



Economic Development and Planning Committee

Tuesday, September 6, 2016, 6:00 pm
City Hall, Council Chambers

Committee Members

Councillor P. Deery,
Chair
Councillor L. Bursey
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

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1. 2016-115-09
Proposed Amendment to Zoning
By-law 050-2014, 12 Victoria Avenue
Owners: Ian & Mary Jean McFall
Applicant: Brian Kendel

THAT Report 2016-115-09 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.

10 - 17

2. 2016-116-09
Proposed Amendment to Official Plan and
Zoning By-law 050-2014
800 Stewart Boulevard, Brockville
Owner: Pentecostal Assemblies of Canada
(Highway Pentecostal Church)
Applicant: Brockville Montessori School

THAT Report 2016-116-09 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.

29Aug2016

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 06 Sept 2016

2016-115-09

PROPOSED AMENDMENT TO ZONING
BY-LAW 050-2014, 12 VICTORIA AVENUE
OWNERS: IAN & MARY JEAN MCFALL
APPLICANT: BRIAN KENDEL
FILE: D14-015₍₀₅₀₋₂₀₁₄₎

M. PASCOE MERKLEY
DIRECTOR OF PLANNING
ANDREW MCGINNIS
PLANNER II

RECOMMENDATION

THAT Report 2016-115-09 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

Mr. Brian Kendal, agent for the owners of lands described as Lot 11, Part of Block 31, Plan 67, City of Brockville, County of Leeds, has submitted an application for amendment to City of Brockville Zoning By-law 050-2014. The lands which are the subject of the application are located at 12 Victoria Avenue on the west side of Victoria Avenue and south of Victoria Lane, as shown on **Schedule "A"** attached hereto. The Application for Amendment to Zoning By-law 050-2014 seeks to rezone this parcel from R4 – General Residential Zone to MD – Mixed Use Downtown Zone to facilitate development of a Commercial Office for an Interior Design Business.

ANALYSIS

Zoning and Official Plan Information:

Official Plan:	Downtown and Central Waterfront Area – Transitional Area, within the Mixed-Use Node.
Existing Zoning:	R4 – General Residential Zone
Proposed Zoning:	MD – Mixed Use Downtown Zone

Site Characteristics:

Total Area: 287.99 m²
Frontage (Victoria Ave): 15.24 m
Frontage (Victoria Lane): 18.89 m

The subject land is currently occupied by a 3 storey brick structure and small parking area for two vehicles, accessed off Victoria Lane. The property is currently used as a single detached dwelling.

Photos of the subject property are attached as ***Schedule "B"***.

Surrounding Land Use:

North: Lands to the north are zoned R4 – General Residential Zone and are occupied by a Residential Tri-plex.
South: Lands to the south are zoned MD – Mixed Use Downtown Zone and are occupied by Spitfire Café and an owner-occupied residential dwelling unit.
East: Lands across Victoria Avenue are zoned MD – Mixed Use Downtown Zone and are occupied by Residential Dwellings containing multiple units.
West: Lands to the west are zoned MD – Mixed Use Downtown Zone and are occupied by Commercial Uses fronting on King Street.

Comments Received are summarized below and are attached as ***Schedule "C"***:

1. Brent Caskenette, Chief Building Official
 - No concern with the application at this time.
2. Greg Healy, Chief Fire Prevention Officer
 - No concern provided that a Change of Use Permit is obtained and also a Building Permit to separate the commercial from the residential occupancy.
3. Steve Allen, Supervisor of Engineering, Environmental Services Department:
 - No concern

Potential Issues for Discussion:

1. Appropriateness of the requested zoning.
2. Potential development issues, if any, concerning additional commercial uses other than a Business and Professional Office.

POLICY IMPLICATIONS

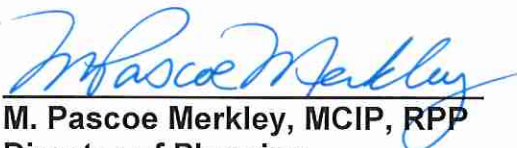
The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report which will include review and consideration of policies that are relevant to the requested amendment.

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.

CONCLUSION

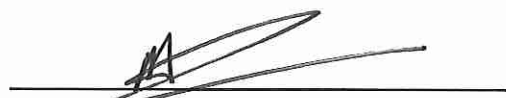
A Report on this matter, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.



