

**THE CORPORATION OF THE CITY OF BROCKVILLE
BY-LAW NO. 086-2003**

Being a By-law to Adopt Official Plan Amendment Number 64
To The Official Plan For The City of Brockville
(Part of Lot K, Plan 322, City of Brockville - File 266-64)

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. 64 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Amendment No. 64 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 086-2003

AMENDMENT NO. 64 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. 64 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 lands described as Park of Lot K, Plan 332, City of Brockville, County of Leeds, to be developed for a commercial recreational use in addition to all other uses currently permitted.

SECTION 3. LOCATION

- 3.1 This amendment consists of one/two part(s) referred to as Item(s) (1) and (2).

Item (1)

Section VII - Planning Districts - Detailed Development Policies would be amended by adding a new subsection 7.9.6.

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1 The proposed Amendment to the Official Plan for the City of Brockville would, if approved, allow the vacant lands located at the north west corner of Waltham and Broome Roads to be developed for commercial recreational and accessory uses. The Official Plan amendment would add a new site specific policy to Section 7.9 of the Official Plan to permit commercial recreational uses in addition to all other uses currently permitted by the Industrial designation. The lands are intended to be developed for a double pad rink, with potential for future expansion of associated uses.

Concurrently, Zoning By-law 194-94 is requested to be amended to change the zoning on the subject property from M1-Industrial Park Zone to M1-X9-2 Industrial Park Site Specific Zone to allow for a commercial recreation establishment in addition to other M1 uses.

The subject lands, described as Part of Lot K, Plan 332, City of Brockville, County of Leeds, are situated at the north east corner of Broome and Waltham Roads in the mid section of Brockville's Broome Industrial Park located on the north side of Parkedale Avenue. The subject property is currently vacant with an approximate area of 9.20 acres. and is surrounded by vacant Industrial land, with the lands to the south being the subject of recent applications for amendments to the Official Plan and Zoning By-law for a proposed "Power Centre".



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 7.9.5 as follows:

"7.9.6 Notwithstanding policies to the contrary contained in this Plan, the lands described as Part of Lot K, Plan 332, City of Brockville, County of Leeds may be developed for a commercial recreation establishment as well as Industrial Park uses."

