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REPORT TO CITY COUNCIL – 13 DECEMBER 2016

**2016-159-12
EMPLOYMENT LANDS REVIEW
DRAFT SECONDARY PLAN,
OFFICIAL PLAN AMENDMENT AND
ZONING BY-LAW AMENDMENT**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING**

RECOMMENDATIONS

1. **THAT** the Draft City of Brockville Employment Lands Secondary Plan Report, Draft Official Plan Amendment, and Draft Amendment to Zoning By-law 050-2014 prepared by MMM Group Limited be received and released to the public;
2. **THAT** the documents be provided to the Ministry of Municipal Affairs for review; and
2. **THAT** a schedule of public consultation events respecting the draft documents be established.

PURPOSE

To provide recommendations respecting receipt and release of the Draft Secondary Plan and draft amendments to the Official Plan and to Zoning By-law 050-2014 prepared by MMM Group Limited pertaining to the Employment Lands project, and to identify next steps.

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 outside of the City's Urban Boundary and to bring them in, a Comprehensive Review is required in accordance with the policies of the Official Plan.

MMM has prepared the Secondary Plan in draft, as well as draft amendments to the City's Official Plan and to City of Brockville Zoning By-law 050-2014 which amendments, if approved, would implement the Secondary Plan.

The following documents are appended to this report:

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- City of Brockville Employment Land Secondary Plan Report, December 2016/Draft (attached as **Schedule “A” to Report 2016-159-12**)
 - Amendment No. X to the Official Plan for the City of Brockville/Draft (attached as **Schedule “B” to Report 2016-159-12**)
 - By-law X to Amend Comprehensive Zoning By-law 050-2014/Draft (attached as **Schedule “C” to Report 2016-159-12**)

ANALYSIS

As stated in the draft Secondary Plan Report, the purpose of the Report is to present a planning analysis and opinion to support the development of a Secondary Plan for certain lands within the City's Urban Reserve, which is the last remaining developable area in the City that can accommodate large-scale employment area development. The planning analysis must satisfy the Provincial and local requirements for a Comprehensive Review. The Report outlines the basis for establishing a Secondary Plan for employment uses on certain lands within the Urban Reserve in the context of Provincial Policy and the City of Brockville's Official Plan and Zoning By-law, while also providing contextual support for an Official Plan and Zoning By-law Amendment to implement the proposed Secondary Plan.

The process used to undertake the preparation of the draft Secondary Plan within the study area satisfies both Provincial policy and the City's Official Plan as it relates to a Comprehensive Review. The Report examines the expansion of the City's Urban Boundary into the Urban Reserve, and provides the required narrative and rationale to support a new employment area by examining and analyzing the surrounding existing land uses, existing natural heritage features, infrastructure (water, wastewater, stormwater, and transportation), and future growth and associated land need. Preferred land uses and potential development concepts are also prepared.

Integral to the above-noted analysis has been the completion of several studies which are appended to the Secondary Plan Report. These include:

- *City of Brockville Employment Lands Review*, prepared by MMM Group, dated June 2015;
- *Brockville Employment Lands Environmental Impact Study, Brockville Ontario*, prepared by Golder Associates, dated October 2016;
- *City of Brockville Employment Lands Financial Impact Assessment*, prepared by MMM Group, dated December 2016;
- *Brockville Development Lands Traffic Impact Study*, prepared by BT Engineering, dated September 2016;
- *Stage 2 Archaeological Assessment of New Industrial Park*, prepared by The Archaeologists Inc., dated November 2016; and
- *Land Use Within 500 Metres of the City of Brockville Landfill Site, Brockville Ontario*, prepared by Golder Associates, dated June 2016.

It should be noted that an updated analysis associated with the Traffic Impact Study is currently underway, with receipt of updated report expected before the end of December 2016. While staff expects that there may be some implications to the Secondary Plan emanating from an updated traffic analysis, these are likely to be very minor. Regardless, it was deemed important to report to Council and get support for the release of the draft Secondary Plan Report in its current state.

The implementation of the Secondary Plan, once finalized, is done through amendments to the Official Plan and to the Zoning By-law. Thus, a draft Official Plan Amendment and draft Amendment 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 the Official Plan and Zoning By-law Amendments. It is also appropriate to release the documents for public and agency review. A process of public consultation in accordance with the Planning Act should be commenced.

POLICY IMPLICATIONS


The Official Plan establishes policy to guide land use and development in the City of Brockville. Once the Secondary Plan is finalized, it is appropriate for Council to amend its Official Plan to implement the recommendations of the Secondary Plan. The draft amendments are ready for Council review and public scrutiny.

FINANCIAL CONSIDERATIONS

A Financial Impact Assessment has been prepared as support to the Secondary Plan Report. It recommends that the City use property taxes and user fees to finance any necessary infrastructure improvements to bring on a new Employment Area, and concludes that the new employment area is unlikely to pose a financial risk. A positive financial outcome between \$8 million and \$11 million is anticipated over 25 years.

CONCLUSION

The draft Secondary Plan and draft amendments to the Official Plan and to Zoning By-law 050-2016 should be received by City Council, and the review and public consultation process should be commenced.



M. Pascoe Merkley, MCIP, RPP
Director of Planning



B. Casselman
City Manager