



Economic Development and Planning Committee

Tuesday, September 2, 2014, 6:00 pm
City Hall, Council Chambers

Committee Members

Councillor M. McFall, Chair
Councillor D. Beatty
Councillor M. Kalivas
Councillor D. LeSueur
Mayor D. Henderson, Ex-Officio

Areas of Responsibility

Economic Development
Planning
Chamber of Commerce
DBIA
Heritage Brockville

Economic Development
Advisory Team
Museum Board
Library Board
Arts Centre
Tourism

Page

PUBLIC MEETING AGENDA

Item

2 - 17

1. 2014-096-09
Proposed Plan of Subdivision
Part Lot 11, Concession 2, City of Brockville
Rockford Forest (Formerly Deer Trails)
Owner: Cathedral Enterprises Ltd.
Agent: Eastern Engineering Group Inc.
File: 08T-14501

THAT Report 2014-096-09 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development and Planning Committee at a future meeting for recommendation to Council.

18 - 36

2. 2014-097-09
Proposed Amendment to Zoning By-Law 050-2014
Part Lot 15, Concession 2, Stewart Blvd., City of Brockville
Owner: 121414 Canada Ltd.
Applicant: 534499 Ontario Limited
File: D14-001

THAT Report 2014-097-09 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.

27August2014

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC
MEETING – 02 SEPTEMBER 2014**

2014-096-09

**PROPOSED PLAN OF SUBDIVISION
PART LOT 11, CONCESSION 2
CITY OF BROCKVILLE
ROCKFORD FOREST (FORMERLY DEER TRAILS)
OWNER: CATHEDRAL ENTERPRISES LTD.
AGENT: EASTERN ENGINEERING GROUP INC.
FILE: 08T-14501**

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

RECOMMENDATION:

THAT Report 2014-096-09 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development and Planning Committee at a future meeting for recommendation to Council.

OUTLINE OF PROPOSAL:

Mr. Brian Tuthill, Eastern Engineering Group Inc., acting as Agent for Cathedral Enterprises Ltd., Owner of lands described as Part of Lot 11, Concession 2, City of Brockville, County of Leeds, has made application for a proposed Plan of Subdivision to develop a residential subdivision.

The subject lands were the subject of a previously approved plan of subdivision that lapsed in March 2012.

The subject lands are located on the north side of Laurier Boulevard, the east of Flanders Road and west of the Lanark, Leeds and Glenville District Health Unit. The proposed Plan of Subdivision indicates the creation of four (4) single detached residential dwelling units, eight (8) semi-detached residential dwelling units, eleven (11) townhouse dwelling units, and one (1) public street. All development will be on the continuation of the existing Flanders Road which is in turn accessed from Laurier Boulevard. All residential lots have frontage on the proposed new street. A sketch showing the lands which are the subject of the application and how they interconnect with the existing portion of Flanders Road and Laurier Boulevard is attached to this report as **Schedule "A"**. The subject lands are currently vacant.

Official Plan and Zoning Information:

Official Plan Designation: Neighbourhood Area

2014-096-09

Page 2

Proposed Plan of Subdivision

Part of Lot 11, Concession 2, City of Brockville

Owner: Cathedral Enterprises Ltd.

Agent: Eastern Engineering Group Inc.

File: 08T-14501

Existing Zoning (no changes proposed):

R2 - Single Detached Residential Zone

R3 - General Residential Zone

R4-12 - General Residential Special Exception Zone

The R4-12 Zone, initiated 10 June 2014 with the passing of Zoning By-law 050-2014, which applies to the current application is summarized as follows:

"R4-12 Zone

Those uses permitted in the R4-12 Zone shall be limited to semi-detached, triplex, and street townhouse dwelling types, as well as home occupation and private home day nursery.

The maximum building height for dwellings within this zone shall be 4.0 metres [one (1) storey].

An excerpt from City of Brockville Zoning By-law 050-2014, as amended, showing current zoning on the subject land and surrounding zoning and street patterns has been attached to this report as **Schedule "B"**.

Site Characteristics:

The subject land is the extension of the existing portion of Flanders Road, formerly Deer Trails Subdivision.

Total Area:	1.86 hectares (4.6 acres)
Frontage, Laurier Blvd.:	60.7 metres (199.15 feet)
Average Width:	57 metres (187.00 feet)
Average Depth:	253 metres (830.05 feet)

Surrounding Land Use:

Lands to the north of the subject property are zoned R2 - Single Detached Residential Zone and are developed with single detached dwellings. These lands are part of Bridlewood Subdivision.

Lands immediately east of the subject property (south portion) are zoned I1-General Institutional Zone and are occupied by the Leeds Grenville and Lanark District Health Unit. Lands immediately east of the subject property (north portion) are zoned R5-6 - Multiple Residential Site Specific Zone and are occupied by Bridlewood Manor (senior residence).

2014-096-09

Page 3

Proposed Plan of Subdivision
 Part of Lot 11, Concession 2, City of Brockville
 Owner: Cathedral Enterprises Ltd.
 Agent: Eastern Engineering Group Inc.
 File: 08T-14501

Lands to the south of the subject property (west) are zoned R2 - Single Detached Residential Zone and are occupied by single detached residential dwellings fronting on Laurier Blvd. Lands to the south of the subject property (east) across Laurier Blvd. are zoned OS - Open Space (Memorial Park).

Lands to the west of the subject property are zoned R2 - Single Detached Residential Zone and are occupied by single detached residential dwellings fronting on Hillcrest Drive and Flanders Road.

Easement:

There is an existing Hydro easement that bisects the property. This easement crosses a portion of Blocks 2 and 3 as well as a portion of the proposed roadway.

Comments Received to-date (26 August 2014): (Schedule "C")

1. C. Cosgrove, Director of Operations (*Memo dated 22 Aug 2014*)

"The Operations Department has reviewed the application. The proponent should confirm whether the 17 metre road cross-section will be as per the previously approved design, or provide a new cross-section for review."

2. Steve Allen, Supervisor of Engineering (*Memo dated 26 Aug 2014*)

Environmental Services has reviewed the submission and have the following comments:

1. Sewer easements are to be determined detailed design process.
2. Cost sharing agreements for sewers and water mains will have to be negotiated.
3. Site distances at the intersection of Laurier Boulevard and Flanders Road are to be analyzed due to the crest and steep gradient on Laurier Boulevard.