M. Pascoe Merkley, MCIP, RPP
Director of Planning



Andrew McGinnis, MCIP, RPP, Dipl.M.M.
Planner II



B. Casselman
City Manager



SURVEYOR'S CERTIFICATE

I hereby certify that:

1) The survey and plan are correct and in accordance with THE
SURVEYORS ACT and THE REGISTRAR'S ACT and the regulations
made thereunder.

2) The survey was completed on the 22nd day of January, 1978.

[Signature]

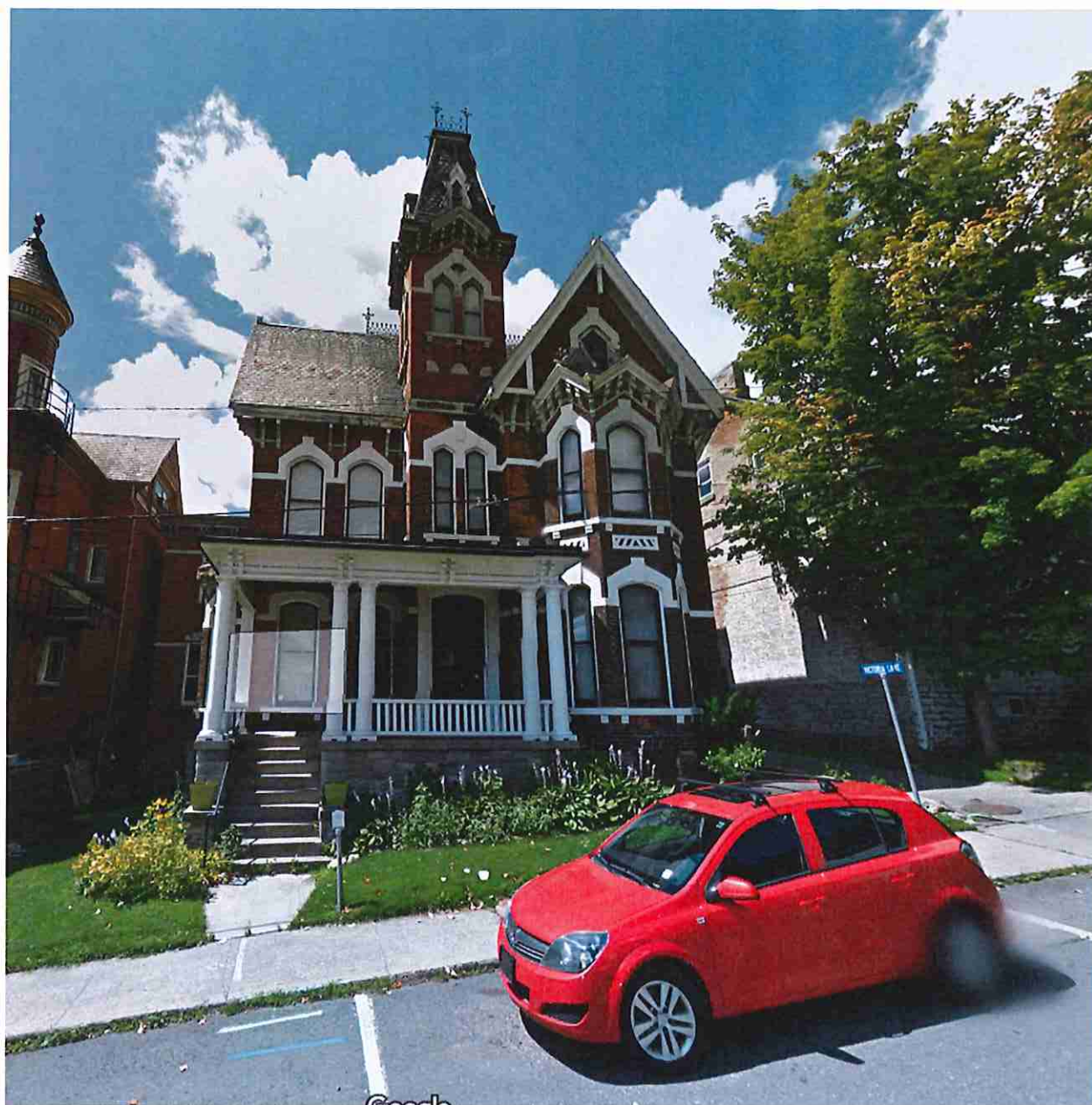
January 27th 1978.

M. H. WALDEN
District and Manager

R. F. MUCKLESTONE LIMITED
CHIEF SURVEYOR
10 King Street East, Brockville, Ontario

Order No. 75-6-61.

