

Committee Members

Councillor H. Noble, Chair  
Councillor J. Earle  
Councillor M. Kalivas  
Mayor D.L. Henderson, Ex-Officio

Areas of Responsibility

Economic Development  
Planning  
DBIA  
Heritage Brockville

***PUBLIC MEETING  
AGENDA***

Page

Item

- 2-7
1. 2009-155-10  
Proposed Amendment to Zoning  
By-Law 194-94  
271 Perth Street, City of Brockville  
Owners: Nathan and Laurie Richard  
File: D14-139

**24September09**

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC  
MEETING – 06 OCTOBER 2009**

**2009-155-10**

**PROPOSED AMENDMENT TO ZONING**

**BY-LAW 194-94**

**271 PERTH STREET, CITY OF BROCKVILLE**

**OWNERS: NATHAN AND LAURIE RICHARD**

**FILE: D14-139**

**M.M. PASCOE MERKLEY  
DIRECTOR OF PLANNING**

**RECOMMENDATION:**

THAT Report 2009-155-10 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:**

The owners of the subject lands with municipal address 271 Perth Street, have submitted an application for amendment to the Zoning By-law for the City of Brockville

The proposed Amendment to City of Brockville Zoning By-law 194-94, if approved, would amend the current C1-Local Commercial Site Specific Zone on lands with municipal address 271 Perth Street (northeast corner of Perth Street and Schofield Avenue) to allow for a second residential unit. The owners wish to have the option to continue to use the current building on the subject lands for a personal service establishment (currently the Serendipity SPA) and one residential unit; or to have two (2) residential units with no commercial component by converting the current commercial space to the second residential unit.

A sketch showing the location of the subject lands is attached to this report as **Schedule "A"**.

**Zoning and Official Plan Information:**

Existing Official Plan Designation: Residential

Proposed Official Plan Designation: Residential (no change required)

Existing Zoning: C1-X5-1 Site Specific Local Commercial Zone

Requested Zoning: Amendment to C1-X5-1 Zone to allow for two options for the use of the property: one (1) personal service establishment and one residential unit; or two (2) residential units (conversion of commercial component to second residential unit).

---

Site Characteristics:

The site is a corner lot occupied by a stone dwelling which has been converted from three residential units to one commercial unit (Serendipity SPA) and one residential unit. The building is set well back from Perth Street (see attached photo No. 1) and has a parking in the rear (west) yard (see attached photo No. 2). The remainder of the lot is vacant, grass covered with scattered trees and plantings. The lot dimensions are as follows:

Frontage (Perth Street):	36.8 m (120.86 ft)
Frontage (Schofield Avenue):	41.6 m (136.51 ft)
Average Depth:	41.5 m (136.21 ft)

Surrounding Land Use:

North: Designated Residential and zoned R3-General Residential, occupied by a single residential dwelling unit.

East: Designated Commercial General and zoned C2-General Commercial Zone, occupied by the Royal Brock Hotel and associated facilities.

Directly east, designated Residential and zoned R3-General Residential Zone, occupied by a single residential dwelling unit.

South: Opposite side of Schofield Avenue:

Designated Residential and zoned R5-Multiple Residential Zone, occupied by four apartment buildings.

Designated Residential and zoned R3-General Residential Zone, occupied by a residential dwelling containing two units.

West: Opposite side of Perth Street:

Designated Residential and zoned R3-General Residential Zone, occupied by a residential dwelling containing two units.

Designated Residential and zoned R5-Multiple Residential Zone, occupied by a 12 unit apartment building.

---

Comments Received:

1. Randy Burke, Chief Fire prevention Officer (*memo dated 24 Sept. 2009*)

No concerns with respect to the proposal for 271 Perth Street provided the work is done under building permit.

2. Eric Jones, Engineering Associate - Engineering Division (*comments provided Sept. 25, 2009*).

Mr. Jones provided the following verbal comments to the Planning Department with respect to the rezoning of 271 Perth Street:

As the proposed amendment does not include changes to the parking or services to the site, the Engineering Division does not have any concerns with the proposed amendment.

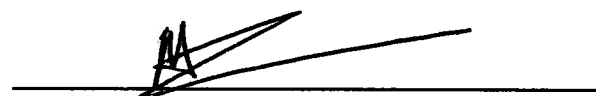
2. Brent Caskenette, Chief Building Official – Building Services Division (*memo dated 25 Sept. 2009*)

Conversion of the commercial unit to residential will require a building permit.

