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<u>Committee Members</u>	<u>Areas of Responsibility</u>	
Councillor J. Baker, Chair	Economic Development	DBIA
Councillor T. Blanchard	Planning	Chamber of Commerce
Councillor L. Bursey	Heritage Brockville	Tourism
Councillor M. Kalivas	Museum Board	
Councillor Mayor D.L. Henderson, Ex-Officio	Library Board	
	Arts Centre	

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***PUBLIC MEETING  
AGENDA***

Page

**Item**

3-7

1. 2012-096-06  
Proposed Amendment to Zoning By-Law 194-94  
595 Stewart Blvd., City of Brockville  
Owners: Brockmoor Developments Corporation



22 May 2012

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 05 JUNE 2012**

**2012-096-06**

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94**

**595 STEWART BLVD., CITY OF BROCKVILLE**

**OWNERS: BROCKMOOR DEVELOPMENTS CORPORATION**

**FILE: D14-155**

**M. PASCOE MERKLEY  
DIRECTOR OF PLANNING  
ANDREW MCGINNIS  
PLANNER II**

**RECOMMENDATION:**

THAT Report 2012-096-06 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.

**PURPOSE**

To provide information for purposes of conducting a public meeting under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 194-94.

**BACKGROUND**

On behalf of the owner of 595 Stewart Blvd., Rick and Tanya Orr have submitted an application for an amendment to Zoning By-law 194-94 to permit the existing building to be used for a butcher shop with associated drive-thru service and ATM. Mr. and Mrs. Orr are requesting a rezoning from C2-X8-4 General Commercial Special Exception Zone, which allows for a fast-food restaurant only, to a C2-General Commercial Zone which would allow all C2-General Commercial uses. Attached to this report is **Schedule "A-1"** – site plan of the subject property; and **Schedule "A-2"** - a photo of the property and a locational map.

**ANALYSIS**

Zoning and Official Plan Information:

Official Plan Designation: Corridor Commercial Area

Existing Zoning: C2-X8-4 General Commercial Special Exception Zone

Proposed Zoning: C2 General Commercial Zone

Site Characteristics:

Total Area:	2400.75 m <sup>2</sup> (25,841.14 ft <sup>2</sup> ) (irregular shape)
Frontage on Laurier Blvd.:	25.61 m (84.02 ft)
Frontage on Stewart Blvd.:	65.55 m (215.06 ft)

The subject lands are currently occupied by an existing brick building with associated drive-thru lane, twenty-seven (27) parking spaces and an ATM (Royal Bank).

Surrounding Land Use:

The subject lands are located on the east side of Stewart Blvd., immediately north of the intersection of Laurier and Stewart Blvds.

The lands surrounding the subject property are zoned and occupied as follows:

Lands to the north of the subject property, on the east side of Stewart Blvd., are zoned RU-Rural Zone and are occupied by a brick building housing five (5) local radio stations.

Lands to the east of the subject property, accessed from Laurier Blvd., are zoned R4-X8-1 General Residential Special Exception Zone and are occupied by a mix of townhouse and semi-detached dwellings (Wilmot Young Place).

Lands to the south of the subject property and across Laurier Blvd. are zoned C2A General Commercial Arterial Zone and are occupied by 1000 Islands Toyota car dealership.

Lands to the west of the subject property and across Stewart Blvd. are zoned C4 Highway Commercial Zone and are occupied by the Home Hardware Store with associated parking and outdoor storage/display areas.

Comments Received:

1. Operations Department: no comments.
2. Environmental Services: no comments.
3. Fire Prevention: no concerns.
4. Building Services Division: No concerns with proposal. As a minimum requirement the applicant will have to apply for a Change of Use Permit. Should renovations to convert the unit be necessary, a Building Permit will be required before any renovations take place. Review of complete construction drawings at the time of application for Building Permit may reveal requirements under the Building Code that are not evident at this time.
5. Health Unit: no objections
6. Bell Canada: no objections.

Potential Issues for Discussion:

1. Appropriateness of proposed zoning change.
2. Use of drive thru lane in association with proposed butcher shop.

**POLICY IMPLICATIONS**

The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report which will include review and consideration of policies that are relevant to the requested amendment.

**FINANCIAL CONSIDERATIONS:**

None at this time.