SCHEDULE "B" TO REPORT 2016-115-09



Andrew McGinnis SCHEDULE "C" TO REPORT 2016-115-09

From: Brent Caskenette
Sent: August-26-16 11:16 AM
To: Andrew McGinnis
Subject: RE: Applications

Andrew – no concerns with either application at this time.

Brent

Brent B. Caskenette, CBCO
 Chief Building Official
 City of Brockville
 Planning Dept. – Building & By-Law Services Division
 613-342-8772 Ext. 4441
 Email: bcaskenette@brockville.com

From: Andrew McGinnis
Sent: August 25, 2016 3:27 PM
To: Brent Caskenette; Steve Allen; Conal Cosgrove; Greg Healy; Scott Fraser Police Chief
Cc: Ghislain Pigeon; Sandra MacDonald; Bob Casselman; David Paul; David Dick
Subject: Applications
Importance: High

<< File: D14-015 - 12 Victoria Ave - Internal Circ.pdf >> << File: D09-05 and D14-016 - 800 Stewart - Internal Circ.pdf >>

Sorry for the short notice and request for comments on the following attached applications:

1. D14-015 – 12 Victoria Avenue – Zoning By-law Amendment
2. D09-05 and D14-016 – 800 Stewart Boulevard – Official Plan Amendment and Zoning By-law Amendment

Please provide your comments **by August 29, 2016**.

If you have any questions with respect to the applications, please contact me.

Andrew McGinnis

Andrew McGinnis, MCIP, RPP, Dipl.M.M.
 Planner II, City of Brockville
 Mail: One King Street West, P.O.Box 5000, Brockville, ON K6V 7A5
 Tel. 613.342.8772, ext. 4421
 Fax. 613.498.2793
 Email: amcginnis@brockville.com



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MEMO



DATE: August 29, 2016

MEMO TO: Andrew McGinnis, Planner II

FROM: Greg Healy, Chief Fire Prevention Officer

RE: 12 Victoria Ave. – Proposed Zoning Amendment
File No. D14-15

After reviewing the proposed amendment, the Fire Department has no concerns provided that a Change of Use Permit is obtained and also a Building Permit to separate the commercial from the residential occupancy.


GH/lm

Copy to: M. Tyo, Fire Prevention Officer

Memorandum



File No. D14-015

Date: August 29, 2016

To: Andrew McGinnis, MCIP, RPP, Dipl. M.M.
PlannerII

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

Subject: **Application for Amendment to Zoning for By – Law 050-2014,
12 Victoria Avenue, City of Brockville.**

The Environmental Services Department has reviewed the request for a zoning by-law amendment dated August 29, 2016 that would allow for the conversion of the existing site from a "R4- General Residential Zone to MD-Mixed Use Downtown Zone" and we are not opposed to the application.

A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line.

29 August 2016 -

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 06 SEPTEMBER 2016

2016-116-09

**PROPOSED AMENDMENT TO OFFICIAL PLAN
AND ZONING BY-LAW 050-2014**

800 STEWART BOULEVARD, BROCKVILLE

**OWNER: PENTECOSTAL ASSEMBLIES OF CANADA
(HIGHWAY PENTECOSTAL CHURCH)**

APPLICANT: BROCKVILLE MONTESSORI SCHOOL

FILE: D09-05 & D14-016₍₀₅₀₋₂₀₁₄₎

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

RECOMMENDATION

THAT Report 2016-116-09 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 the Official Plan for the City of Brockville and for Application for Amendment to City of Brockville Zoning By-law 050-2014.

BACKGROUND

The subject property, 800 Stewart Boulevard, was originally developed in 1986 as the Highway Pentecostal Church. The current use of the building is as the Highway Pentecostal Church.

An Application for Amendment to City of Brockville Zoning By-law 050-2014 was submitted by Mary Jane Leslie – Brockville Montessori School, acting as Agent for the property Owner, Pentecostal Assemblies of Canada, for lands legally described as Concession 2, Part of Lot 16, Parts 1 to 3, RP 28R-3242, City of Brockville, County of Leeds at 800 Stewart Boulevard.

The subject land is designated as “Institutional” with a site specific policy allowing for a place of worship only. The application for amendment to the Official Plan would, if approved, amend the policy such that a private school and a day nursery would also be permitted within the existing building.

The application for amendment to Zoning By-law 050-2014 would, if approved, change the I1-3 General Institutional Special Exception Zone allow for a private school and a day nursery as permitted uses in addition to a church.