3. Stephen Bohan, Resource Planning Assistant - CRCA, (*see letter dated 22 Aug 2014*)

Staff have reviewed the application and recommend deferral of the application for Draft Plan of Subdivision Approval until such time that the issue of adequate quality control is addressed to the satisfaction of the CRCA and City of Brockville and the an Environmental Impact Statement (currently being prepared by Ecological Services) is submitted and reviewed by CRCA staff.

4. Hydro One, Terry Davis

Nothing can be built within the Hydro Easement.

2014-096-09

Page 4

Proposed Plan of Subdivision
Part of Lot 11, Concession 2, City of Brockville
Owner: Cathedral Enterprises Ltd.
Agent: Eastern Engineering Group Inc.
File: 08T-14501

5. Bell, Development & Municipal Services Control Centre (*Letter dated 14 Aug 2014*)

The applicant is to ensure that adequate services are made available. Should an upgrade be required, the developer is required to upgrade the service at their cost.

6. Leeds, Grenville & Lanark District Health Unit (*Letter dated 13 Aug 2014*)

No objection to the proposed subdivision provided it is on municipal services.

7. Neighbour

Not opposed to the development, however, have the following requests:

1. Assurance that water pressure will not be further compromised with this development.
2. All construction traffic be required to enter and exit the site on Laurier Boulevard.
3. The existing barrier be maintained at the East end of the development Flanders Road.
4. The City installs signs at the intersection of Duke St. Hillcrest Drive, one stating "No entrance to Fitzsimmons from this street". Secondly, a combination sign with the above or a separate sign stating "No Heavy Trucks".

Potential Issues for Discussion:

1. Appropriateness of proposed development (mix of dwelling type).
2. Layout and future maintenance of street.
3. Timing for construction (Phasing).



