

Revised: May 8, 2014



## **Economic Development and Planning Committee**

Wednesday, May 14, 2014, 6:00 pm  
Brockville Memorial Centre Community Hall

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### Committee Members

Councillor M. McFall, Chair  
Councillor D. Beatty  
Councillor M. Kalivas  
Councillor D. LeSueur  
Mayor D. Henderson, Ex-  
Officio

### Areas of Responsibility

Economic Development	Economic Development
Planning	Advisory Team
Chamber of Commerce	Museum Board
DBIA	Library Board
Heritage Brockville	Arts Centre
	Tourism

*Please note this meeting will be held at the  
Brockville Memorial Centre Community Hall*

Page

## **PUBLIC MEETING AGENDA**

### **Item**

2 - 14

1. New Comprehensive Zoning By-law

*The purpose of the Statutory Public Meeting is to give members of the public the opportunity to address the Economic Development Planning Committee in respect of the Final Draft Zoning By-law, which was released on April 23, 2014.*

*For the complete Final Draft Zoning By-law please see this link on the City of Brockville's website: <http://city.brockville.on.ca/new-zoning-bylaw>*



# Welcome!

City of Brockville

## Zoning By-law Review

### Presentation of the Final Draft Zoning By-law

Statutory Public Meeting | May 14, 2014

#### AGENDA:

6:00 pm – 7:00 pm	Open House
7:00 pm – 7:45 pm	Presentation
7:45 pm	Statutory Public Meeting



## Outline

- What is a Zoning By-law?
- Why update the Zoning By-law?
- Study process and timeline
- Discussion Paper
- Summary of the Final Draft Zoning By-law
- What is New in the April 2014 version of the Zoning By-law?
- Statutory Public Meeting



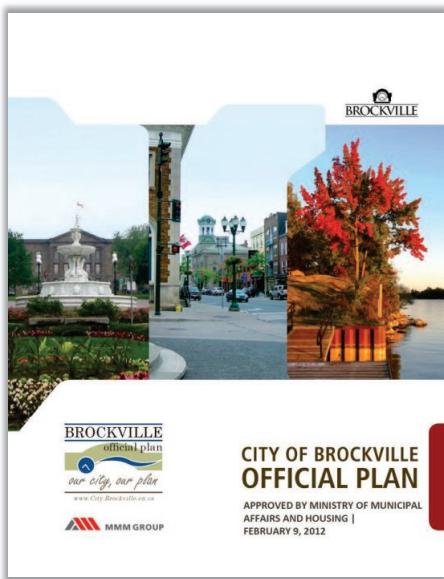


# What is a Zoning By-law?

- A detailed, comprehensive City by-law
- Applies to all properties in the City
- Regulates:
  - The use of land
  - Height, massing, character of buildings and structures
  - Location of buildings and structures
  - Parking, driveways, loading facilities



# Why update the Zoning By-law?



- On February 9, 2012, MMAH approved the City's new Official Plan
- The Official Plan manages physical change in the City
- Zoning By-law must be updated following approval of an Official Plan



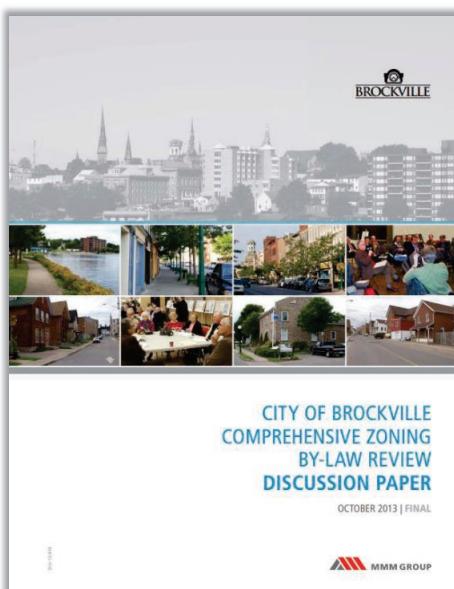


# Study Process

Phase 1	June 2013	Project Initiation
	August 2013	Draft Discussion Paper
	Sept. 24-25, 2013	Council, Stakeholder Meetings & Public Open House #1
	Early October 2013	Finalize Discussion Paper
Phase 2	Late 2013-Early 2014	Draft Zoning By-law & Summary Report
	February 2014	Public Open House & Stakeholder Consultation #2
	March 31, 2014	Final Date for Comments on Draft Zoning By-law
	Early April 2014	Final Draft Zoning By-law
Phase 3	<b>May 14, 2014</b>	<b>Statutory Public Meeting</b>
	May 2014	Final Zoning By-law
	May or June 2014	Council Adoption



