

Committee Members

Councillor M. Kalivas, Chair

Councillor G. Beach

Councillor J. Earle

Mayor D.L. Henderson, Ex-Officio

Areas of Responsibility

Economic Development

Planning

DBIA

Heritage Brockville

***PUBLIC MEETING  
AGENDA***

Page

Item

3-10

1. 2009-102-07  
PROPOSED AMENDMENT TO ZONING BY-LAW 194-94,  
PART OF LOT 15, CONC. 2, PARTS 1, 2, 3 AND 4,  
REFERENCE PLAN 28R-12972, CITY OF BROCKVILLE,  
COUNTY OF LEEDS, (GARDEN WORLD, 663 STEWART BLVD)



**22June2009**

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC  
MEETING – 07 JULY 2009**

**2009-102-07**

**PROPOSED AMENDMENT TO ZONING  
BY-LAW 194-94, 663 STEWART BLVD.  
PART OF LOT 15, CONC. 2, PARTS 1, 2, 3, & 4,  
REFERENCE PLAN 28R-12972,  
CITY OF BROCKVILLE, COUNTY OF LEEDS  
OWNER: 2159203 ONTARIO LIMITED  
APPLICANT: P.J. FOURNIER  
FILE: D14-136**

**M. PASCOE MERKLEY  
DIRECTOR OF PLANNING**

**RECOMMENDATION:**

THAT Report 2009-102-07 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 for recommendation to Council.

**OUTLINE OF PROPOSAL:**

Paul J. Fournier, Solicitor, acting as agent for 2159203 Ontario Limited, owner of lands described as Part of Lot 15, Concession 2, being Parts 1, 2, 3 and 4, Reference Plan 28R-12972, City of Brockville, County of Leeds (663 Stewart Blvd.), has submitted an application for amendment to Zoning By-law 194-94. The subject lands have frontage on Stewart Blvd., north of the Radio Station and south of the Brockville Animal Hospital.

The proposed amendment to City of Brockville Zoning By-law 194-94, would amend the current RU-X8-1 Site Specific Rural Zone to permit the retail sale of landscape products (including gazebos, sheds, cabanas, trellises, bulk gardening materials, interlocking pavers, precast retaining walls, large caliper trees, fence materials, landscape timbers, decorative boulders, rocks for retaining walls, flagstone, patio furnishings, fire wood) and the rental and sales of landscaping equipment (with or without an operator). The Owner proposes to erect a building along the frontage of the subject lands for office space, sales and rentals. The installation of bins/stalls for the retail sales of previously noted bulk materials are proposed to be located around the perimeter of the property with parking spaces to be located immediately behind the proposed building.

The following sketches are attached to this report:

Schedule "A" - sketch showing the location of the subject lands; and  
Schedule "B" - sketch showing the proposed development of the subject lands; and  
Schedule "C" – proposed site plan.

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94, 663 STEWART BLVD.  
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### Official Plan and Zoning Information:

Official Plan Designation:	Vacant / Rural - No change requested.
Existing Zoning:	RU-X8-1 Site Specific Rural Zone
Proposed Zone Changes:	Amend site specific rural zone to add the retail sales of landscape products as a permitted use.

### Site Characteristics:

Total Area:	16.55 hectares (40.9 acres)
Frontage (Stewart Boulevard):	244.75 m (803.07 ft.)
Frontage (Centennial Road, west):	22.7 m (74.5 ft.)
Frontage (Centennial Road, east):	95.4 m (312.9 ft.)

In 2008, the site was developed for a landscaping contractor, with a main building of 185.5 sq.m. (2000 sq.ft.), and equipment and material storage. There is a private well for potable water and a holding tank for sewage.