ANALYSIS

Zoning and Official Plan Information:

Official Plan: "Institutional Area" with a "Site Specific Policy Area 4.8.4.1" allowing for a place of worship only.

Proposed
 Official Plan: "Institutional Area" with amended "Site Specific Policy Area 4.8.4.1" allowing for a "Place of Worship", "Day Nursery" and "Private School" only.

Existing Zoning: I1-3 General Institutional Special Exception Zone

Proposed Zoning: I1 - General Institutional Special Exception Zone to permit a Place of Worship, a Day Nursery and a Private School without the requirement of being connected to municipal services.

Site Characteristics:

The subject property is located on the west side of Stewart Boulevard approximately mid-way between Victoria Road to the south and Centennial Road to the north. The total lot area is approximately 4.37 hectares (10.8 acres). The property is occupied by the Highway Pentecostal Church. The site is serviced by private services (holding tank and private well) approved by the Lanark, Leeds and Grenville District Health Unit.

Schedule "A" to this report is a site plan of the subject property. **Schedule "B"** to this report is a photograph from Stewart Boulevard of the frontage of the subject property.

Surrounding Land Use:

North: Lands located to the north are zoned RU-6 Zone and RU-Rural Zone; occupied by Ford Electric, including a dwelling, and a single detached dwelling, respectively.

East: Lands located to the east (opposite side of Stewart Boulevard) are zoned RU-Rural Zone; occupied by residential dwellings.

West: Lands located to the west are zoned RU-Rural Zone; primarily vacant interior lands and for residential dwellings fronting on Victoria Road.

South: Lands located to the south-west are zoned RU-Rural Zone; primarily vacant interior lands and primarily residential dwellings fronting on Victoria Road.

Lands located to the south-east are vacant and zoned C4-3 Highway Commercial Special Exception Zone to allow for a future "Automobile Sales Establishment".

Comments Received (See Schedule "C"):

Departments and Agencies:

1. Planning Department - Building Services Division, B Caskenette, CBO:
"No concerns."
2. Environmental Services Department, S. Allen, Supervisor of Engineering:
"...not opposed to the application."
3. Fire Prevention Office – Greg Healy, Chief Fire Prevention Officer
"...no concerns. However, due to the proposed use of the property Fire Code requirements may apply, therefore an inspection by this Department should be carried out prior to occupancy."
4. Economic Development – David Paul, Director of Economic Development
"...is supportive of the 800 Stewart Blvd. application..."
5. Ministry of Tourism Culture and Sport – Robert Von Bitter.
"No reported archaeological sites are showing up in the immediate vicinity of that location".
6. Leeds, Grenville & Lanark District Health Unit – Courtney Shaffer, Public Health Inspector, Infectious Disease Program:
 See attached letter (received August 4, 2016):
 - Inspection and regulation and potential for additional requirements under O. Reg. 170 of the Safe Drinking Water Act.
 - Required compliance with O. Reg. 562 Food Premises Regulation of the Health Protection and Promotion Act.

Potential Issues for Discussion:

1. Appropriateness of the requested zoning.
2. Suitability of lands with private services for proposed uses.

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

Complete applications for amendment to the Official Plan and to City of Brockville Zoning By-law 050-2014 have been received, including all applicable fees. There are no other financial considerations 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.



