

THE CORPORATION OF THE CITY OF BROCKVILLE

By-Law Number 037-2009

*By-law to Adopt Official Plan Amendment Number 85
to the Official Plan for the City of Brockville
(720 Stewart Blvd., Brockville - File 266-85)*

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. 85 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Schedule "A" (Official Plan Amendment No. 85) 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 10th day of March, 2009



Mayor



Clerk

SCHEDULE "A" TO By-law No. 037-2009

AMENDMENT NO. 85 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. 85 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 change a site specific policy to the Official Plan to allow lands described as Part of Lot 15 and 16, City of Brockville, County of Leeds, being Parts 1, 2, 3 and 4 on Reference Plan 28R-4055 with municipal address 720 Stewart Boulevard, to permit automobile and marine related trades to occur on the subject property.

SECTION 3. LOCATION

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

Item (1) Revise Section VII - Planning Districts - Detailed Development Policies, Subsection 7.7 Planning District Number 7 to change subsection 7.7.6.

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1 The lands, which are the subject of Amendment No. 85 to the Official Plan for the City of Brockville, are on the west side of Stewart Boulevard and north of Victoria Road, as shown on the attached Schedule "A".

The area consists of a mix of commercial highway, institutional and rural residential uses. All uses are currently utilizing private well and septic tanks/holding tanks.

The site is 2.1 ha (5.3 ac) and is improved with a 1,131 square metre (12,174.4 sq ft) building which formerly housed G.F. Perrins, an Automobile Dealership. Besides the main building coverage, an accessory structure measuring 28.8 sq m (2,570.5 sq ft) and paved parking lot for approx. 50 vehicles also make up the site. Potable water is provided via a private well, and effluent discharges to a holding tank on-site.

The applicant wishes to utilize the lands and existing buildings located at 720 Stewart Boulevard for automobile and marine related trades. Currently, only automobile related trades are permitted at 720 Stewart Boulevard by an existing site-specific policy (7.7.6).

The subject lands are designated as "Commercial Highway" in Brockville's Official Plan and are located within Planning District No. 7. Commercial Highway District policies which normally provide for automobile dealerships, service stations, motels, theatres, drive-in restaurants, and other commercial uses which serve the motoring public and transportation industry are tempered on this site by a site specific policy which limits the land use to automobile related trades only. Existing policies fall short of recognizing marine related sales and service as a potential use to be encouraged in Commercial Highway districts.

The proposed amendment to the Official Plan would change subsection 7.7.6, to permit marine related trades, in addition to automobile related trades as permitted uses on the subject property. Permitting these uses within a Commercial Highway designation allows the applicant a larger base for sales, service and trading opportunities in and around Brockville and the 1000 Islands area.

The Provincial Policy Statement encourages intensification within settlement areas, the utilization of existing building stock, encouraging an appropriate mix and range of employment, diversification of the economic base, as well as preserving employment areas for current and future uses. The additional use proposed to be incorporated on a site-specific basis is consistent with these notions.

A concurrent application for Amendment to City of Brockville Zoning By-law 194-94 has been submitted. The amendment to Zoning By-law 194-94 would amend the C4-X7-1 Highway Commercial Site Specific Zone, currently on the subject property, to include marine related sales and service as a permitted use.

SECTION 5. THE AMENDMENT

5.1 Details of the Amendment

The Official Plan is amended as follows.

Item 1

A new policy is to amend Section VII - Planning Districts - Detailed Development Policies, Subsection 7.7 Planning District Number 7 to amend subsection 7.7.6 as follows:

“7.7.6 The lands described as Part of Lot 15 and 16, City of Brockville, County of Leeds, being Parts 1, 2, 3 and 4 on Reference Plan 28R-4055 with municipal address 720 Stewart Boulevard, shall be used exclusively for automobile and marine related trades.”

SCHEDULE "A" – Official Plan Amendment No. 85 – 720 Stewart Blvd.

