



## Economic Development and Planning Committee

Tuesday, October 1, 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

## ***PUBLIC MEETING AGENDA***

### **Item**

1. 2013-110-10  
Proposed Amendment to Zoning By-law 194-94  
260 King Street West, City of Brockville  
Owner: McKercher Holdings Limited  
Agent: Cathy Couture & Nancy Ker

*THAT Report 2013-110-10 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.*

**20September2013**

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC  
MEETING - 01 October 2013**

**2013-110-10**

**PROPOSED AMENDMENT TO ZONING  
BY-LAW 194-94, 260 KING STREET WEST  
CITY OF BROCKVILLE  
OWNER: MCKERCHER HOLDINGS LIMITED  
AGENT: CATHY COUTURE & NANCY KER  
FILE: D14-169**

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

**RECOMMENDATION:**

THAT Report 2013-110-10 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 260 King Street West is zoned C2D - General Commercial Downtown Zone. Since 2007, under a site-specific zoning, a chip wagon has been permitted as a temporary use on the subject lands. The approval for the temporary use expired on 24 August 2013; therefore, the permission for the chip wagon is no longer in effect and the zoning on the subject property has reverted back to a C2D-Commercial Downtown Zone.

The details of the site specific zone, which expired on 24 August 2013, are attached as **Schedule "A"** to this report for information purposes.

McKercher Brothers Holdings Limited, owner of the subject lands has authorized Ms. Cathy Couture and Ms. Nancy Ker to submit an application for amendment to City of Brockville Zoning By-law 194-94 to reinstate a site specific zoning on the subject lands to allow a chip wagon as a temporary use for a three (3) year period.

Ms. Couture and Ms. Ker purchased the chip wagon from Mr. Massey. It has been operating beside 260 King Street West since the fall of 2007.

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Proposed Amendment To Zoning By-Law 194-94, 260 King Street West, City Of Brockville

Owner: McKercher Brothers Holdings Limited

Applicant: Cathy Couture &amp; Nancy Kerr

File: D14-169

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## ANALYSIS

A sketch indicating the location of the chip wagon at 260 King Street West is attached as **Schedule "B"** to this report.

### Zoning and Official Plan Information:

Official Plan Designation: Downtown and Central Waterfront Area

Existing Zoning: C2D Zone - General Commercial Downtown Zone

Proposed Zoning: C2D – General Commercial Downtown Special Exception Zone (to permit a chip wagon as a temporary use)

### Site Characteristics:

Frontage (King Street West): 30.5 m (100.06 feet)  
 Depth (average): 61.4 m (201.4 feet)  
 Site Area: 1,872.6 m<sup>2</sup> (0.46 acres)

The subject site is only a portion of the lands to which the former temporary zoning applied, as a severance has occurred under Consent File B04/11, creating a separate parcel east of the main parcel with municipal address 260 King Street West (Leon's Furniture Store).

### Surrounding Land Uses:

North: Former Anglican Church zoned C2D-X1-1 General Commercial Downtown Special Exception Zone.

East: Seniors' apartment building on Clarissa Street, zoned R8-X1-1 Zone.

Single family residential dwelling (11 Clarissa Street), zoned C2D - General Commercial Downtown Zone.

Convenience store and gas bar at the north east corner of Clarissa Street and King Street West, zoned C2D - General Commercial Downtown Zone.

South: LOEB Store with associated parking, zoned C2D - General Commercial Downtown Zone.

West: Brockville Gymnastics Academy (west side of Gilmour Street) and Rotary Park, zoned Open Space Zone.

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Comments Received:

1. Conal Cosgrove, Director of Operations: no concerns.
2. Steve Allen, Supervisor of Engineering: no concerns.
3. Brent Caskenette, Planning Department, Building and By-law Services Division: no concerns.

Potential Issues for Discussion:

1. Appropriateness of continuing the temporary use for a chip wagon at this location.
2. Impact on neighbourhood/downtown.
3. Landscaping requirements

**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, MCIP, RPP  
Director of Planning



Andrew McGinnis, MCIP, RPP  
Planner II



B. Casselman  
City Manager

**SCHEDULE "A" TO REPORT 2013-110-10****u) T-C2D-X1-1 Zone (260 King Street W. – Amending By-laws 088-2007 and 066-2010)**

In addition to the uses permitted in the C2D-General Commercial Downtown Zone, a Chip Wagon shall be permitted as a temporary use in the T-C2D-X1-1 Zone for a period of three (3) years ending August 24, 2013, in accordance with Section 39 of the Planning Act, R.S.O. 1990.

No additional accessory storage structures or vehicles for the chip wagon shall be permitted.

Landscaping in the form of a minimum of two (2) planter boxes shall be provided adjacent to the south and east faces of the Chip Wagon.

**v) C2D-X1-1 Zone (Part of Lot 23, Block 44, Plan 67 - south west corner of George Street and Clarissa Street - Amending By-law 050-2011)**

The uses permitted in the C2D-X1-1 Zone shall be:

Artist's Workshop	Health Club	Seasonal Use
Assembly Hall	High Technology Retail Store	Senior Citizens Day Care
	Home Appliance Store	Service and Repair Shop
Bakery	Home Decorating Store	Service Use
Bake Shop	Home Furnishing Store	Sub Post Office
Business/Professional Offices	Home Improvement Store	
Business Incubator		Theatre
Business Service Establishment	Micro Brewery	
	Museum/Art Gallery	Undertaker's Establishment
Catering Service		
Church	Offices of Architects, Engineers, Planners, Surveyors	Veterinarian's Office
Clinic		Vocational Training Centre
Commercial School	Personal Service Establishment	Video Rental Establishment
Commercial Use	Photographic Establishment	
Computer Design and Development Facility	Photographic Service	Workplace Day Nursery
Computer Service	Printing Establishment	
Contractor's Establishment	Private Club	
Custom Workshop		
	Radio and Television Studio	
Data Processing Centre	Research and Development Est.	
Day Nursery	Restaurant - Eat-In	
Dental Laboratory	Restaurant - Take-Out	
Delicatessen	Restaurant - Outdoor Patio	
	Retail Store	
Farmer's Market		
Film and Recording Studio		

For purposes of the C2D-X1-1 Zone, a "museum" shall be defined as "a public art gallery or a public archives".

For purposes of the C2D-X1-1 Zone, a "micro brewery" shall be defined as "a craft brewing operation that may include a restaurant, tasting room, and public tours. The craft brewing operation process water, malt, hops, and yeast into beer or ale by mashing, cooking, and fermenting."

# SCHEDULE "B" TO REPORT 2013-110-10

