

26 April 2017

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 2 MAY 2017

2017-050-05

**PROPOSED AMENDMENTS TO THE
OFFICIAL PLAN AND AMENDMENTS TO
ZONING BY-LAW 050-2014
DRAFT SECONDARY PLAN
FOR THE BROCKVILLE EMPLOYMENT LANDS
(HIGHWAY 401, STEWART BOULEVARD AND VICTORIA ROAD)
CITY OF BROCKVILLE
FILES: D09-07 AND D14-022₍₀₅₀₋₂₀₁₄₎**

**D. DICK
DIRECTOR OF PLANNING (Acting)
J. FAURSCHOU
PLANNER I**

RECOMMENDATION

THAT Report 2017-050-05 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 the Draft Secondary Plan and proposed Amendments to the City of Brockville Official Plan and proposed Amendments to the City of Brockville Zoning By-law 050-2014 to implement the findings of the Employment Lands Secondary Plan.

BACKGROUND

The City of Brockville retained MMM Group Limited (MMM) in June 2015 to implement the recommendations of the City's Employment Lands Review (ELR). The ELR identified an urgent need for employment lands, in particular large parcels, in Brockville and recommended that a Secondary Plan be prepared to determine the lands within the designated Urban Reserve Area in the City's northwest quadrant to provide additional employment land supply. These lands are currently located outside of the City's Urban Boundary and to bring them into the City's Urban Boundary, a Comprehensive Review is required in accordance with the policies of the Official Plan.

MMM has prepared the Secondary Plan in draft. The implementation of the Secondary Plan, once finalized, is done through amendments to the Official Plan and to the Zoning By-law. Accordingly, draft Amendments to Official Plan and draft Amendments to Zoning By-law 050-2014 have also been prepared by MMM Group.

All of the documents require review by City Council, which is the approval authority for Official Plan and Zoning By-law Amendments. The process of public consultation in accordance with the Planning Act has been commenced and the Public Meeting

2017-050-05
Employment Lands Review
Draft Secondary Plan,
Official Plan Amendments and
Zoning By-law Amendments
Owner: City of Brockville
Files: D09-07 and D14-022₍₀₅₀₋₂₀₁₄₎

scheduled for 02 May 2017 is one step in the process. Given the complexity of the process, a Public Open House was held on 05 April 2017 to provide an introduction and opportunity for the Public to be briefed on the process and the draft documents and to provide additional lead time to review documentation and to consider comments for submission at the 02 May 2017 Public Meeting.

ANALYSIS

The subject lands are those lands referred to as “Brockville Employment Lands”, being an irregular shaped area lying north of the 401 corridor, west of Stewart Boulevard, east of the City/Township of Elizabethtown-Kitley boundary and south of Victoria Road with frontage on Victoria Road, Laurier Boulevard, Chelsea Street and Parkedale Avenue and are as shown on **Schedule “A”** to this Report. The subject lands are currently vacant with the exception of development associated with the Brockville Highland Golf Club.

Zoning and Official Plan Information:

Official Plan Designation (Proposed):

The purpose of the proposed Amendments to the Official Plan for the City of Brockville is to amend Section 4.7 and Schedules “1”, “3” and “6”, inclusive, to implement the Employment Lands Secondary Plan.

Proposed Zoning (Proposed):

The purpose of the proposed Amendments to City of Brockville Zoning By-law 050-2014, is to add a new E2-5 - General Employment Special Exception Zone and rezone various lands to RU - Rural Zone and E.P. - Environmental Protection Zone to implement the policies of the proposed Official Plan Amendment with respect to the Brockville Employment Lands Secondary Plan.

The draft Secondary Plan, including all supporting studies, the draft proposed Amendments to the Official Plan for the City of Brockville and the draft proposed Amendments to City of Brockville Zoning By-law 050-2014, have been previously presented, in whole, to Council. In addition, the documents have been made available on the City website in two locations, the “News” section and a section entitled “New Employment Area Review”, in the Planning Department and upon request through the Planning Department.

