

THE CORPORATION OF THE CITY OF BROCKVILLE

By-Law Number 105-2005

*By-law to Adopt Official Plan Amendment Number 73
to the Official Plan for the City of Brockville
(10 John Street and 31 Saint Paul Street - File 266-73)*

WHEREAS the Council for the Corporation of the City of Brockville deems it 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. 73 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Amendment No. 73 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 8th Day of November, 2005



Mayor



Clerk

SCHEDULE "A" - BY-LAW 105-2005

AMENDMENT NO. 73 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. 73 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 redesignate lands described as Block 30, Part Lot 46 and 47, Plan 67, being Parts 12 to 15, Reference Plan 28R-7984, (10 John Street) City of Brockville, County of Leeds; and Block 30, Part of Lots 37, 38, 39, 40, 41, 42, 43, 46 and 47, Plan 67, being Parts 16 to 18, Reference Plan 28R-7984, and Part 2 on Reference Plan 28R-7455, (31 Saint Paul Street) City of Brockville, County of Leeds, from Commercial Downtown to Residential to allow for the development of a multiple unit residential condominium building with associated parking.

SECTION 3. LOCATION

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

Item (1) Schedule "A" - Future Land Use, will be modified by this amendment to redesignate lands with municipal address 10 John Street and 31 Saint Paul Street from Commercial Downtown to Residential.

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1 The lands which are the subject of Amendment No. 73 to the Official Plan for the City of Brockville are located in the downtown area of Brockville, south of King Street West (Brockville's main street) and north of Water Street. The neighbourhood is a mix of commercial and residential uses, with a municipal parking lot to the south and the Brockville Arts Centre to the west.

Mr. Peter Hoogendam, acting as Agent for Reliable Furniture and Appliances Brockville Ltd., owner of the subject lands with municipal address 10 John Street and 31 Saint Paul St., has submitted applications for amendment to the Official Plan for the City of Brockville and to Zoning By-law 194-94.

The proposed Amendment to the Official Plan for the City of Brockville would, if approved, allow the lands with municipal address 10 John Street and 31 St. Paul Street to be redesignated to allow for residential development. The amendment to the Official Plan proposes to redesignate the subject lands from Commercial Downtown to Residential.

Concurrently, Zoning By-law 194-94 is requested to be amended to change the existing C2D-General Commercial Downtown Zone on the lands with municipal address 10 John Street and 31 Saint Paul Street to a R5-Multiple Residential Zone to allow for the reuse and expansion of the existing two storey building at 10 John Street for a multiple residential condominium, with the vacant lands on Saint Paul Street to be developed for associated parking.

While residential uses are to be encouraged in this area per Official Plan policy 7.2.2.7, given the nature of the redevelopment, whereby a three (3) storey apartment style building is to replace the existing commercial building and use, a redesignation to Residential is more appropriate. This redesignation would still be consistent with the general intent of the Official Plan to support the commercial core by increasing opportunities for residential use in close proximity.