# Discussion Paper



- A Discussion Paper was prepared to outline the issues to be addressed through the Zoning By-law Update
- Discussion Paper is available on the City's website

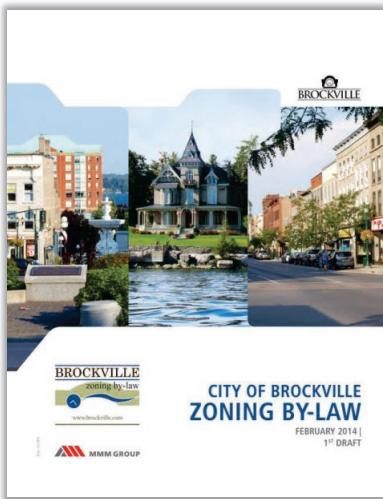


# Discussion Paper

- Key principles:
  - No change for the sake of change
  - Strengthen design requirements in the Downtown & Central Waterfront Area
  - Conserve character of stable neighbourhoods
  - Provide zone templates to allow for more compact development
  - Contemporary format, greater clarity, modernized terminology and provisions



## Overview of the Zoning By-law



- The Draft Zoning By-law is a new Zoning By-law, not an amendment
- Would replace former Zoning By-law
- Transition provisions are included to recognize recent approvals/applications





# Structure of the Zoning By-law

- 1.0 Administration, Interpretation, Enforcement
- 2.0 Definitions
- 3.0 General Provisions
- 4.0 Zone Classifications
- 5.0 Residential Zones
- 6.0 Mixed Use & Commercial Zones
- 7.0 Non-Commercial & Non-Residential Zones
- 8.0 Replacement of Former Zoning By-laws



# Format, Organization, Interpretation

- Rereform of the Zoning By-law to improve readability and accessibility
  - Colour coded sections
- Reorganization/tabulation of Zone provisions
- Addition of supportive Illustrations
- New ‘How to Use this By-law’ preamble
  - Does not form part of the By-law





# Format, Organization, Interpretation

City of Brockville Comprehensive Zoning By-law No. XX-XX

change the location of any boundary of such lot in relation to a public highway or laneway, whether such alteration is made by conveyance or alienation of any portion of said lot, or otherwise.

The words "altered" and "alteration" shall have corresponding meanings.

6. **Amenity Area**, means recreational facilities which may include patios and landscaped areas of the site, balconies, swimming pools, communal lounges and other areas within the site which can be used for recreational purposes.

7. **Angular Plane**, means a plane which projects up at a forty-five degree (45°) angle away from the improved public street right-of-way and establishes the maximum building height. The angular plane commences on the street line on the opposite side of the street and extends up and across the street and the entire width of the lot.

8. **Animal Shelter**, means premises used for the care of lost, abandoned or neglected animals and operated by a public authority or non-governmental not-for-profit organization.

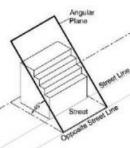
9. **Apartment Dwelling** - see "Dwelling".

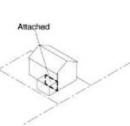
10. **Arcade**, means a place, building or structure where five (5) or more electronic, mechanical or other such machines for amusement are operated for gain or compensation for their owner, and may or may not be operated in conjunction with any other activity, but does not include premises licensed under the Liquor License Act.

11. **Artist's Workshop**, means a place used for purposes such as commercial photography, painting, art, needlework, tapestry making, pottery making, hand weaving or sculpting, and includes a gallery for displaying or selling goods provided that such gallery is ancillary to the production process.

12. **Assembly Hall**, means a building or part of a building in which facilities are provided for such purposes as meetings for civic, educational, political, religious, or social purposes, and which may include the consumption of food or drink and includes a banquet hall.