B. Casselman
City Manager

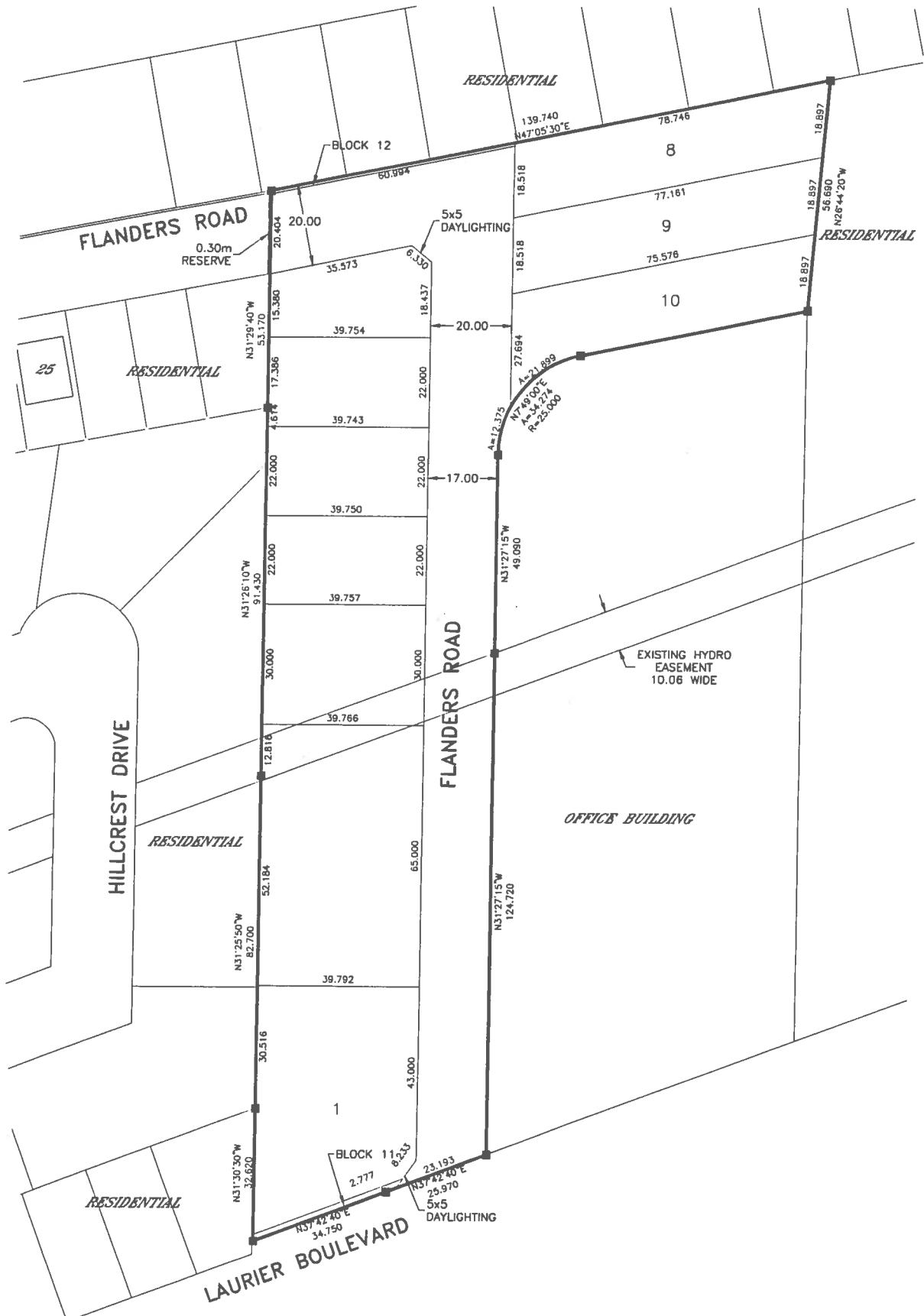


Andrew McGinnis, MCIP, RPP
Planner II

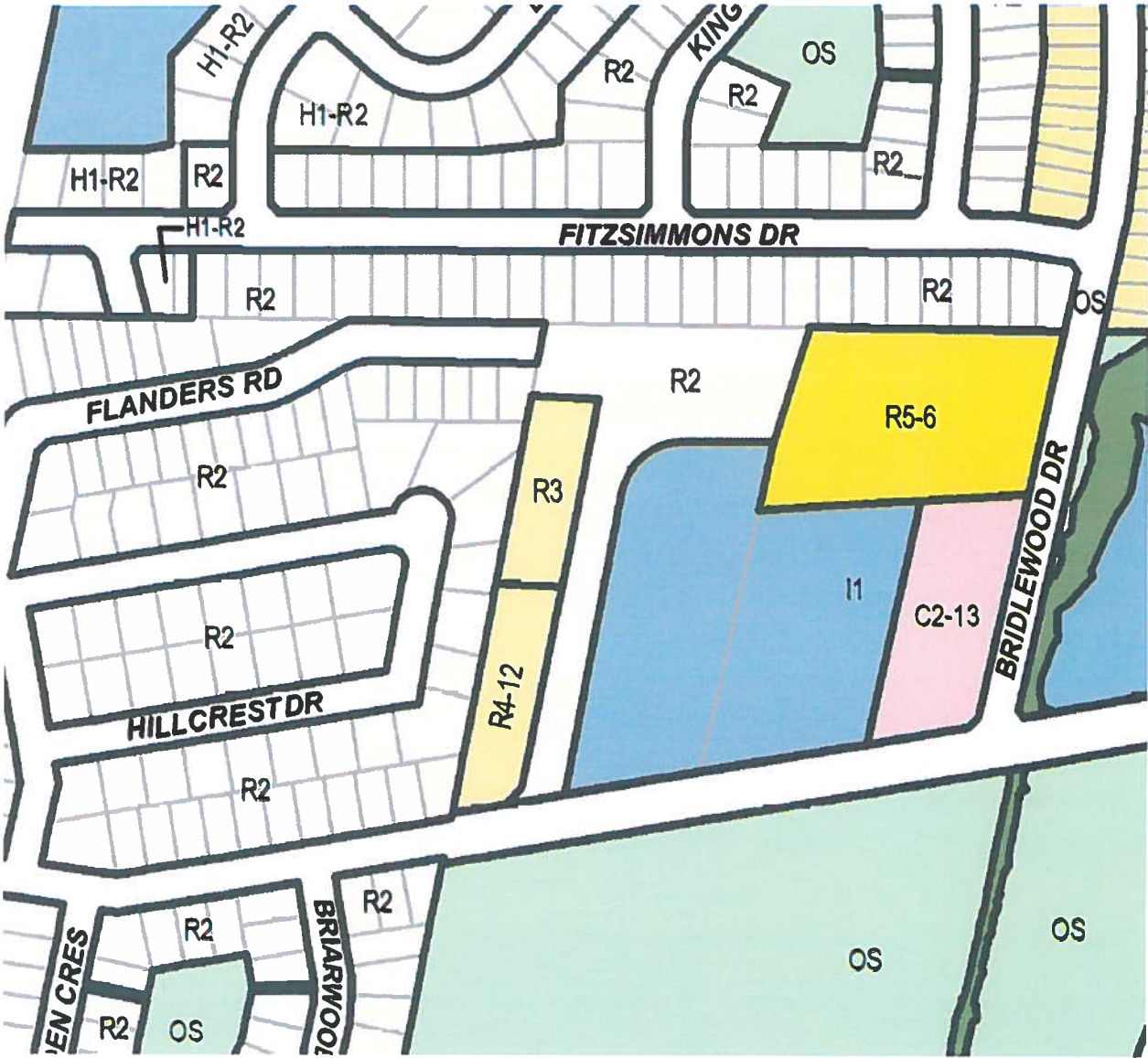


M. Maureen Pascoe Merkley, MCIP, RPP
Director of Planning

SCHEDULE "A" TO REPORT 2014-096-09



SCHEDULE "B" TO REPORT 2014-096-09



Andrew McGinnis

From: Conal Cosgrove
Sent: August-22-14 2:52 PM
To: Jon Faurschou
Cc: Andrew McGinnis; Steve Allen
Subject: Application for Subdivision - Rockwood Forest (Flanders Road extension)

Jonathan

The Operations Department has reviewed the application. The proponent should confirm whether the 17 metre road cross-section will be as per the previously approved design, or provide a new cross-section for review.

Conal

Conal Cosgrove, P.Eng.
Director of Operations
City of Brockville

Memorandum



File No.D12-23

Date: August 26, 2014

To: Andrew McGinnis
Planner

From: Steven Allen, C.E.T., M.M.
Supervisor of Engineering

Subject: ^{FORD}
~~ROCKWOOD~~ FOREST SUBDIVISION

The Environmental Services Division has reviewed the submission dated June 27, 2014 for an Application of Subdivision and we have the following comments;

1. Sewer easements are to be determined during the detailed design process.
2. Cost sharing agreements for sewers and water mains will have to be renegotiated.
3. Site distances at the intersection of Laurier Blvd. and Flanders Road are to be analyzed due to the crest and steep gradient on Laurier Blvd.

A handwritten signature in black ink, appearing to read "Steven Allen", with a long horizontal line extending to the right.

Steven Allen



CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0
 Phone: (613) 546-4228 Toll-free (613 area code): 1-877-956-CRCA
 Fax: (613) 547-6474 E-mail: crca@cataraquiregion.on.ca
 Websites: www.cleanwatercataraqui.ca & www.cataraquiregion.on.ca

August 22, 2012

Files: SUB/BR/195/2014

Sent by Email

Mr. Jonathan Faurschou MCIP, RPP
 Planner I
 1 King Street West, P.O. Box 5000
 Brockville, ON K6V 7A5

Dear Mr. Faurschou:

**Re: Application for Draft Plan of Subdivision Approval 08T-14501
 Cathedral Enterprises Ltd.
 Part Lot 11, Concession 2; Extension of Flanders Road
 Buells Creek**

Staff of the Cataraqui Region Conservation Authority (CRCA) have received your request for comments on the above-noted applications, including the following documents:

- Draft Plan of Subdivision, by Eastern Engineering Group Inc., dated July 22, 2014
- Stormwater Management and Site Servicing Report, by Brian Tuthill., dated July 22, 2014
- Archaeological Assessment (Stages 1 & 2), by Abacus Archaeological Services., dated April 30, 2014

Staff provide the following comments for the City's consideration and for action/response from the applicant.