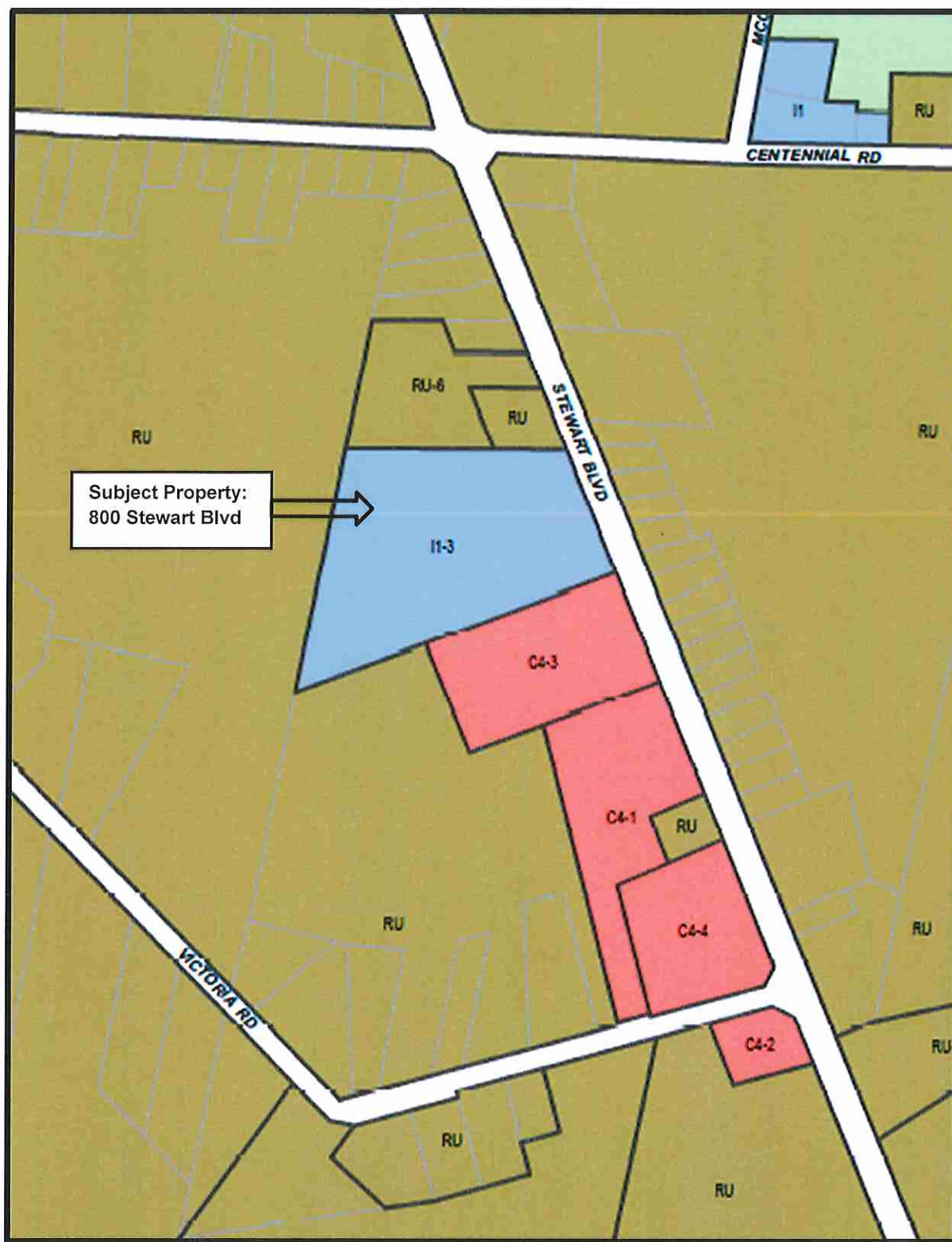
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Director of Planning