### Surrounding Land Use:

North:	Designated as Vacant/Rural. Zoned as RU-Rural Zone. Occupied by 681 Stewart Boulevard (Brockville Animal Hospital). Lands located north of 681 Stewart Boulevard are occupied by single detached dwellings.
East:	Designated as Residential. Zoned, from north to south, ranging from R2-Single Unit Residential Zone through to R5-Multiple Residential Zone and occupied by various forms of residential dwellings.
South:	Designated as Vacant/Rural. Zoned as RU-Rural Zone. Lands are vacant. Lands located south of the vacant lands are occupied by 601 Stewart Boulevard (Eastern Ontario Broadcasting Company). Lands located south of 601 Stewart Boulevard at the north-east corner of Stewart Boulevard and Laurier Boulevard are designated as Commercial, General, zoned as C2-X8-4 General Commercial Site Specific Zone and occupied by a fast food restaurant (initially constructed as a donut shop).

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West: The lands located across Stewart Boulevard, are designated as Vacant/Rural, zoned as RU-Rural Zone and are currently vacant. These vacant lands are bracketed on the north by lands designated as Commercial, Highway, zoned as C4-X7-2-Highway Commercial Site Specific Zone and are occupied by Seaway Gas on the north portion and on the south by vacant lands designated as Commercial, Highway.

Comments Received Schedule "D":

1. Eric Jones, Engineering Associate – Operations Department, memo dated June 15, 2009 (copy attached)
  - site servicing concerns respecting washroom facilities in proposed office/retail building.
2. Brent Caskenette, Chief Building Official, memo dated June 18, 2009 (copy attached)
  - no municipal services to the site;
  - servicing of proposed washroom;
  - washroom is required under the Ontario Building Code and must be constructed to allow occupancy of the sales centre.

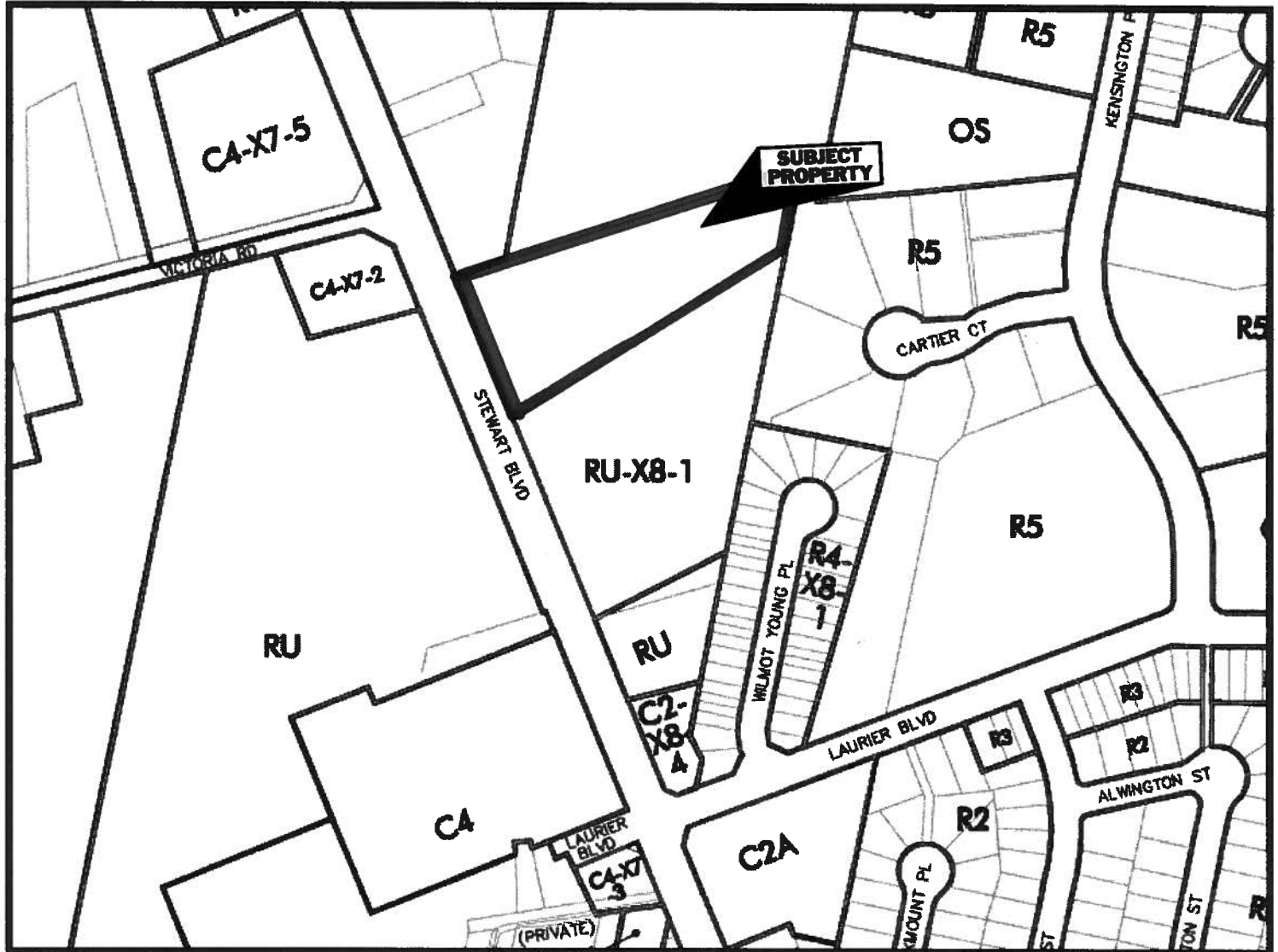
Potential Issues:

