

THE CORPORATION OF THE CITY OF BROCKVILLE

BY-LAW NUMBER 123-2004

*Being a By-law to Adopt Official Plan Amendment Number 71
To The Official Plan For The City of Brockville
(Part of Lots 39, 40, 41 and 42, Block 32, Plan 67, City of Brockville - File 266-71
65-67 Buell Street and 58 James Street West)*

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. 71 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Amendment No. 71 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 12th Day of October, 2004



MAYOR



CLERK



SCHEDULE "A" TO BY-LAW 123-2004

AMENDMENT NO. 71 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. 71 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 lands described as Part of Lots 39, 40, 41, and 42, Block 32, Plan 67, City of Brockville, County of Leeds, known municipally as 65-67 Buell Street and 58 James Street West, from Institutional to Residential to allow for residential uses.

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 Institutional to Residential.

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1 The lands which are the subject of Amendment No. 71 to the Official Plan for the City of Brockville are located on the north east corner of Buell Street and James Street West. The subject lands (formerly occupied by the Brockville Tabernacle Church) have been sold, conditional upon receiving approval of amendments to the Official Plan and Zoning By-law 194-94 which would redesignate the subject lands from Institutional to Residential, and would rezone the subject lands from I1-Institutional Zone and I1-X2-1 Special Exception Zone to R4-Multiple Residential Zone. These changes permit the reuse of the existing building and associated parking for residential purposes. The proposed use would consist of four (4) residential units with one owner-occupied unit operated as a bed and breakfast.

The designation of the lands adjacent to the subject lands are indicated on Sketch "A" attached.

SECTION 4. Background and Basis of the Amendment - continued

Historically, the building situated on the subject lands has been used as a church and associated offices and meeting areas. Expanded and improved parking facilities were created adjacent to the north face of the building several years ago.

While not immediately adjacent to the downtown core area, the subject lands are three blocks north of King Street, Brockville's main street. The neighbourhood is predominantly residential, but several pockets of both conforming and legally non-conforming commercial uses exist nearby.

Given that an alternate institutional use has not been found to re-occupy this building, and that the adjacent neighbourhood is residential, the redesignation to Residential is seen as appropriate for adaptive re-use of space. This is also consistent with the prevailing policies for Planning District No. 2 which seek to reinforce the stability of the older residential area which surrounds the downtown commercial core.

The subject property was recently the subject of applications for amendment to the Official Plan and Zoning By-law requesting a redesignation to Commercial, General and to rezone to a C2-General Commercial Zone. These applications were denied.

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 described as Part of Lots 39, 40, 41, and 42, Block 32, Plan 67, City of Brockville, County of Leeds, known municipally as 65-67 Buell Street and 58 James Street West, from Institutional to Residential to allow for residential reuse of an existing building.

SKETCH "A" TO OFFICIAL PLAN AMENDMENT NO. 71

