

THE CORPORATION OF THE CITY OF BROCKVILLE

By-Law Number 085-2007

*By-law to Adopt Official Plan Amendment Number 79
to the Official Plan for the City of Brockville*

(Part of Lot 15, Concession 2; being Part 1, RP 28R-1838; a Portion of Part 1, RP 28R-7206; and Part 1, RP 28R-12476; City of Brockville, County of Leeds, Stewart Blvd. - File 266-79)

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. 79 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Amendment No. 79 and Schedule thereto shall be read with and forms part of this by-law.

Given under the Seal of the
Corporation of the City of Brockville
and passed this 9th day of October, 2007



Mayor



Clerk

Schedule “A” to By-law 085-2007

AMENDMENT NO. 79 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. 79 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 allow the creation of a lot in the Vacant/Rural District for development of a landscape contractor's establishment on private well and holding tank on a portion of lands described as Part of Lot 15, Concession 2, City of Brockville, County of Leeds. This portion of the subject lands has an area of approximately 1.68 hectares (4.15 acres), whereas the total area of the subject lands is 16.68 hectares (41.21 acres).

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

- Item (1) Revise Section VII - Planning Districts - Detailed Development Policies, Subsection 7.8 Planning District Number 8 to add a new subsection with respect to the purpose as noted above.

SECTION 3. LOCATION

- 3.1 The landholding which is the subject of this Official Plan Amendment is described as Part of Lot 15, Concession 2, City of Brockville, County of Leeds. The subject property is currently vacant and is located on the east side of Stewart Boulevard, south of 681 Stewart Boulevard (Brockville Animal Hospital) and north of 601 Stewart Boulevard (Eastern Ontario Broadcasting Company Ltd. – CFJR Radio Station). The subject property has frontage on Stewart Boulevard and on Centennial Road. **Appendix “A”** to this document identifies the location of the total landholding and indicates the portion of the subject lands which are to be severed for purposes of the development of a landscape contractor's establishment.

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

4.1

The entire landholding is located within the Vacant/Rural District in Brockville's Official Plan, in Planning District No. 8, and is zoned RU-Rural Zone by City of Brockville Zoning By-law 194-94, as amended.

The proposed development of a portion of the subject lands intended to be severed (Parcel 1 shown on Appendix "A") will consist of a landscape contractor's establishment on private well and holding tank. A site plan has been submitted for approval, and identifies the proposed layout of the site.

Current designation and zoning would permit the proposed landscape contractor's establishment, however, the creation of a new, separate lot within the Vacant/Rural designation is not permitted.

With respect to the retained lands, there are no development plans at the present time. The applicant's concurrent request for a designation change to allow for development and use of Parcel 2 consistent with the Commercial Highway District has been withdrawn. A concurrent application for rezoning which requests a change from RU-Rural Zone to C4-Highway Commercial Zone to permit commercial uses on this portion of the subject property has also been withdrawn.

No indication has been provided to identify future development plans for the rear lands (Parcel 3).

A concurrent application for Consent (File B12/06) is currently under consideration which would, if successful, create the new lot fronting on Stewart Boulevard (Parcel 1). A decision with respect to the Application for Consent awaits the adoption of this Official Plan Amendment and implementing zoning by-law amendment.

Currently there are no municipal services available to the site. The City of Brockville has no plans to extend municipal services to the subject lands at the present time.

The amendment requested has been endorsed by Brockville City Council to facilitate current plans for development of a rural land use, and with the belief that future land use and servicing decisions will not be compromised. OPA No. 79 adds a new policy to Section 7.8, Planning District No. 8, to permit the creation of a new lot through severance, to be used for the development a landscape contractor's establishment on private well and septic services on the proposed 1.68 hectares (4.15 acres) parcel fronting Stewart.

SECTION 5. THE AMENDMENT

5.1 Details of the Amendment

The applicant has requested that the Official Plan be amended as follows.

Item 1

Section VII - Planning Districts - Detailed Development Policies, Subsection 7.8 Planning District Number 8" is amended by adding a new subsection.

- "8) *Notwithstanding Policies to the contrary in this Plan, the lands described as Part of Lot 15, Concession 2, City of Brockville, County of Leeds, may be severed to create three (3) separate parcels.*

SECTION 6 APPENDICES

Appendix "A" to this document identifies the location of the total landholding.

APPENDIX "A" TO OPA NO. 79