1. Appropriateness of rezoning requested.
2. Water and sewer services.
3. Compatibility of proposed use with neighbouring properties.
4. Prematurity of request for retail uses.

  
M. Maureen Pascoe Merkley  
Director of Planning

  
Bob Casselman  
City Manager

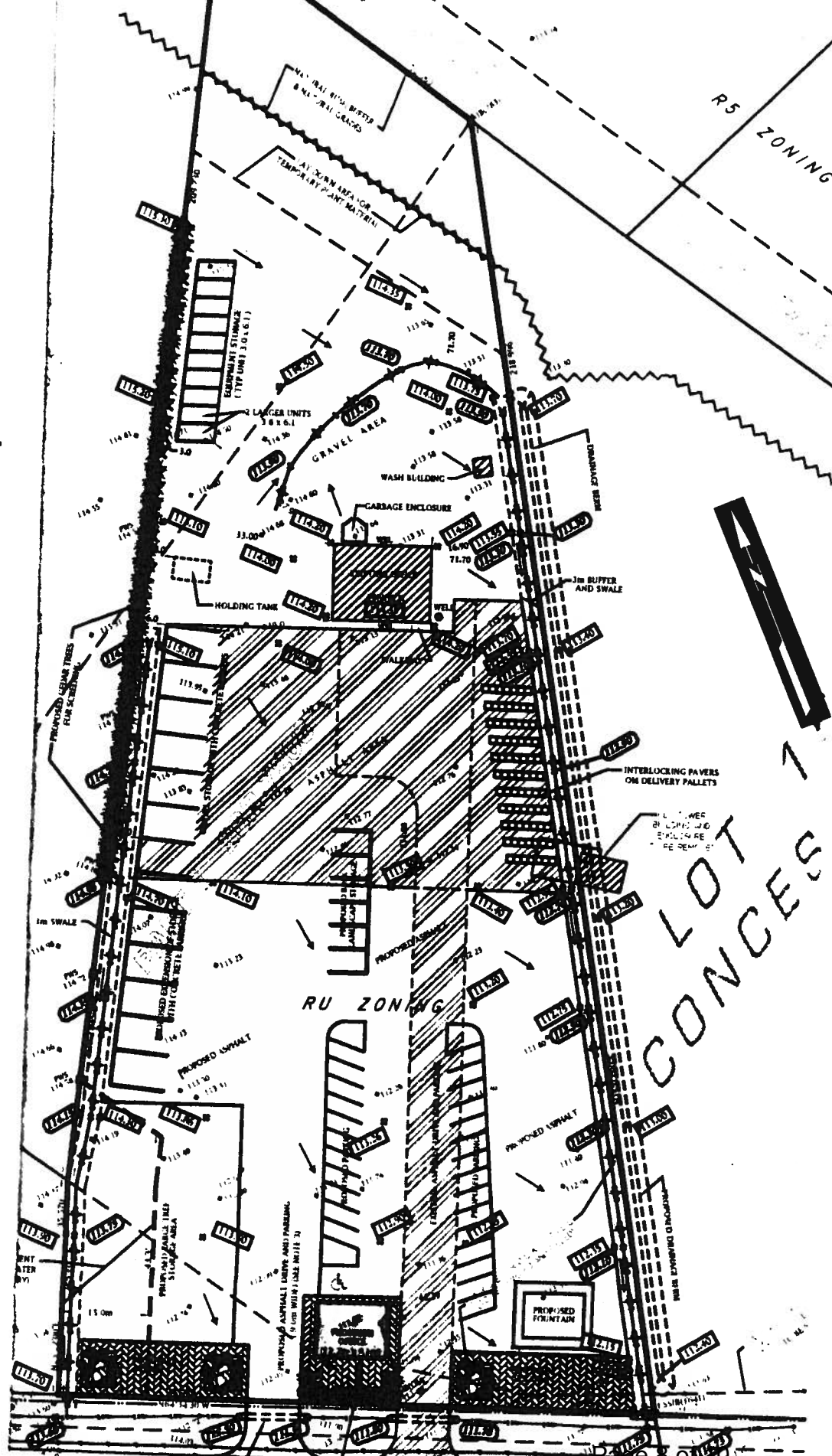
SCHEDULE "A" – Report 2009-102-07







**FILE NO.:**  
**D14-136**





# Memorandum



Date: June 15, 2009

File No. D11-376

To: M. Maureen Pascoe Merkley, Director of Planning

From: E. J. Jones, Engineering Associate

Subject: Garden World – 663 Stewart Boulevard  
Your File No. D14-136

Regarding the proposed building to be erected along the frontage of the subject lands for office space, sales and rentals, is it required to have washroom facilities? If so, how will it be serviced since the existing office building on-site is serviced by a well and holding tank which the City has permitted for a period of 5 years before sanitary sewers and watermain are required to be extended to the site and connected.

A handwritten signature in cursive script, appearing to read "Eric Jones".

EJJ:bk





**CITY OF BROCKVILLE  
PLANNING DEPARTMENT - BUILDING SERVICES DIVISION**

**INTEROFFICE MEMORANDUM**

**TO: LORRAINE BAGNELL – ADMINISTRATIVE COORDINATOR**  
**COPY:**  
**FROM: BRENT CASKENETTE – CHIEF BUILDING OFFICIAL**  
**SUBJECT: SITE PLAN CONTROL – FILE D14-136**  
**GARDEN WORLD – 663 STEWART BOULEVARD**  
**DATE: THURSDAY, JUNE 18, 2009**

Lorraine:

Our review of the Site Plan Control drawing for the above noted subject site development under a proposed Zoning By-law amendment has been completed and at this time would advise of the following:

- The applicant is proposing a retail sales centre as part of the existing use. The detailed layout drawing shows a retail centre with a staff washroom. Our concern is that there are currently no municipal services to this site, and there is no indication of how the washroom is to be serviced. Be advised that the washroom is required under the Ontario Building Code and must be installed as part of construction to allow occupancy of the sales centre.

The applicant should be made aware that a review of complete construction drawings at the time of application for a building permit may reveal requirements of the Ontario Building Code, not evident on this site plan that may affect the site development.

Regards,

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**BRENT B. CASKENETTE – CHIEF BUILDING OFFICIAL**  
City of Brockville, One King Street West, P.O. Box 5000, Brockville, ON K6V 7A5  
Tel. (613) 342-6772, ext. 441 – Fax (613) 486-2793 – Email: bcaskenette@brockville.com