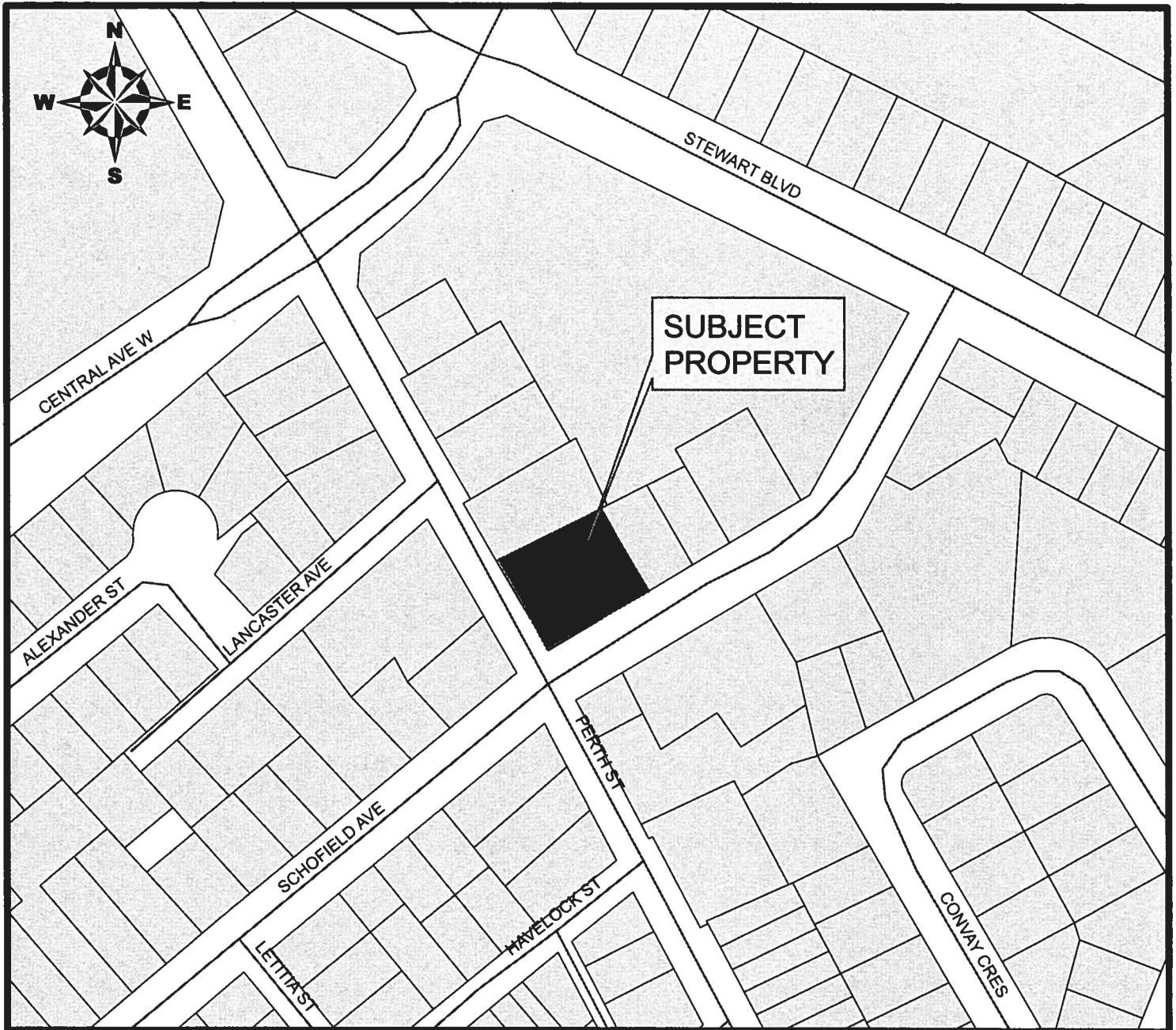
Potential Issues:

1. Appropriateness of proposed changes to zoning and land use.

  
M. Maureen Pascoe Merkley  
Director of Planning

  
B. Casselman  
City Manager

# REPORT 2009-155-10 SCHEDULE "A"



## ZONING AMENDMENT APPLICATION D14-139

<b>ZONING:</b>	<b>C1-X5-1 LOCAL COMMERCIAL</b>
<b>OP DESIGNATION:</b>	<b>RESIDENTIAL</b>
<b>LEGAL DESCRIPTION:</b>	<b>PART OF LOTS D AND E, BLOCK 40, PLAN 67 BEING PART 1, RP 28R-7991</b>

**Photo No. 1 – View from corner of Perth Street and  
Schofield Avenue**





**Photo No. 2 – View from Schofield Avenue showing parking area.**

