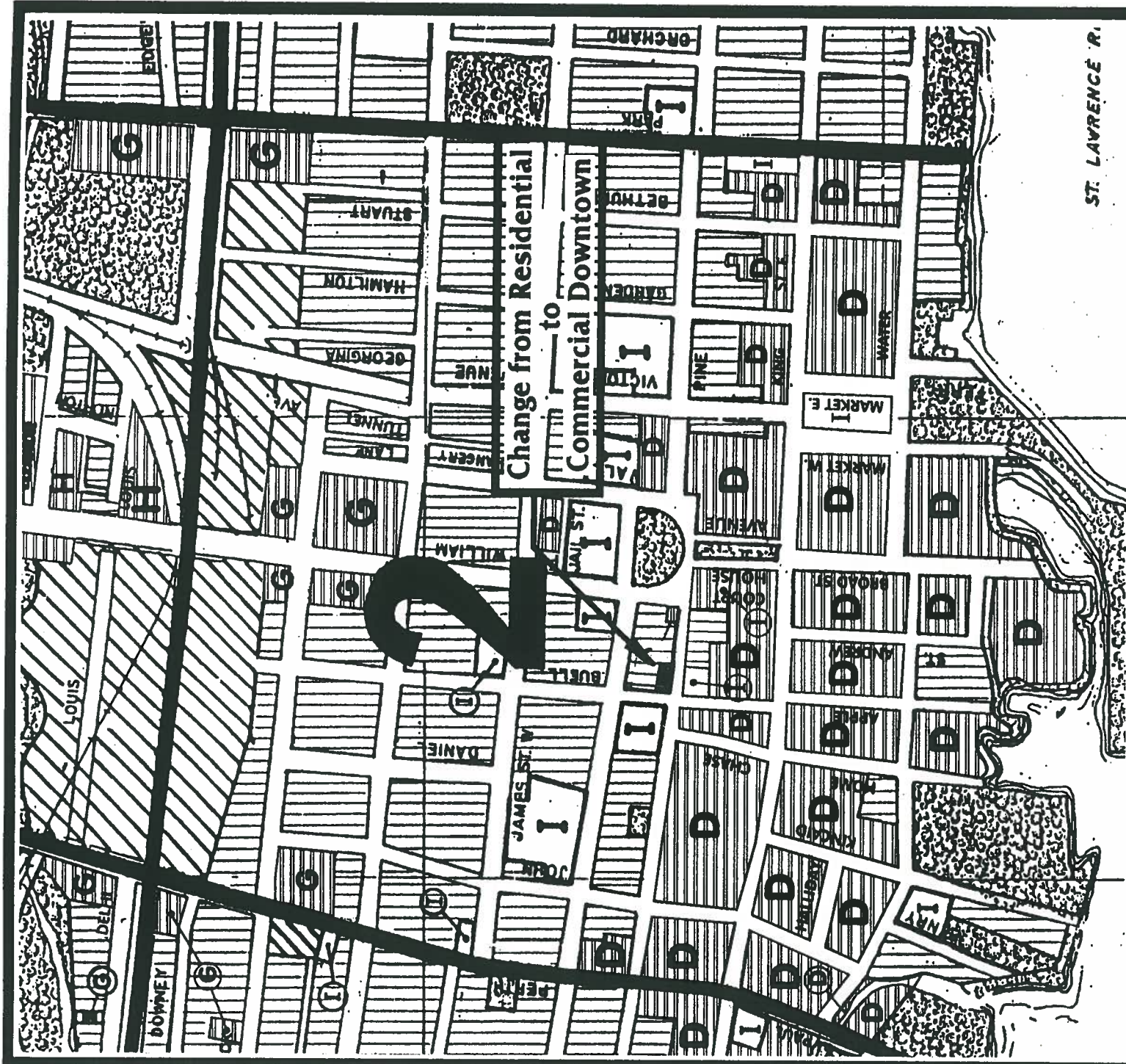
## **SECTION 5. THE AMENDMENT**

### **5.1 Details of the Amendment**

The Official Plan is amended as follows.

#### **Item 1**

Schedule "A" - Future Land Use, to the Official Plan is amended to redesignate lands described as Lot 38 and Part Lot 39, Plan 67, City of Brockville, County of Leeds, being Parts 1, 2 and 3 on Reference Plan 28R-8253, known municipally as 25, 25 ½, and 27 Buell Street, from Residential to Commercial Downtown.



# SCHEDULE 'A' To Amendment No. 55 TO THE OFFICIAL PLAN of the CITY of BROCKVILLE

MAYOR: *[Signature]*

CLERK: *[Signature]*

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SCALE: 1:6,000

DATE: Sept 17, 2002