13. **Attached**, means a building which is otherwise complete in itself, but which depends on structural support or complete enclosure upon a division wall or walls shared in common with an adjacent building or buildings.





2-6      Prepared by MMM Group for the City of Brockville  
FINAL DRAFT FOR STATUTORY PUBLIC MEETING (APRIL 2014)

City of Brockville Comprehensive Zoning By-law No. XX-XX

Table 7.2(3), Lot and Building Requirements for Other Non-Residential and Non-Commercial Zones

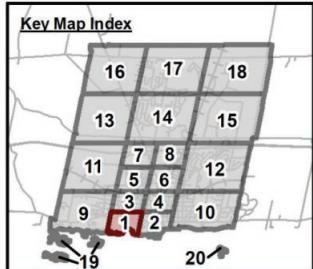
Requirement	EP	OB	RU	H	I2
Minimum Lot Frontage	No requirement	20.0 m	60.0 m	18.0 m	200.0 m
Minimum Lot Area	No requirement	650.0 m <sup>2</sup>	5,000.0 m <sup>2</sup>	950.0 m <sup>2</sup>	50,000.0 m <sup>2</sup>
Minimum Front Yard	No requirement	7.5 m	8.0 m	6.0 m	15.0 m
Minimum Exterior Side Yards	No requirement	4.5 m	8.0 m	4.5 m	15.0 m
Minimum Interior Side Yards	No requirement	4.5 m	4.5 m	4.5 m	15.0 m
Minimum Rear Yard	No requirement	7.5 m	8.0 m	7.5 m	7.5 m
Minimum Landscaped Open Space	No requirement	80%	Residential Dwelling as the Main Use of the Lot: 30% All other main uses: 50%	20%	30%
Maximum Lot Coverage	No requirement	No requirement	Residential Dwelling as the Main Use of the Lot: No requirement All other main uses: 50%	No requirement	No requirement
Maximum Building Height	No requirement	10.5 m	10.5 m	15.0 m (see other provisions below)	15.0 m (see other provisions below)
Other Provisions				Student residences in the I2 Zone shall be subject to the maximum building height and density of the R6 Zone.	

Note: Other General Provisions may apply. Schedule 'B' applies to properties in the Downtown and Central Waterfront Area.

7-8      Prepared by MMM Group for the City of Brockville  
FINAL DRAFT FOR STATUTORY PUBLIC MEETING (APRIL 2014)