Site Description

The subject property is approximately 1.87 ha in size, and is currently vacant. Adjacent lands to the north and east consists of established residential properties, bordering lands to the east contain commercial development and the land to south consists of open field. The topography of the site is gently sloping from west to east and the landscape consists of woodland and open grass area.

The property is designated 'Residential' in the City of Brockville Official Plan, and is zoned 'Residential R2, R3, R4' in Zoning By-law 194-94.



Mr. Faurschou
August 22, 2014

Summary of Proposal

The proposal involves the subdivision of the existing 1.97 ha property into 8 residential blocks totaling up to 23 dwelling units. Proposed access would be provided via an extension of Flanders Road with a connection to Laurier Boulevard to the south. Dwelling types proposed include mix of single detached (4), semi-detached (8), and townhouse (11) units.

Discussion

The main interests of the CRCA in these applications are the provision of adequate stormwater management and sediment and erosion controls and the preservation and protection of natural heritage features.

Stormwater Management

The Stormwater Management and Site Servicing Report (SWM report) indicates that storm sewers sized for the 5-year storm event are proposed - under a proposed extension of Flanders Road - connecting to the existing municipal storm sewer system on Laurier Blvd., discharging to Buells Creek.

Quantity Control

No quantity control is proposed in the SWM report. As noted in the SWM report quantity control will be provided by the existing Buells Creek Detention Basin. The subject site falls within the drainage area for which the DB (Detention Basin) was designed to attenuate flows.

Please demonstrate that runoff generated from the proposed Rockford Forest subdivision during major storm events can be safely conveyed to Buells Creek via the Laurier Boulevard road-ditch system.

Quality Control

The SWM report indicates a *normal* level (i.e. 70% total suspended solids removal) quality control requirement and proposed BMPs (Best Management Practices), including directing roof leaders to grassed areas, importation of pervious fill, reduced lot grading, rear and side yard swales, etc.

The Buells Creek Detention Basin was not designed to provide water quality control. Therefore on-site *normal* level water quality control must be provided. The proposed BMPs will be beneficial to retain/promote infiltration, but not sufficient for the quality requirements of this site. CRCA recommends additional on-site quality control measures to treat runoff from the road surface.

It is the opinion of CRCA staff that this site could benefit for the implementation of LID (Low Impact Development) stormwater management. Features that may be considered include infiltration trenches or bioretention cells along the proposed Flanders Road extension. Staff are

Mr. Faurschou
August 22, 2014

also of the opinion that the proposed lots could be reconfigured to accommodate a facility at the south end of the property. The proposed facility(s) would need to meet the City of Brockville's maintenance schedule.

Please include in the SWM report a section on maintenance for the proposed stormwater management facilities (e.g. inspection/clean-out details, frequency/schedule, responsibility).

Sediment and Erosion Controls

The sediment and erosion control measures described in the report are sufficient for Draft Plan Approval.

Additional Comments

Since the recommendation for additional quality controls may potentially affect the size/layout of the proposed lots, staff recommend that this item be addressed prior to draft plan approval.

In subsequent submissions please include in the SWM report pre-development and post-development drainage area maps (i.e. with areas and runoff coefficients) and calculated pre and post-development rainfall runoff rates for the subject site.

Recommendation

Staff recommend deferral of the application for Draft Plan of Subdivision Approval (O8T-14501) until such time that:

- a) the issue of adequate quality control is addressed to the satisfaction of the CRCA and City of Brockville and;
- b) An environmental impact statement (currently being prepared by Ecological Services) is submitted and reviewed by CRCA staff.

Once these items have been addressed to a level of satisfaction appropriate to allow for draft plan approval, staff will provide a list of recommended conditions for approval.

Please inform this office in writing of any decisions made by the City of Brockville regarding these applications. If you have any questions, please contact the undersigned at (613) 546 4228 extension 258 or by email at sbohan@crca.ca

Respectfully submitted,

Stephen Bohan
Resource Planning Assistant
CRCA

SUBDIVISION APPROVAL - CIRCULATION FORM ROCKWOOD FOREST

Date: 07 August 2014

[File No.: O8T-14501]

Location: Laurier Boulevard at Flanders Road – Extension of Flanders Road

Owner: Cathedral Enterprises Ltd.

Applicant/Agent: Eastern Engineering Group Inc.

Enclosed please find a copy of the above-noted application for Subdivision Approval. Please review the application and drawing and return your comments to the Planning Department, attention: **Jonathan Faurschou, Planner, by 25 August, 2014.**

- ☒ Operations Department (incl. Transportation, Public Works, Landscaping)
- ☒ Environmental Services
- ☒ Fire Department (2 copies - Fire and Fire Prevention)
- ☒ Police Department
- ☒ Bell Canada (local and district)
- ☒ Enbridge Gas (local, district and sales&development)
- ☒ Cogeco
- ☒ Public School Board
- ☒ Separate School Board
- ☐ Ministry of Transportation (if within 1 km of Hwy 401)
- ☒ Ministry of Environment
- ☒ C.R.C.A.
- ☐ Heritage Brockville
- ☒ Municipal Property Assessment Corp.
- ☒ Canada Post (local and district)
- ☒ Hydro One (local, district and engineering) *NOTHING CAN BE BUILT WITHIN THE HYDRO EASEMENT.*
- ☐ TransCanada Pipelines (if within an area of interest)
- ☐ Trans-Northern Pipelines Inc. (if within an area of interest)
- ☐ Enbridge Pipelines Inc. (if within an area of interest)
- ☒ Township of Elizabethtown-Kitley

:lb
encl.



Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

August 14, 2014

Leeds and Grenville
Planning Department
25 Central Avenue West, Suite 100
Brockville, Ontario
K6V 4N6

Attention: Jonathan Faurschou

Dear Sir/Madam:

RE: Draft Plan of Subdivision
Laurier Blvd at Flanders Rd.
Your File No: 08T-14501
Bell File No: 50345

A detailed review of the Draft Plan of Subdivision has been completed.

