

THE CORPORATION OF THE CITY OF BROCKVILLE
By-Law Number 060-2017

*A By-law to Adopt Amendment Number 005
to the 2012 Official Plan for the City of Brockville
(Employment Lands)*

WHEREAS on 9 February 2012, the City of Brockville Official Plan was approved by the Ministry of Municipal Affairs and Housing; and

WHEREAS the Council for the Corporation of the City of Brockville now deems it expedient to amend the City of Brockville Official Plan, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, as amended;

Now therefore the Council of the Corporation of the City of Brockville enacts as follows:

1. That Amendment No. 005 to the 2012 Official Plan for the City of Brockville shall be and is hereby adopted.
2. That Schedule "a" (Official Plan Amendment Number 005) hereto annexed 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
26th day of September, 2017

Mayor

City Clerk

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text and Schedules "A", "B", and "C", constitutes Amendment Number 005 of the City of Brockville Official Plan.

AMENDMENT NO. 005

OF THE CITY OF BROCKVILLE OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Section 4.7 and Schedules "1", "3", and "6" of the City of Brockville Official Plan to implement the Employment Lands Secondary Plan.

Location:

The lands subject to this Amendment are generally located within the City's Urban Reserve Area in the northwest quadrant of the City, and are indicated on the attached Schedule "A".

Basis:

The basis for this Amendment is contained in the Secondary Plan Report 2017-097-09, as adopted by Council on 26 September, 2017. The City has undertaken a comprehensive review and initiated an amendment to the City of Brockville Official Plan to expand the Urban Area and to redesignate additional Employment Area lands to permit the development of large-lot employment uses, which the City is unable to accommodate due to insufficient supply of suitably designated land. In support of the initiative, the City has undertaken a Secondary Plan along with background analyses provided by an Employment Lands Review, Environmental Impact Statement, Traffic Impact Study, Financial Impact Assessment, Land Use Within 500M of Landfill Site, and Stage 2 Archaeological Assessment.

This Amendment also intends to bring residual residential lands into the City's Urban Boundary thereby creating a more contiguous land use structure.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following changes to the text and Schedules, constitutes Amendment No. 005 of the City of Brockville Official Plan.

Details of the Amendment

The City of Brockville Official Plan is amended as follows:

1. Section 4.7.4 Site Specific Policy Area is amended by adding "Section 4.7.4.4" after "Section 4.7.4.3" as follows:

"4.7.4.4 SSPA – Northwest Employment Area

4.7.4.4.1 Permitted Uses

- a. Permitted Uses shall include:
 - i. Industrial uses such as light manufacturing or processing, logistics operations, warehousing, distribution, and wholesale establishments, and other prestige employment.
 - ii. Retail and Commercial uses associated with, and clearly ancillary to, the main employment use.
 - iii. Uses accessory to any of the above permitted uses.

4.7.4.4.2 General Land Use Policies

It shall be the policy of the City that:

- a. Areas that shall be protected for Future Employment are identified on Schedule 1. These lands represent Future Employment Land and shall be protected from incompatible land uses due to their strategic location in the City and access to major transportation corridors.
- b. Development within an Employment Area should be compatible with adjacent residential uses and the zoning by-law will establish a

- range of uses that minimize potential land use conflicts and promote sound urban design.
- c. These lands have been identified to accommodate uses that require large-lots, which may result in a variability of lot configurations and sizes as the lands build out over time. As a result, an internal road network has not been identified on any Schedules to this Plan. New roads may be constructed without an amendment to this Plan and may be identified on the Land Use Schedules as the Plan is regularly reviewed and updated.
 - d. The implementing zoning by-law amendment shall establish minimum lot sizes that are conducive to large-lot configurations as well as an appropriate phasing strategy through the use of a holding symbol(s). It is vital to the orderly development of these lands that they be appropriately phased to ensure that there is no financial burden on the City by extending infrastructure beyond what is reasonable for development and to ensure that an appropriate supply of land is maintained.
 - e. Holding symbol(s) "H" shall be applied to certain lands in accordance with the provisions Section 6.4.2.1 of the Official Plan until Council is satisfied that:
 - i. Development has been phased appropriately and lands are needed to accommodate development.
 - f. The City shall require the use of on-site stormwater management facilities for new developments, where appropriate, to mitigate impacts from new development on water quality and quantity and to minimize effects to aquatic habitat and downstream waterbodies in accordance with Official Plan policy 5.3.5(11).
 - g. Stormwater management (including quality and quantity control) for individual development projects shall be designed in accordance with Section 5.3.5 of the Official Plan and in accordance with current Ministry of the Environment and Climate Change (MOECC) guidelines to the satisfaction of the City's Operations Department and the Cataraqui Region Conservation Authority (CRCA). Low Impact Development (LID) design approaches will be encouraged.

