

**THE CORPORATION OF THE CITY OF BROCKVILLE
BY-LAW NO. 63 - 2001**


**BEING A BY-LAW TO ADOPT OFFICIAL PLAN AMENDMENT NUMBER 50
TO THE OFFICIAL PLAN FOR THE CITY OF BROCKVILLE
(580, 590 and 594 King Street West, Brockville - File 266-50)**

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.

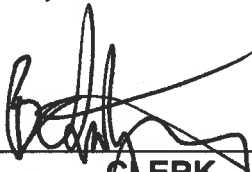
**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF
BROCKVILLE ENACTS AS FOLLOWS:**

1. THAT Amendment No. 50 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Amendment No. 50 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
10TH DAY OF JULY, 2001**



MAYOR



CLERK

SCHEDULE "A" TO BY-LAW 63 - 2001 AMENDMENT NO. 50 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. 50 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 the subject properties from Commercial Highway to Commercial General to expand the range of commercial uses.

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 the subject properties from Commercial Highway to Commercial General.

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1 The proposed amendment was initiated by the owners of the 580, 590 and 594 King Street West to allow for a wider range of commercial uses for their respective properties, which are located on the north side of King Street West, approximately one (1) kilometre west of the Central Business District. The two (2) properties have been utilized for many years as automobile sales establishments, specifically, Doyle Chevrolet Oldsmobile Cadillac Ltd. and 1000 Islands Toyota, the latter of which is relocating to new premises to be developed on Stewart Blvd. north of Highway 401.

Currently, the Official Plan designates the subject properties as Commercial Highway. The amendment would redesignate the subject properties to Commercial General which would provide for a broader range of commercial uses, allowing for additional commercial opportunities which are currently not permitted for these locations.

The additional commercial uses would be specifically established through the zoning being requested for the properties, which is the C2A-General Commercial Arterial Zone as identified in Zoning By-law 194-94, as amended. In addition to highway commercial types uses, the C2A Zone permits business and professional offices, clinics, service uses, and other commercial establishments which could serve both the surrounding residential areas as well as the broader market from this location on a major arterial road.

Future occupancies for either of the subject properties may continue to be similar, highway commercial types uses, given that both sites have been developed for automotive uses, with substantial paved parking available and service bays within the respective buildings. However, other occupancies may find the site(s) desirable for alternative commercial uses.

Given the distance from the Central Business District, the nature of the current improvements and the limited size of the sites, the requested change is likely to have little impact on the viability and economic health of the downtown core, nor on the planned function of the other commercial areas.

SECTION 5. THE AMENDMENT

- 5.1 Details of the Amendment

The Official Plan is amended as follows.

Item 1 Schedule "A" - Future Land Use, to the Official Plan is amended to redesignate lands known municipally as 580, 590 and 594 King Street West to Commercial General, as per Schedule "1" attached.