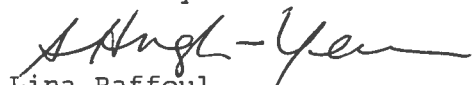
The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

The following paragraph(s) are to be included as Conditions of Draft Plan of Subdivision Approval:

1. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
2. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.
3. If aerial design blanket easement for anchors may be required. If buried design all trenches are to be provided by the developer.

Should you have any questions please contact Sandra Hugh-Yeun at 416-296-6590.

Yours truly



Lina Raffoul,

Manager - Development & Municipal Services, ON



Leeds, Grenville & Lanark District
HEALTH UNIT

RECEIVED**AUG 14 2014****CLERK****Your Partner in Public Health**

August 13, 2014

S. M. MacDonald, City Clerk
City of Brockville
Box 5000, 1 King St W
Brockville ON K6V 7A5

Dear Sir/Madam:

Re: Plan of Subdivision File 08T-14501
Applicant: Eastern Engineering Group / Cathedral Enterprises Ltd.
Location: Lot 11, Conc 2, Brockville

Please be advised that our office has no objection to the proposed subdivision provided it is on municipal services.

If you have any questions, please do not hesitate to contact me.

Yours truly,

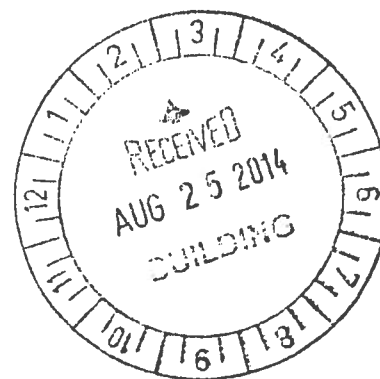
THE CORPORATION OF THE LEEDS, GRENVILLE
AND LANARK DISTRICT HEALTH UNIT

Mark Green, BA, CPHI(C)
Chief Building Official
Part VIII Program
(613) 345-5685 – Office
(613) 345-7148 – Fax

MG/lm

August 24, 2014

Director of Planning,
Planning Department – City Hall
One King Street West,
P.O. Box 5000.
Brockville, Ontario
K6V 7A5



Re: "Rockford Forest Subdivision" – File No. 08T – 14501

The following comments are for the Public Meeting, September 2, 2014, with reference to the noted subject request.

We do not object to the concept for this development, however, we have requests, as set out in the following narrative covering a couple of issues that we feel will adversely affect our quality of living as well as our neighbours and are requesting that these issues become part of any approval for the said subdivision.

- (1) Our Water Pressure will NOT be further compromised with this development, as we have experienced with the development to the north of our property.
- (2) All Construction Equipment and Trucks be required to enter and Exit the Site via Laurier Blvd. Construction Site Entrance.
- (3) The existing barrier be maintained at the East end of the developed Flanders Road.
- (4) The City install signs at the intersection of Duke St./Hillcrest Drive, one stating "NO ENTRANCE TO FITZSIMMONS FROM THIS STREET". Secondly, a combination sign with the above or a separate sign stating "NO HEAVY TRUCKS".

Please accept the foregoing submission as our reply and comments.

26August2014

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 2 SEPTEMBER 2014

2014-097-09

**PROPOSED AMENDMENT TO ZONING BY-LAW 050-2014 M. PASCOE MERKLEY
PART LOT 15, CONCESSION 2, STEWART BLVD. DIRECTOR OF PLANNING**

CITY OF BROCKVILLE

OWNER: 121414 CANADA LTD.

APPLICANT: 534499 ONTARIO LIMITED

FILE: D14-001₍₀₅₀₋₂₀₁₄₎

RECOMMENDATION

THAT Report 2014-097-09 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 050-2014.

BACKGROUND

534499 Ontario Limited, represented by Mr. Rick Walker, agent for 121414 Canada Ltd., owner of lands described as Part of Lot 15, Concession 2, City of Brockville, County of Leeds, has filed an application for amendment to City of Brockville Zoning By-law 050-2014. The lands which are the subject of the application are a portion of the land holding owned by 121414 Canada Limited, located on the west side of Stewart Blvd. as shown on **Schedule "A"** attached hereto. 534499 Ontario Limited intends to acquire a parcel immediately north of 584 Stewart Blvd. (Home Hardware Building Centre) approximately 2.55 hectares in size with frontage on Stewart Blvd. of 143.5 m and depth of 182.9 m. The application for an amendment to Zoning By-law 050-2014 seeks to rezone this parcel from RU – Rural Zone to C4 – Commercial Corridor Zone to facilitate future development for uses permitted in the C4 Zone.

A concurrent application for Consent has also been filed by 534499 Ontario Limited, on behalf of 121414 Canada Ltd., to create a separate parcel with dimensions as described above, and as illustrated on **Schedule "A"**.

2014-097-09
Public Meeting - Proposed Amendment to Zoning By-Law 050-2014
Part Lot 15, Conc. 2, City Of Brockville
Owner: 121414 Canada Ltd.
Applicant: 534499 Ontario Limited
File: D14-001₍₀₅₀₋₂₀₁₄₎

ANALYSIS

Zoning and Official Plan Information:

Official Plan: Land Use Designation (Schedule 1) - *Commercial Corridor Area*

Natural Heritage System, Open Space & Constraints (Schedule 3) –
*Screening Area for the Cataraqui Region Conservation
Authority*

Existing Zoning: RU – Rural Zone
Proposed Zoning: C4 – Highway Commercial Zone

To view the uses permitted within the C4 – Highway Commercial Zone, Table 6.1 of Zoning By-law 050-2014 is attached as ***Schedule “B”*** for reference.

Site Characteristics of the Parcel to be created through severance and subject to the request for rezoning:

Total Area: 2.55 hectares
Frontage: 143.3 m on Stewart Blvd.
Depth: 182.9 m

The subject land is currently vacant with some areas of the site below the grade level of Stewart Blvd. It is partially occupied by a small wetland feature with some standing water. Vegetative cover is a combination of typical wetland vegetation and scrub brush.

Photos of the subject property are attached as ***Schedule “C”***.