- h. The City has been classified under the Cataraqui Source Protection Plan a locally developed plan of action to keep sources of drinking water clean and plentiful, as being within a Highly Vulnerable Aquifer & Significant Groundwater Recharge Area. As such, additional precaution is needed to ensure the sensitive resources are protected from potential contamination. Prior to development occurring, the City and CRCA shall be satisfied that there will be no impacts to the sensitive water resources by requiring, in writing, up-front disclosure of activities, site plan control, and/or the requirement for development agreements.
- i. Prior to development occurring, a hydrogeological study, including a well water survey in accordance with applicable legislation, may be prepared to determine groundwater sensitivity and vulnerability and ensure that there are no impacts to quality and quantity of groundwater.

4.7.4.4.3 Natural Heritage Features and Functions

It shall be the policy of the City that:

- a. Development shall be accompanied by a strategy that provides for enhancements or additional measures of protection between intervening development and any identified environmental features, in consultation with MNRF, CRCA, and approved by the City.
- b. Notwithstanding the location generally depicted on Schedule 3 to this Plan, if any watercourse is to be altered in any way, it is intended that such changes will be in accordance with the recommendations of the Brockville Employment Lands Environmental Impact Study, October 2016 such that the form and function of the watercourse is retained or enhanced. Any such changes will not require an Official Plan Amendment; however, they shall be subject to a detailed hydrological and hydrogeological assessment and permissions from applicable Federal, Provincial, and Conservation Authority regulations, which will be implemented through Site Plan Control.
- c. Prior to development occurring, any Golden Winged Warbler habitat will be appropriately studied and re-established, as appropriate, in

accordance with applicable requirements of MNRF, prior to removal of all, or any portion thereof, on-site habitat.

4.7.4.4.4 Land Use & Built Form Policies

It shall be the policy of the City that:

- a. Industrial uses shall generally be limited to self-contained uses that produce and/or store a product where there is a low probability of fugitive emissions.
- b. Open storage shall be screened such that it is not visible from nearby residential uses, Highway 401, or any Arterial or Collector Roads.
- c. Those uses that create or potentially create extreme environmental stress as a result of air, odour, noise, and/or vibration emissions, and/or the generation and/or handling of solid or liquid wastes shall only be considered if they meet the MOE Guidelines and an impact assessment is submitted that is satisfactory to the City.
- d. For uses that exhibit any or all of the following characteristics, the City shall be satisfied that the proposed use is compatible with any nearby uses:
 - i. outdoor storage of goods and materials;
 - ii. frequent shipment of products and/or materials;
 - iii. long production hours and shift operations/unusual hours of operation;
 - iv. large volumes of traffic at off-peak hours; and/or
 - v. likelihood of nuisances, such as noise, odour, dust, lighting or vibration.
- e. Prior to development or site alteration, the City shall be satisfied that development will meet the relevant MOE Guidelines for land use compatibility. An appropriate separation distance shall be established between an industrial land use and any sensitive land use or for lands abutting Highway 401 or City Roads and enforced through site plan control. Specific development requirements may include, but are not limited to:

-
- i. building orientation, design and setbacks;
 - ii. landscaping and screening;
 - iii. access controls;
 - iv. road improvements and widenings;
 - v. restrictions on the range of permitted uses; and
 - vi. restrictions on outside storage.
 - f. Vehicle access shall be oriented such that industry-related traffic is discouraged from using local roads where other options may be available. Loading facilities and service areas shall be located to avoid conflict between pedestrian circulation, service vehicles and movement along the public rights-of-way and visibility from roadways.
 - g. Industrial uses shall be developed and oriented in such a manner to ensure protection and screening of active facades and loading areas from all sensitive land uses.
2. Schedules "1", "3", and "6" of the City of Brockville Official Plan shall be amended in accordance with Schedules "A", "B", "C", attached hereto.
- a. Schedule "A" amends Schedule "1" by:
 - i. Redesignating certain lands from "Urban Reserve Area" to "Employment Area" identified as "Amendment A1".
 - ii. Redesignating certain lands from "Urban Reserve Area" to "Parks and Open Space Area" identified as "Amendment A2".
 - iii. Redesignating certain lands from "Corridor Commercial Area" to "Employment Area" identified as "Amendment A3".
 - iv. Redesignating certain lands from "Corridor Commercial Area" to "Parks and Open Space Area" identified as "Amendment A4".
 - v. Removing the "Waste Disposal Site Buffer" and increasing the area of the "Waste Disposal Site" identified as "Amendment A5".
 - vi. Adding the "Future Employment" overlay on certain lands identified as "Amendment A6".
 - vii. Redesignating certain lands from "Urban Reserve Area" to "Neighbourhood Area" identified as "Amendment A7".
 - b. Schedule "B" amends Schedule "3" by:

- i. Removing the "Waste Disposal Site Buffer" and increasing the area of the "Waste Disposal Site" identified as "Amendment B1".
 - ii. Removing an area identified as "Significant Woodlands" identified as "Amendment B2".
 - iii. Removing an area identified as "Screening Area for the Cataraqui Region Conservation Authority" identified as "Amendment B3".
 - iv. Identifying certain lands as a "City-Wide Park" identified as "Amendment B4".
- c. Schedule "C" amends Schedule "6" by:
- i. Adding one new "Site Specific Policy Area", being "Section 4.7.4.4" identified as "Amendment C1".

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the City of Brockville Official Plan.