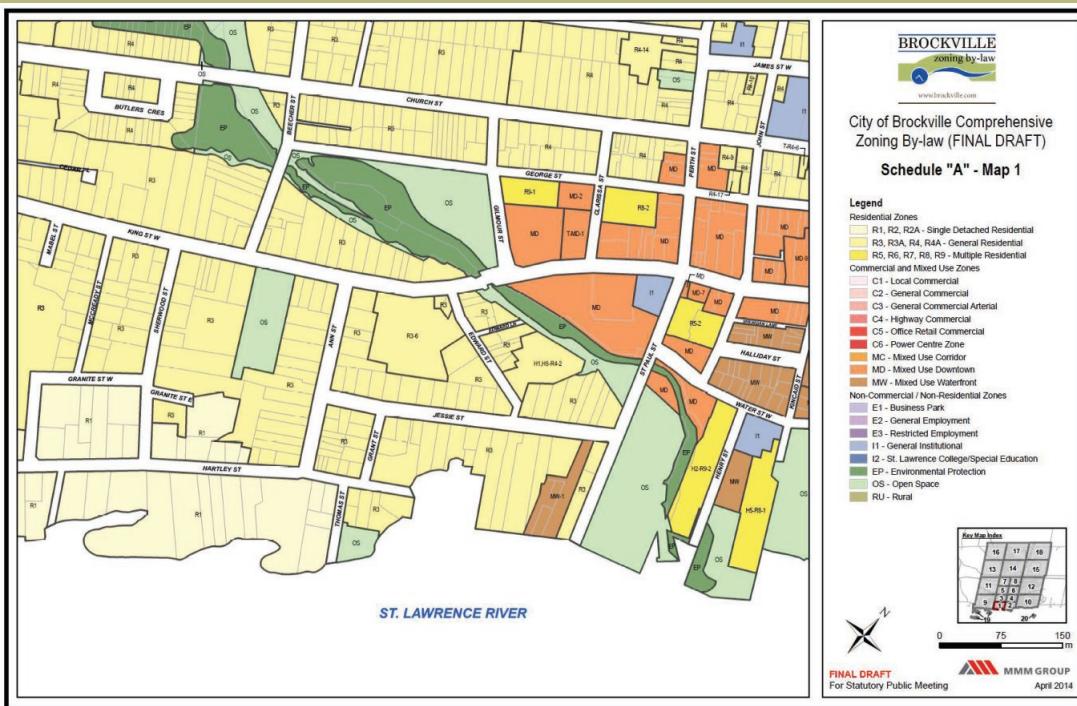
# Format, Organization, Interpretation



- **Zoning By-law Map (Schedule "A") is an essential part of the By-law**
  - Indicates which Zone applies to each property
- Map has been reformatted in colour
- City divided into 20 Detailed Maps



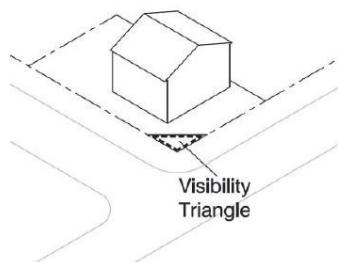
# Format, Organization, Interpretation



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## Key New General Provisions



- **Visibility Triangles**
  - Size of required visibility triangle varies by road classification
- **Bicycle Parking**
  - Required for new commercial, institutional uses and high-density residential uses
  - Number of required spaces depend on use

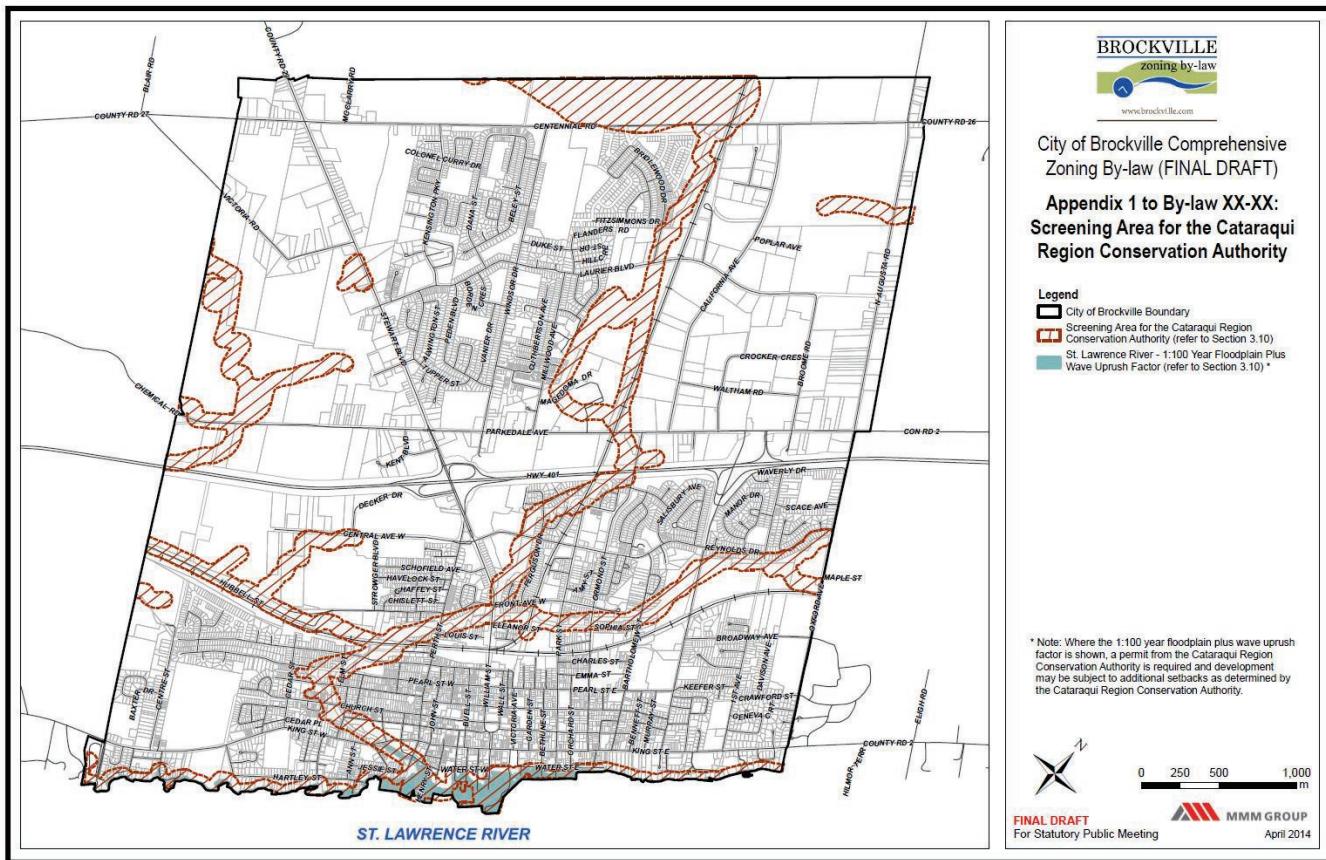
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# Key New General Provisions