Surrounding Land Use:

West/Northwest: Vacant lands which are zoned RU – Rural Zone
North/Northeast: Lands across Stewart Blvd. zoned RU – Rural Zone, are currently vacant, but are the subject of an Agreement which requires the extension of municipal water and sanitary sewer services along the Stewart Blvd. frontage.
South/Southeast: Lands to the south/southeast are zoned C4 – Highway Commercial Zone and are occupied by Home Hardware Building Centre.

Comments Received are summarized below and are attached as ***Schedule “D”***:

1. Steve Allen, Supervisor of Engineering, Environmental Services Department:
 - *Not opposed to the application.*

2. Conal Cosgrove, Director of Operations, Operations Department:
 - *A traffic impact study may be required at the Site Plan stage, depending upon the specific use proposed. Otherwise, Operations has no comments.*
3. Chris Dwyer, Chief, Brockville Fire Department:
 - *Future development should include the installation of fire hydrants and water services capable of supporting building fire sprinkler systems.*
4. Scott Fraser, Chief, Brockville Police Service
 - *Concerned with traffic safety, and agree that a traffic study may be required.*
5. Michael Dakin, Resource Planner, Cataraqui Region Conservation Authority
 - *Based on a site inspection of the on-site wetland, the feature would not fall within the criteria for CRCA regulation and therefore permit approvals would not be required. However, the CRCA wishes to be involved in the review of future development approvals to ensure adequate stormwater management.*
6. Walter H. Watt, Property Administrator, Trans-Northern Pipelines Inc.
 - *Trans-Northern's petroleum pipeline crosses the retained lands to the south, but there is no direct interaction with the lands which are subject to rezoning and consent, therefore Trans-Northern has no objection.*

Potential Issues for Discussion:

1. Appropriateness of the requested zoning.
2. Traffic.
3. Future development issues, if any.

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


A complete application for amendment to City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. There are no other financial considerations at this time.

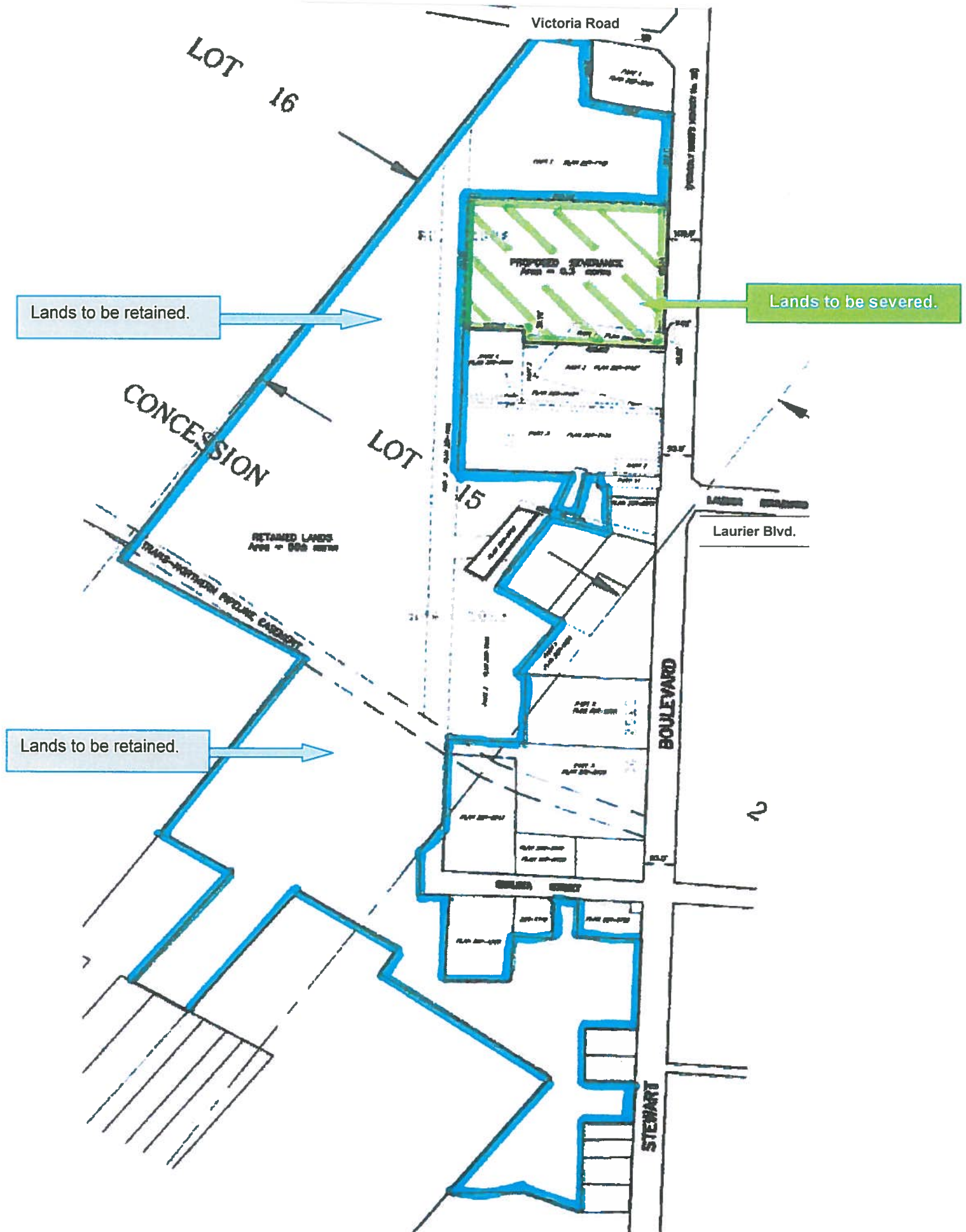
2014-097-09
Public Meeting - Proposed Amendment to Zoning By-Law 050-2014
Part Lot 15, Conc. 2, City Of Brockville
Owner: 121414 Canada Ltd.
Applicant: 534499 Ontario Limited
File: D14-001₍₀₅₀₋₂₀₁₄₎

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.