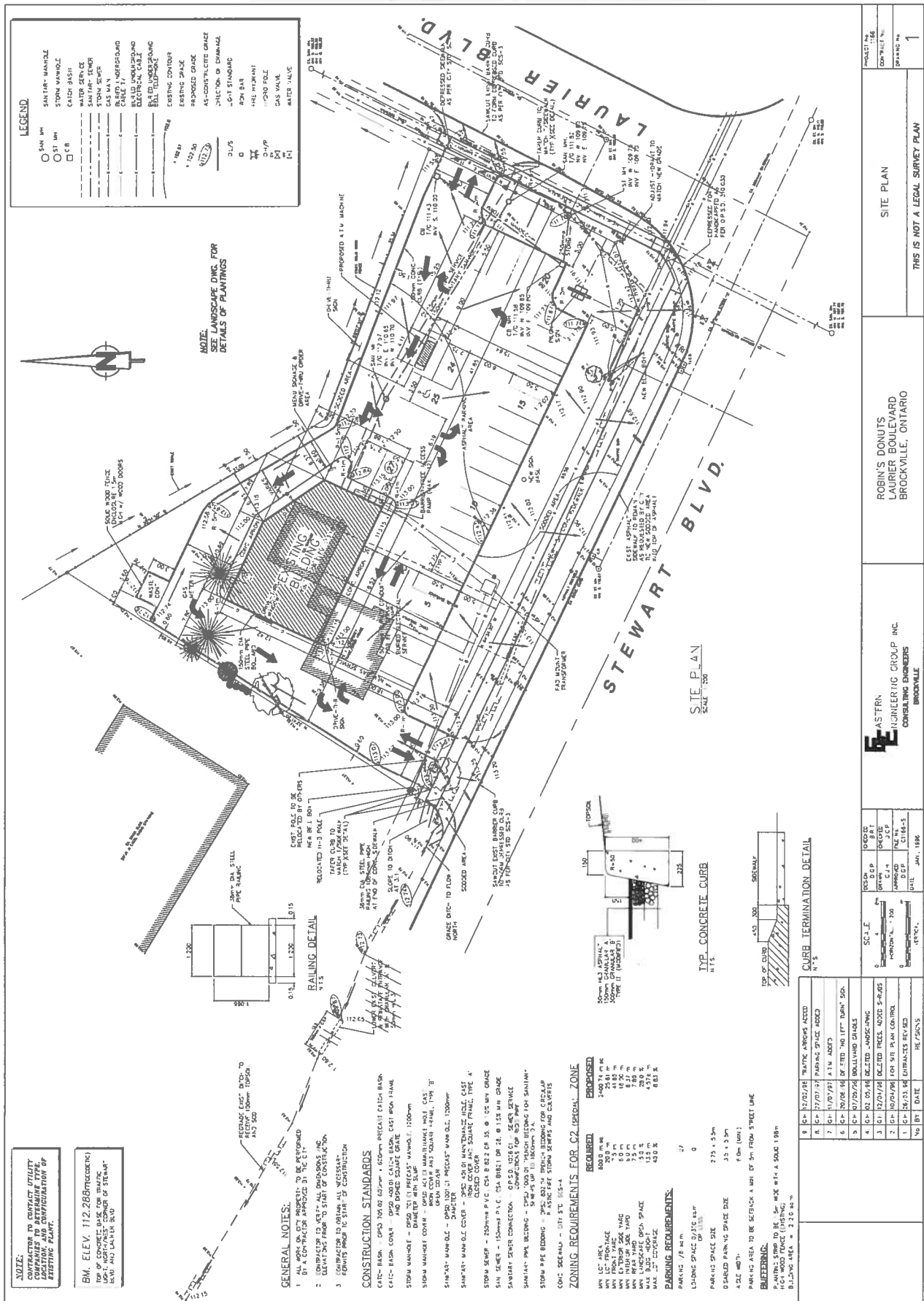
**CONCLUSION**

A Report on this matter, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.

  
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M. Pascoe Merkley, MCIP, RPP  
Director of Planning

  
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Andrew McGinnis, MCIP, RPP  
Planner II

  
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B. Casselman  
City Manager



**SCHEDULE "A-2" – Report 2012-096-06 – 595 Stewart Blvd.**