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Accordingly, the primary documents, without the supporting studies indicated as Appendices to the Secondary Plan, have been appended to this report:

- City of Brockville Employment Land Secondary Plan Report, December 2016/Draft, attached as **Schedule “B”** to this Report;
- Amendment No. XXXX-XX to the Official Plan for the City of Brockville/Draft, attached as **Schedule “C”** to this Report; and
- By-law 20XX-XXX to Amend Comprehensive Zoning By-law 050-2014/Draft, attached as **Schedule “D”** to this Report.

Site Characteristics:

(Lands Within the irregular shaped area lying north of the 401 corridor, west of Stewart Boulevard, south of Victoria Road and east of the City/Township of Elizabethtown-Kitley boundary):

Frontage - Victoria Road: 104 m
 Frontage - Chelsea Street: 35 m
 Frontage - Parkedale Avenue _(North Side): 879 m
 Frontage - Parkedale Avenue _(South Side): 1,153 m
 Shape – Irregular:

Surrounding Land Use:

North: (Victoria Road)	Lands to the north are zoned RU-Rural Zone and are occupied by a range of residential dwellings fronting Victoria Road.
West: (Township of Elizabethtown-Kitley)	Lands to the west are located within the Township of Elizabethtown-Kitley and are zoned RU-Rural Zone and predominantly vacant.
East:	Lands to the east, fronting on Stewart Boulevard, Parkedale Avenue and a private road, are zoned C4-Highway Commercial Zone, C3-General Commercial Arterial Zone and I1-Institutional Zone and are occupied variously by a range of commercial uses, older residential dwellings and a church.
South:	Lands to the South are identified by the 401 corridor. The south side of the 401 corridor is zoned OS-Open Space Zone to the west and E2-General Employment Zone to the east.
Note: For clarification purposes, North is considered to be towards Victoria Road, South towards the 401 corridor, East towards Stewart Boulevard and West towards the City/Township of Elizabethtown-Kitley boundary.	

Department and Agency Comments received to-date (26 April 2017) are summarized below and may be attached in their entirety as **Schedule "E-1"**:

1. Greg Healy, Chief Fire Prevention Officer, Fire Department, 10 April 2017:

"After reviewing the proposal for the above-note project, please be advised that this department has no concerns at this time."

2. Conal Cosgrove, Director of Operations, Operations Department:

"The Operations Department supports the recommendations contained within the Traffic Impact Study as well as the Technical Memorandum regarding the Stewart Boulevard/Highway 401 Interchange."

3. Ministry of Municipal Affairs and Housing, Morgan Alger/Karen Currie – Planner, 20 April 2017:

"the Ministry would like to circulate the draft amendment to some of our partner ministries. We anticipate being able to provide comments by the end of June."

4. Enbridge Pipelines Inc., Chris Pincombe, C.E.T., Lands and ROW Administrator - Crossings, Eastern Region. See attached e-mail dated 20 April 2017:

"Enbridge Pipeline Inc. has reviewed the subject application and does not have any facilities within the area and has no concerns with the amendment."

5. Conseil Des Ecoles Catholiques De Centre Est, Karolyn Bois, Planification en immobilisations, See attached letter dated 12 April 2017:

"Le Consiel des Ecoles catholiquets du Centre-Est (CECCE) a revu la demnde susmentionnee et ne s'y oppose pas. Esperant que ces renseignements vous seront utilites, je vous prie d'agreer, Monsiur, l'expression de mes sentiments distingues." Conseil Des Ecoles Catholiques De Centre Est, Karolyn Bois, Planification en immobilisations, 12 April 2017:

Translation - "The Catholic school council of centre east review the question mentioned below and do not oppose it. With hope that the information is useful to you, I'm asking you to agree, Monsieur, with the feelings that I've expressed."

6. Ministry of Transportation, Stephen Kapusta, MCIP, RPP, Corridor Management Planner. See attached letter dated 20 April 2017.

“Overall, we do not have much in the way of immediate concerns with the proposed designation of these employment lands. We would however like to be involved in the Secondary Plan process. I am curious to know the boundaries of that Secondary Plan.