- Drive-throughs
- Second Suites & Garden Suites
- Home Industries
- Outdoor furnaces/wood burning saunas not permitted
- Updated Parking Standards
- Cataraqui Region Conservation Authority Screening Area

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# How Have the Zones Changed?

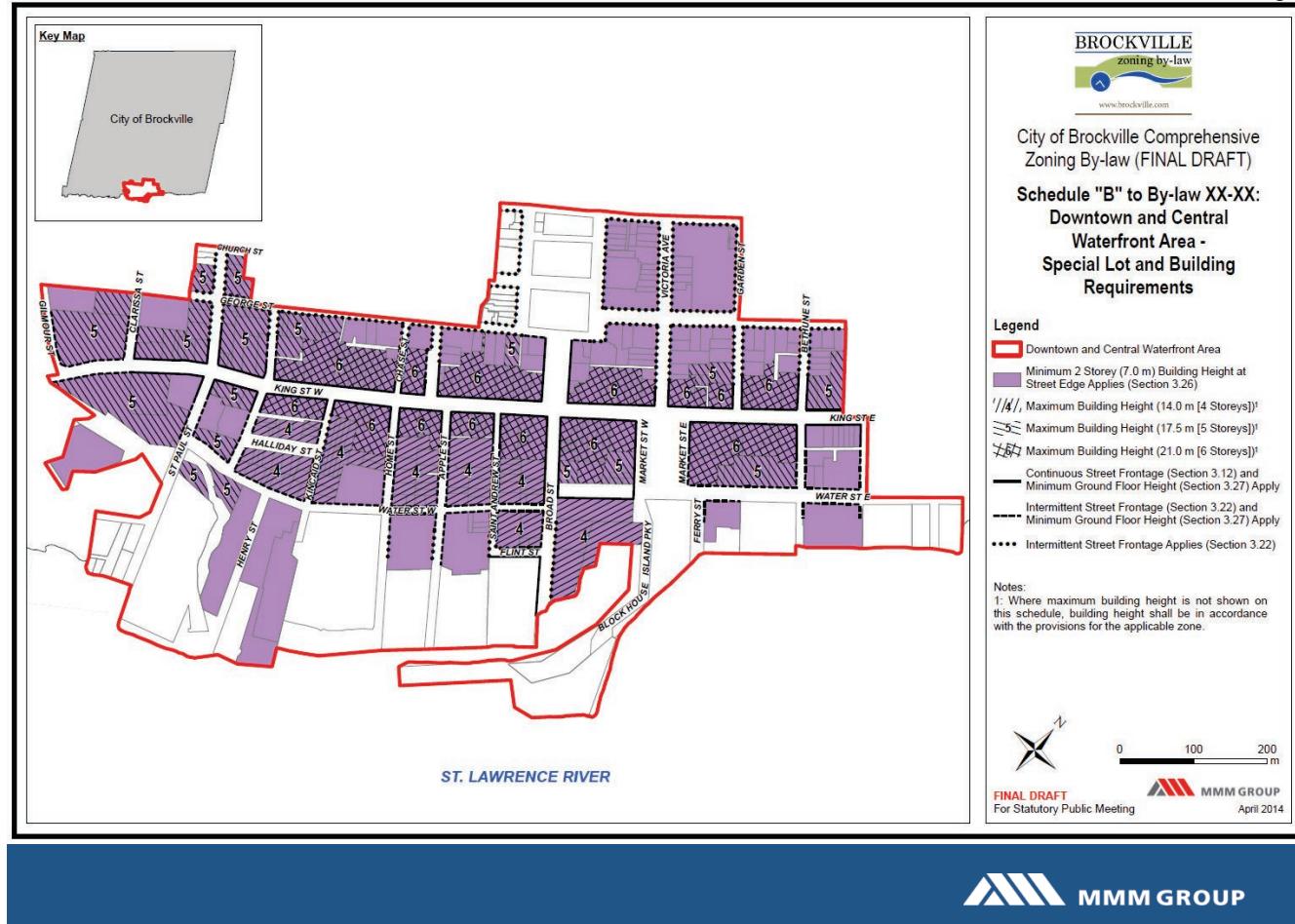
- Residential Zones are only slightly modified
  - Focus is on maintaining existing character
- New Residential Zones are added: R2A, R3A, R4A
  - More compact development standards to implement Official Plan's directions for new neighbourhoods
  - New zones are reserved for future use