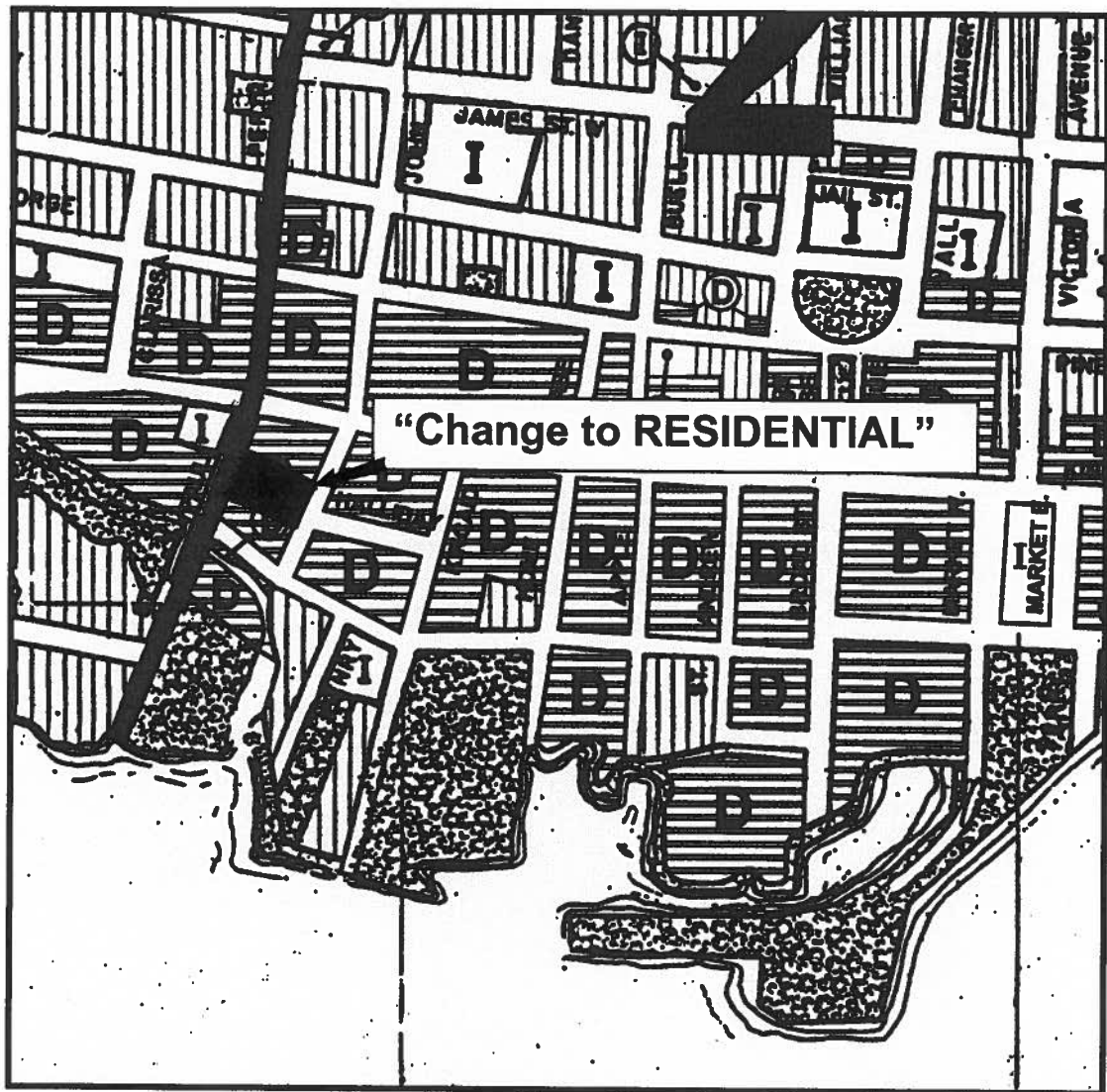
SECTION 5. THE AMENDMENT

5.1 Details of the Amendment

The Official Plan is amended as follows and as shown on Sketch "A" hereto attached.

Item 1

Schedule "A" - Future Land Use, to the Official Plan is amended to redesignate lands described as Block 30, Part Lot 46 and 47, Plan 67, being Parts 12 to 15, Reference Plan 28R-7984, (10 John Street) City of Brockville, County of Leeds; and Block 30, Part of Lots 37, 38, 39, 40, 41, 42, 43, 46 and 47, Plan 67, being Parts 16 to 18, Reference Plan 28R-7984, and Part 2 on Reference Plan 28R-7455, (31 Saint Paul Street) City of Brockville, County of Leeds, from Commercial Downtown to Residential, said lands being shown on Schedule "1" to Official Plan No. 73 hereto annexed as "Change to Residential".



SKETCH "A" TO OPA No. 73
10 John Street and 31 Saint Paul Street