In general, there are some concerns with the Stewart Boulevard interchange if there is to be more traffic added to it in the future. But we can handle that in time.”

7. Cataraqui Region Conservation Authority, Michael Dakin, Resource Planner. See attached letter dated 21 April 2017.

8. BMAAC, Doug Hone. 20 April 2017:

“BMAAC has no issue with this until such time as development details begin to emerge in the form of construction projects.”

Public Comments received to-date (26 April 2017) since the Public Open House held on 04 April 2017 are summarized below. Public comments have been attached in their entirety as **Schedule “E-2”**:

1. Rani Tolton – See attachments:
20 April 2017 (date stamped)
24 April 2017
2. Neal Tolton – See attachment:
06 April 2017 (date stamped)
3. Patti Whyte – See attachments:
10 April 2017, notification requirements dated 13 April 2013
19 April 2017
4. Robert Millar – See attachment:
21 April 2017
5. Ann Clapperton – See attachment:
21 April 2017
6. Mrs. R. Mitchell – See attachment:
25 April 2017

7. *Garth McGill – See attachments:*
 10 April 2017 (2)
 24 April 2017 (2)

8. *Citizen for Progress Without Hardship (CPH) – See attachment.*
 09 September 2015 – resubmission
 21 April 2017 – Minutes of Open House 05 April 2017 – recorded by Ann Clapperton, Secretary-CPH, and submitted by Ann Clapperton on behalf of CPH.

Potential Issues for Discussion:

1. Appropriateness of the requested Official Plan Amendments.
2. Appropriateness of the requested Zoning by-law Amendments.
3. Appropriateness of the proposed uses for the subject lands.
4. Potential traffic impact and routing.
5. Neighbourhood concerns – Summarized as follows. See attached comments for details:
 - Mitigation of Impacts;
 - Residual Residences;
 - Stewart Boulevard Widening;
 - Traffic Study;
 - Studies Regarding Impact of Transport Traffic;
 - Public Safety;
 - Golden Winged Warbler and habitat Designation Status;
 - Criteria for Selecting Industry/Businesses for Brockville;
 - Using/Promoting Available Serviced land; -
 - Evidence for Transportation, Warehousing and Wholesale Trade;
 - Available Land;
 - Phase Development Rationale;
 - Hazards;
 - Transparency;
 - Employment Lands Review;
 - Projection of Data; -
 - Mapping Orientation.

6. CPH (Citizens for progress without Hardship) Questions:

Environment, Stormwater Management, Threatened or Endangered Species, Traffic (Parkedale/Stewart/401 Interchange), Noise Attenuation, Trans Northern Pipelines, Landfill Sire, Archaeology, Servicing (Water/Sewer/Gas/Hydro), Financial Impacts, Negative Impacts on Quality of Life, Unknown Threats/Impacts/Use of Lands/Access, Transparency/Collaboration, Project Financial Viability.

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 amendments.

FINANCIAL CONSIDERATIONS

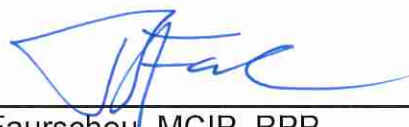
All costs associated with completion, integration and implementation of the Secondary Plan, Official Plan Amendments, Zoning By-law amendments, and supporting documents are the responsibility of the City of Brockville.

CONCLUSION

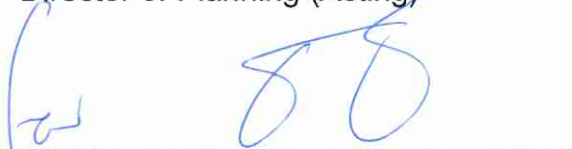
A Report on this matter, including a detailed analysis of the proposed amendments, review and consideration of the issues raised at the Public Meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.



David Dick, CPA, CA
Director of Corporate Services and
Director of Planning (Acting)



J. Faurschou, MCIP, RPP
Planner I



B. Casselman
City Manager