J. Faurschou, MCIP, RPP
Planner I



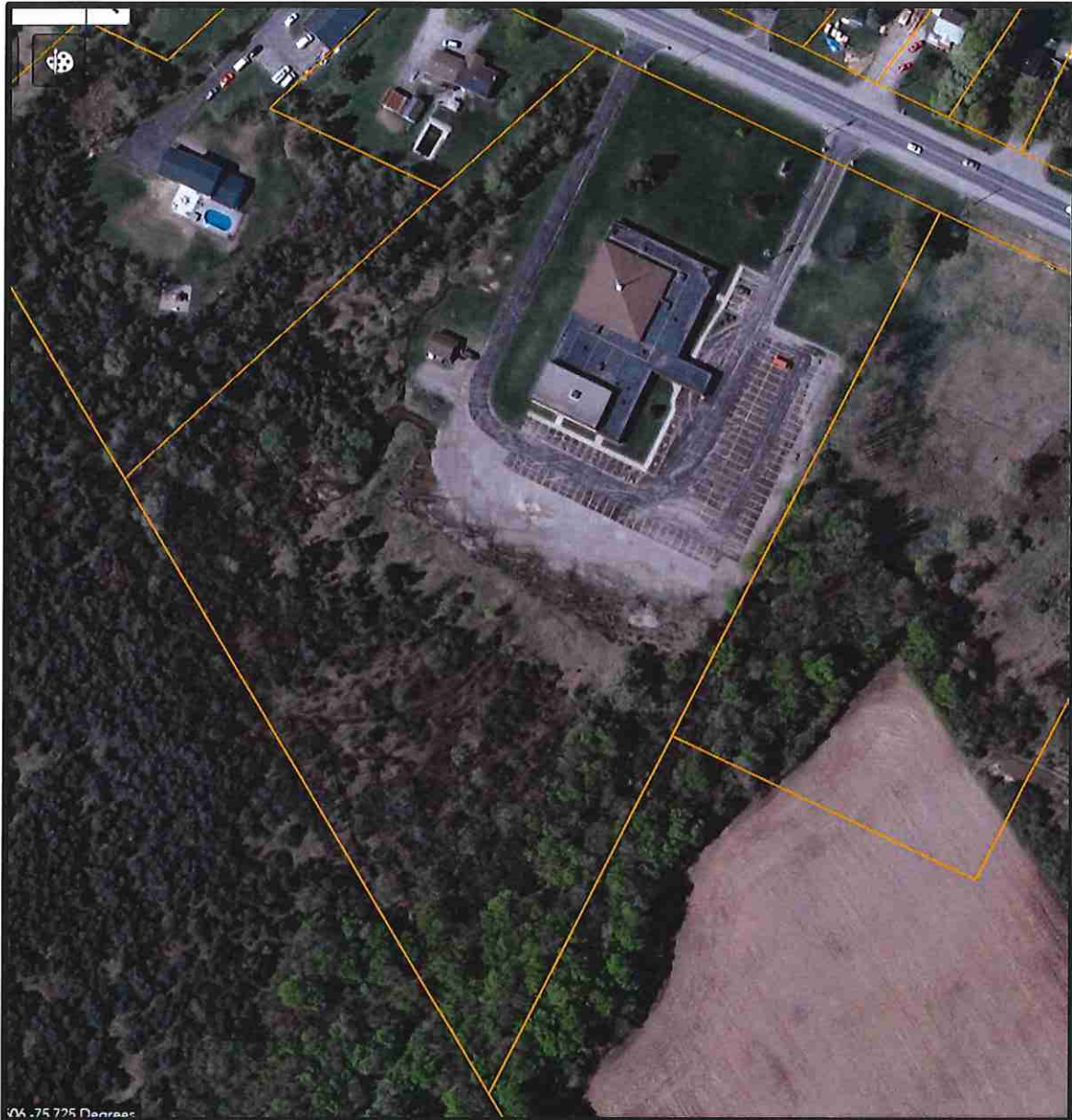
B. Casselman
City Manager

SCHEDULE "A" - REPORT 2016-116-09



Excerpt from: Schedule "A", Map 16, to City of Brockville Zoning By-law 050-2014, as amended, indicating the location of the subject property

SCHEDULE "B" - REPORT 2016-116-09



Excerpt from: Schedule "A", Map 16, to City of Brockville Zoning By-law 050-2014, as amended, indicating the location of the subject property

Schedule "C1" – Report 2016-116-09



MEMO



DATE: August 29, 2016

MEMO TO: Andrew McGinnis, Planner II

FROM: Greg Healy, Chief Fire Prevention Officer

RE: 800 Stewart Blvd. – Proposed Zoning Amendment
File No. D09-05 and D14-016

After reviewing the above noted amendment proposal the Fire Department has no concerns.

However, due to the proposed use of the property Fire Code requirements may apply, therefore an inspection by this Department should be carried out prior to occupancy.


GH/lm

Copy to: M. Tyo, Fire Prevention Officer



Hello Mary Jane,

I have looked into the drinking water system at the Highway Pentecostal Church at 800 Stewart Blvd. Currently it is being inspected by this agency as a small drinking water system under [O. Reg 319](#) of the Health Protection and Promotion Act. Their directive states that they must sample the water for bacteriological parameters (total coliform and E. coli) every 3 months. Their sampling history was reviewed and they have been compliant with their requirements and there are no significant concerns about the safety of the water at that location at this time

As mentioned in our discussion on July 7th, a licensed child care center is considered an institution and as such will be subject to inspection and regulation by the Ministry of Environment and Climate Change under [O. Reg 170](#) of the Safe Drinking Water Act. The MOECC may have additional requirements regarding sampling and modifications to the system if you proceed with the child care centre at this location.

Also of importance, if you plan to prepare food for the children at this location, the kitchen must comply with [O. Reg 562](#) Food Premises Regulation of the Health Protection and Promotion Act. The church kitchen is not currently inspected by this agency. We request that you provide the health unit with floor plans including location and number of sinks, dishwasher, equipment etc. if you decide to proceed. Please refer to the health unit's [Guide to Opening a Food Premises](#) for more information.

Regards,

Courtney Shaffer, BSc, BASc, CPHI(C)

Public Health Inspector

Infectious Diseases Program

Leeds, Grenville & Lanark District Health Unit

Phone: [\(613\) 345-5685 ext 2311](#)

Fax: [\(613\) 345-5777](#)