

**THE CORPORATION OF THE CITY OF BROCKVILLE  
BY-LAW NO. 118-2003**

Being a By-law to Adopt Official Plan Amendment Number 65  
to the Official Plan for the City of Brockville  
(1185 California Avenue, City of Brockville - File 266-65)

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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. 65 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Amendment No. 65 and Schedule thereto 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  
14<sup>th</sup> DAY OF OCTOBER, 2003**

  
MAYOR

  
CLERK

## **SCHEDULE "A" - BY-LAW 084-2003**

### **AMENDMENT NO. 65 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. 65 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 add a site specific policy to Section 7.9 of the Official Plan to allow an adult entertainment parlour and restaurant to locate at municipal address 1185 California Avenue in addition to all other uses currently permitted.

#### **SECTION 3. LOCATION**

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

##### **Item (1)**

Section VII - Planning Districts - Detailed Development Policies would be amended by adding a new subsection 7.9.7.

##### **Item (2)**

Section 6 - Land Use Policies would be amended by deleting subsection 6.3.6 (d) Commercial Power Centre - Adult Entertainment Parlour in its entirety.

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

- 4.1 This Amendment to the Official Plan for the City of Brockville allows for an adult entertainment parlour and restaurant to locate at 1185 California Avenue. The Official Plan amendment adds a new site specific policy to Section 7.9 of the Official Plan to permit an adult entertainment parlour and restaurant as permitted uses in addition to all other uses currently permitted by the Industrial designation.

To implement this, Zoning By-law 194-94 is to be amended to change the zoning on the subject property from M1-Industrial Park Zone to M1-X9-3 Industrial Park Site Specific Zone to allow for an adult entertainment parlour and restaurant in addition to other M1 uses on this site.

The subject lands, described as Part of Lot F, Plan 332, City of Brockville, County of Leeds, are situated at the east side of California Avenue north of Waltham Road in the developed section of the Broome Industrial Park located on the north side of Parkedale Avenue. The subject property is currently developed with two buildings occupying the site, one building being at the front of the property facing California Avenue, and the second building to the rear of the property. It is the second building at the rear of the property that is intended to house the adult entertainment parlour and restaurant.

Currently the adult entertainment parlour and restaurant are located at 333 California Avenue, within the same area of the Broome Industrial Park. The business owner now wishes to relocate the business to this new location within the industrial park. This relocation will precipitate another modification to the Official Plan, to eliminate the existing site specific policy which allows the operation in its current location.

## **SECTION 5. THE AMENDMENT**

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

The Official Plan is amended as follows.

#### **Item 1**

Section 7 (Planning Districts - Detailed Development Policies) is amended by adding a new subsection following 7.9.6 as follows:

*“7.9.7 An adult entertainment parlour shall be a permitted use on lands described as Part of Lot F, Plan 332, City of Brockville, County of Leeds, with municipal address 1185 California Avenue, which use does not include an adult video store. Furthermore, a restaurant may also be permitted on the same lands as an accessory use to the adult entertainment parlour.”*

#### **Item 2**

Section 6 - Land Use Policies is amended by deleting subsection 6.3.6 (d) Commercial Power Centre - Adult Entertainment Parlour in its entirety.