



Economic Development and Planning Committee

Tuesday, September 3, 2013, 6:00 pm.
City Hall, Council Chambers

Committee Members

Councillor M. Kalivas, Chair
Councillor J. Baker
Councillor T. Blanchard
Councillor M. McFall
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

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PUBLIC MEETING AGENDA

Item

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1. 2013-099-09
Proposed Amendment to Zoning By-law
194-94, Part Lot 31, Block 34, Plan 67,
67 Church Street, City of Brockville
Owner: Peter S. Shepherd

THAT Report 2013-099-09 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.

26 Aug2013

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 03 SEPTEMBER 2013

2013-099-09

**PROPOSED AMENDMENT TO ZONING BY-LAW
194-94, PART LOT 31, BLOCK 34, PLAN 67,
67 CHURCH STREET, CITY OF BROCKVILLE
OWNER: PETER S. SHEPHERD
FILE: D14-168**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
J. FAURSCHOU
PLANNER I**

RECOMMENDATION:

THAT Report 2013-099-09 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 194-94.

BACKGROUND:

The property known municipally as 67 Church Street currently permits, for a temporary period of three (3) years, expiring on 26 October 2013, a five (5) room boarding house and one (1) bachelor apartment occupied by the owner of the property. The details of the existing T-R4-X2-5 Zone are:

“T-R4-X2-5 Zone (67 Church Street, Amending By-law 068-2010)

The uses permitted in the T-R4-X2-5 Zone shall be a maximum of one (1) owner-occupied bachelor dwelling unit and five (5) rental rooms within the definition of a "Boarding/Rooming/Lodging House" only.

The zone provisions for the T-R4-X2-5 Zone shall be the same as the zone provisions for the R4 Zone, save and except for the following zone provisions:

Minimum Lot Area	232 m ² (2,500 sq.ft.)
Minimum Landscaped Open Space	4%
Minimum On-Site Parking	2 spaces
Minimum 90° On-Site Parking Space Length	5.4 m

The T-R4-X2-5 Zone shall be in effect for a three (3) year period commencing on October 26, 2010 to October 25, 2013, in accordance with Section 39 of the Planning Act, R.S.O. 1990.”

With respect to the history of the temporary zoning for the subject property, four (4) previous applications were submitted and in all cases a temporary zoning was

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67 Church Street, City of Brockville
Owner: Peter S. Shepherd
File: D14-142

subsequently approved. The initial temporary zoning for this use was ordered into place following a hearing held by the Ontario Municipal Board in 2000.

Mr. Peter Shepherd, owner of the subject property, has submitted an application for amendment to City of Brockville Zoning By-law 194-94 which would, if approved, permit the use of the subject property (as outlined above) to continue for a further three (3) year period.

ANALYSIS:

A "key map" showing the location of the subject property is attached as **Schedule "A"** to this report.

Official Plan Designation:	Neighbourhood Area
Existing Zoning:	T-R4-X2-5 Zone
Proposed Zoning:	T-R4-X2-5 Zone (continuation of temporary use for further three (3) year period)

Site Characteristics:

Frontage (Church Street):	10.4 m (34.05 feet)
Depth (average):	25 m (82 feet)
Site Area:	233.4 sq.m. (2,512.4 sq.ft.)

The site is improved with a three storey attached dwelling with a shared driveway and two (2) parking spaces.

Surrounding Land Uses:

North:	St. Francis School and St. Francis Xavier Church - I1 Zone, and the Marguerita Residence - R9 Zone, on the north side of Church Street.
East:	Low density residential uses on the south side of Church Street - R4 Zone.
South:	Low density residential uses on the north side of George Street - R4 Zone.
West:	Low density residential uses on the south side of Church Street - R4 Zone.

Comments Received:

1. Operations Department: No comments with respect to the application.
2. Environmental Services: Not opposed to the application.

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3. Fire Prevention: No Fire Safety concerns.
4. Building Services Division: No Building Division concerns.
5. Ms. Kathleen Merriman, 417 King Street West, no objections.

Potential Issues for Discussion:

1. Neighbourhood impact, if any.
2. Appropriateness of continuing the temporary use for three (3) year period.
3. Expiration date and path forward.

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.



M. Pascoe Merkley
Director of Planning



B. Casselman
City Manager



Jonathan Faurschou, Planner I

SCHEDULE "A" – Report 2013-099-09

67 Church Street – Rezoning – extension of temporary use