# How Have the Zones Changed?

- Former C2D, C3A-C3E zones consolidated into new “Mixed Use Zones”:
  - “MD”: Mixed Use Downtown
  - “MW”: Mixed Use Waterfront
- New **Schedule “B”** illustrates Building Heights and Special Design Requirements





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## How have the Zones Changed?



- Mixed Use Corridor (MC) Zone Replaces the C6 Zone
  - Brockville Shopping Centre and 1000 Islands Mall
  - Permits mixed residential/commercial uses and smaller lot sizes
  - Intended to provide for the evolution of these important nodes

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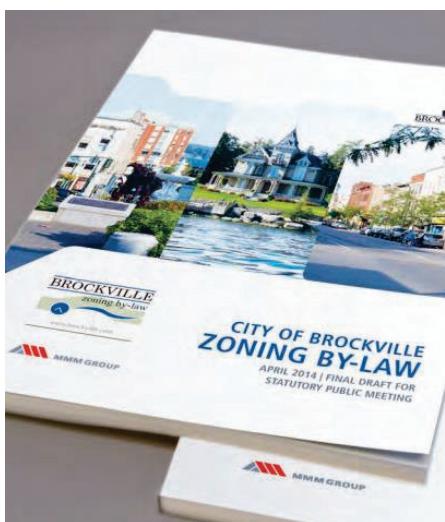


# How have the Zones Changed?

- I2 – Institutional Residence Zone deleted
  - Uses addressed in appropriate Residential Zones
- Rural Zone
  - Permission of Home Industries
  - Maximum lot coverage and minimum landscaped open space requirements
- Provincially Significant Wetland zoned Environmental Protection



## What is new in the April 2014 Final Draft ZBL?



- Changes driven by comments received since the February 2014 draft was released
  - City staff
  - Stakeholders
  - Members of the public and landowners
- Many minor changes to improve clarity





## What is new in the April 2014 Final Draft ZBL?

- Clarifications to bicycle parking provisions
  - Address ingress/egress requirements
- Addition of St. Lawrence floodplain to Appendix 1 (for information purposes)
- Small-scale renewable energy structures
  - Wind turbines, solar panels not subject to Provincial regulations
  - Limitations on height, location, setbacks depending on zone



## What is new in the April 2014 Final Draft ZBL?

- Permissions of larger and industrious accessory structures clarified (e.g., Quonset huts)
  - More restricted in Residential zones
- Zoning for the islands modified to address special lot frontage/yards of island lots
- Refinements to permitted uses
  - Expansion of permitted uses in the MC Zone
  - Intent of the zones remains the same





## What is new in the April 2014 Final Draft ZBL?

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- List of Defined Terms added to Section 2 – Definitions
- Minor modifications to general provisions, e.g.:
  - Railway setbacks (based on consultation with railways)
  - Garbage refuse storage provisions in commercial/multiple residential zones



## Thank You

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- Statutory Public Meeting
- Next steps:
  - Finalize Zoning By-law in May in consideration of all input
  - May or June 2014: Council Adoption