M. Pascoe Merkley, MCIP, RPP
Director of Planning


B. Casselman
City Manager



Schedule "B" to Report 2014-097-09

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an "X" is identified. Where an "E" is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2 ⁽²⁾	C3 ⁽²⁾	C4	C5	C6 ⁽³⁾
Residential Uses									
Apartment Dwelling as part of a Mixed Commercial/Residential Building (1)	X	X	X						
Apartment Unit (1)	X	X	X	X	X	X	X	X	X
Bed and Breakfast	X	X							
Dwelling Unit (1, 5)		X							
Group Home (1)	X	X							
Retirement Home	X	X							
Boarding/Rooming/Lodging House	X	X							
Non-Residential Uses									
A									
Adult Day Care	X	X	X	X	X	X	X	X	X
Arcade	X	X	X		X	X	X	X	X
Artist's Workshop	X	X	X	X	X	X		X	X
Assembly Hall	X	X			X	X	X		X
Auctioneer's Establishment						X	X		
Automobile Body Shop (1)							X		
Automobile Rental Agency	X	X				X	X		X
Automobile Repair Garage (1)	E					X	X		
Automobile Gas Bar (1)	E				E	X	X		
Automobile Sales Establishment (1)	E					X	X		X

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an “X” is identified. Where an “E” is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2 ⁽²⁾	C3 ⁽²⁾	C4	C5	C6 ⁽³⁾
Automobile Service Station (1)	E				E	X	X		
Automotive Trade Use						X	X		

B

Bakery	X				X				X
Bake Shop	X	X	X	X	X	X		X	X
Business and Professional Offices	X	X	X		X	X		X	X
Business Incubator/Accelerator	X	X	X		X	X		X	X
Business Service Establishment	X	X	X		X	X		X	X

C

Car Wash (as a principal use)						X	X		X
Catering Service	X	X	X		X	X	X		X
Clinic or Medical Office	X	X	X	X	X	X		X	X
Commercial Greenhouse						X	X		
Commercial Recreation Establishment	X	X	X		X	X	X	X	X
Commercial School	X	X	X		X	X			X
Commercial Use	X	X	X		X	X			X
Computer Service	X	X	X		X	X		X	X
Contractor's Establishment	X				X	X	X		X
Convenience Store	X	X	X	X	X	X	X	X	X
Courier Service	X		X		X	X	X		X

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an “X” is identified. Where an “E” is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2 ⁽²⁾	C3 ⁽²⁾	C4	C5	C6 ⁽³⁾
Custom Workshop	X	X	X		X	X			X

D, E

Day Nursery	X	X	X	X	X	X	X	X	X
Delicatessen	X	X	X	X	X	X		X	X
Department Store			X						X
Dry Cleaning Outlet	X	X	X	X	X	X		X	X
Dry Cleaning Plant			X		X	X		X	X

F

Factory Outlet									X
Farmer's Market	X	X	X			X	X		
Film, Television and Recording Studio	X	X	X		X	X			X
Financial Service	X	X	X		X	X		X	X
Flea Market					X	X	X		

G

Grocery Store	X	X	X		X	X		X	
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H

Health Club	X	X	X		X	X	X		X
High Technology Retail Store	X	X	X		X	X	X	X	X
Home Appliance Store	X		X		X	X	X	X	X(3)
Home Decorating Store	X		X		X	X	X	X	X(3)
Home Furnishing Store	X		X		X	X	X	X	X(3)
Home Improvement Store	X		X		X	X	X		X(3)

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an “X” is identified. Where an “E” is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2 ⁽²⁾	C3 ⁽²⁾	C4	C5	C6 ⁽³⁾
Hotel	X	X	X		X	X	X		X
I, J, K									
Industrial Equipment Sales, Service and Rental									X
Industrial and/or Automotive Supply						X	X		X
Industrial Mall									X
Industrial Service									X
Industrial Use, Light									X
L									
Large Format Retail Uses									X(3)
Laundromat	X	X	X	X	X	X		X	X
M, N									
Marina		X							
Marine Sales and Service		X				X	X		X
Medical Laboratory	X		X	X	X	X		X	X
Mixed Commercial/Residential Building (1)	X	X	X		X	X			
Motel					X	X	X		X
O									
Outside Storage (1) (as an accessory use)						X	X		X
P, Q									
Parking Lot/Parking Garage (as a principal use)	X	X	X						X

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an “X” is identified. Where an “E” is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2 ⁽²⁾	C3 ⁽²⁾	C4	C5	C6 ⁽³⁾
Supermarket	X		X		X	X	X		
Swimming Pool Sales and Service							X		X

T

Taxi Dispatch Office	X	X	X		X	X		X	X
Taxi or Vehicle Sharing Service Facility						X	X		
Testing or Research Laboratory									X
Theatre	X	X	X		X	X	X		X
Towing Service							X		
Transportation Depot			X			X	X		X

U

Undertaker's Establishment (4)	X	X				X	X		X
Used Automobile Sales Establishment (1)					X	X	X		

V

Veterinarian's Office	X			X	X	X		X	X
Vocational Training Centre	X	X	X		X	X	X	X	X

W, X, Y, Z

Warehouse							X		X
Wholesale Establishment	X		X		X	X			X

Schedule "C" to Report 2014-097-09



Views of Subject Property from Stewart Blvd.

Schedule "D" to Report 2014-097-09

Memorandum



File No. B10/14

Date: August 19, 2014

To: Lorraine Bagnell
Administrative Coordinator - Planning

From: Steven Allen, C.E.T., M.M.
Supervisor of Engineering

Subject: **APPLICATION FOR CONSENT AND REZONING – PROPERTY NORTH
OF 584 STEWART BLVD. – PART OF LOT 15 CON. 2 – 121414 CANADA
LTD. – FILE D14-000 (050-2014) & B10/14**

Environmental Services are not opposed to the application for consent to sever and rezone part of Lot 15, Concession 2 in the City of Brockville. This proposed severance would create a proposed lot 2.55 hectares in area and it would have its frontage on Stewart Blvd.

A handwritten signature in black ink, appearing to be "SEA", written over a horizontal line.

sea:SEA

Maureen Pascoe Merkley

From: Conal Cosgrove
Sent: Monday, August 25, 2014 9:09 AM
To: Maureen Pascoe Merkley
Cc: Lorraine Bagnell; Steve Allen
Subject: Proposed Amendment to Zoning By-law and Application for Consent - Stewart Boulevard, Part of Lot 15, Concession 2

Maureen

The Operations Department may request a traffic impact study at the site plan stage, depending upon the specific proposed commercial use. We have no other comments with respect to this application.

