

**THE CORPORATION OF THE CITY OF BROCKVILLE
BY-LAW NO. 084-2003**

Being a By-law to Adopt Official Plan Amendment Number 63
To The Official Plan For The City of Brockville
(21 Cowan Avenue, City of Brockville - File 266-63)

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. 63 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Amendment No. 63 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
22nd DAY OF JULY, 2003**


MAYOR


Deputy CLERK

SCHEDULE "A" - BY-LAW 084-2003

AMENDMENT NO. 63 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. 63 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 7.5 - Planning District No. 5 of the Official Plan respecting lands described as Lots 11, 20, 21, 22 and 23, Registered Plan 227, City of Brockville, County of Leeds, known municipally as 21 Cowan Avenue, to permit an Institutional Residence as well as the administrative offices for affiliated outreach and support programs within a Residential designation.

SECTION 3. LOCATION

- 3.1 This amendment consists of one part referred to as Item (1).

Item (1)

Section VII - Planning Districts - Detailed Development Policies would be amended by adding a new subsection 7.5.6.

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1 The lands which are the subject of the Application for Amendment to the Official Plan for the City of Brockville are currently owned by Brockville Glass Company, which until recently, operated a commercial business from this location. Brockville Glass was a legal non-conforming use due to the site's Residential designation and zoning (R4-General Residential Zone).

The subject lands are located east of Pacific Avenue and CP Rail line, west of Park Street, on the south side of Cowan Avenue. The potential purchaser of the subject lands wishes to proceed with an institutional residence with the administrative offices of affiliated outreach and support programs. Applications have been submitted for an amendment to the Official Plan and Zoning By-law 194-94.

The potential purchaser, being Leeds and Grenville Interval House, intends to relocate the services and programs it offers from their location on Church Street to the subject property. The existing building at 21 Cowan Avenue will be renovated and an addition will be constructed to accommodate the new use. As noted on the attached sketch, parking for 18 vehicles and one loading space is proposed.

The current Residential designation on these lands permits the reuse and proposed expansion of the building for the intended use as an institutional residence, which is defined in Section 5.24 c) of the Official Plan as "a residence or facility that is licenced or funded under an Act of the Parliament of Canada or Province of Ontario



for the accommodation of more than six (6) persons living under supervision, and who by reason of their emotional, mental, social or physical condition, or legal status, require a group living arrangement for their well being, but does not include a jail, prison, reformatory or penitentiary." However, an Official Plan Amendment is required, as the facility will not only function as a residential complex for Interval House, but will house the offices of other affiliated organizations and outreach programs.

A special policy is being contemplated to allow these associated uses on this site. The policy would be inserted into Section 7.5 Planning District No. 5, and would specify that, notwithstanding the Residential designation, an institutional residence and offices of affiliated programs are permitted.

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) would be amended by adding a new subsection following 7.5.5 as follows:

"7.5.6 The lands described as Lots 11, 20, 21, 22 and 23, Registered Plan 227, City of Brockville, County of Leeds, with municipal address 21 Cowan Avenue, may be developed for an institutional residence in addition to the offices for affiliated outreach and support programs."