Conal Cosgrove, P.Eng.
Director of Operations
City of Brockville

Maureen Pascoe Merkley

From: Chris Dwyre
Sent: Monday, August 25, 2014 3:43 PM
To: Maureen Pascoe Merkley
Cc: Renny Rayner; Greg Healy
Subject: RE: EDP Report - Public Meeting - Stewart Blvd.

Good afternoon Maureen,

Regarding any proposed development along the Stewart Blvd. corridor situated north of the Laurier Blvd intersection the Fire Department would have concerns with water services for fire suppression purposes.

As this area is not presently serviced we would propose that any future development include the installation of fire hydrants and water services capable of supporting building fire sprinkler systems.

Regards,
Chris Dwyre
Fire Chief

Maureen Pascoe Merkley

From: Scott Fraser <sfraser@brockvillepolice.com>
Sent: Monday, August 25, 2014 5:03 PM
To: Maureen Pascoe Merkley
Subject: Re: EDP Report - Public Meeting - Stewart Blvd.

Hi Maureen....i agree with Conals comments regarding a traffic study. I know there is a plan to widen the roadway and our only concern would relate to traffic safety.

Scott

Maureen Pascoe Merkley

From: Michael Dakin <mdakin@crca.ca>
Sent: Friday, June 06, 2014 11:37 AM
To: walker@1000islandstoyota.com
Cc: Maureen Pascoe Merkley
Subject: RE: CRCA Site Inspection

For reference, the subject property discussed in my previous email has the following address:

Part Lot 15, Conc. 2
 570-572 STEWART BLVD
 ASSESSMENT ROLL#: 08020300751470000000



Michael Dakin

Resource Planner

Cataraqui Region Conservation Authority

Visit us on the Web: www.crca.ca

From: Michael Dakin [<mailto:mdakin@crca.ca>]
Sent: Friday, June 06, 2014 11:34 AM
To: 'walker@1000islandstoyota.com'
Cc: Maureen Pascoe Merkley (MPascoeMerkley@brockville.com)
Subject: RE: CRCA Site Inspection

Mr. Walker,

I was able to visit the site on Monday (June 6, 2014) and completed a fairly thorough site inspection to determine whether or not the wetland feature at the site would fall within the criteria for CRCA regulation under Ontario Regulation 148/06. Based on my visit and review of aerial imagery and mapping, the wetland, as it exists today, does not meet the minimum size criteria (0.5 ha) nor is it hydrologically connected with a watercourse or other waterbody. As such, the wetland would not be subject to regulation by the CRCA.

The feature was likely quite larger in extent in the past. However, previous site alteration (filling) has significantly reduced the size of the wetland. Today, it exists as a small swamp with a central core of standing water and established wetland vegetation with a number of "fingers" on the periphery of it, which are seasonally flooded. The feature does provide a hydrologic function in that it acts as storage for local run-off from both the subject property and for run-off from the adjacent Home Hardware development (584 Stewart Boulevard). Because of this, it is important that any future site alteration and development must be done in a way that continues to allow for run-off storage both from the site and from adjacent properties. Specifically, adequate stormwater management must be provided in support of future development.

While the CRCA will not require permit approvals for development activity on the property, we will request to the City to be involved in the review of future development proposals in order to ensure the above is achieved. To this point, we strongly recommend consultation with this office prior to undertaking site alteration activities.

I trust this information is of assistance at this time. I have copied Ms. Pascoe Merkley from the Brockville Planning Department on this email so she is aware that the feature is not regulated but that CRCA staff should continue to be circulated on any development applications on or near the site.

Please contact me should you have any questions.

Best regards,

Mike



Michael Dakin

Resource Planner

Cataraqui Region Conservation Authority

Visit us on the Web: www.crca.ca

From: Michael Dakin [<mailto:mdakin@crca.ca>]

Sent: Friday, May 30, 2014 11:33 AM

To: 'walker@1000islandstoyota.com'

Subject: CRCA Site Inspection

Rick,

I'm not going to be able to make it out to the site today as a number of other commitments conflict with me being able to get out of the office. I'm now planning to make it out to the site first thing Monday and will follow-up with you and the City of Brockville thereafter.

Sorry for the delay. I was looking forward to getting out of the office on this nice Friday.

Best regards,

Mike



Michael Dakin

Resource Planner

Cataraqui Region Conservation Authority

1641 Perth Road, PO Box 160, Glenburnie ON, K0H 1S0

Phone: (613) 546-4228 ext. 228 - Fax: (613) 547-6474

Toll Free for Area code (613): 1-877-956-2722

Visit us on the web: www.crca.ca

www.cleanwatercataraqui.ca

www.cataraquitrail.ca

Follow us on:





**Trans-Northern Pipelines Inc.
Pipelines Trans-Nord Inc.**

OPERATOR OF ALBERTA PRODUCTS PIPE LINE LTD.

wwatt@tnpi.ca

2014-08-15

Director of Planning
City Hall
One King Street West
P.O. Box 5000
Brockville, Ontario K6V 7A5



Notice of Zoning Amendment Application, File D14-001 (050-2014)
Notice of Application for Consent to Sever
Pt. Lot 15, Conc. 2, Incl. Pt. 2, Plan 28R-8102, being Pt. PIN 44184-0165
TNPI Ref.: MP-27, R/W-11, -12, 121414 Canada Ltd.

Thank you for notice of the subject applications. I confirm that Trans-Northern's petroleum products transmission pipeline crosses the lands to be retained more or less as shown on the sketch provided, roughly 400 m south of the lands to be severed and rezoned.

As it does not appear there will be any direct interaction with the pipeline right-of-way, Trans-Northern has no objection to the consent or rezoning. Trans-Northern would nevertheless hope to be informed of future applications concerning the lands to be retained.

Thank you again for including Trans-Northern in your consultation.

Yours very truly,

Walter H. Watt
Property Administrator

WHW/ww

TORONTO

310-45 Vogell Road
Richmond Hill ON L4B 3P6
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FAX (905) 770-8675

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