



Municipality of Brockton Planning Report



To: The Municipality of Brockton Council
From: Dana Kieffer, Planner
Date: April 28, 2020
Applications: Local Official Plan Amendment, Zoning By-law Amendment
Files: L-2020-006 and Z-2020-007

Recommendation

Subject to a review of submissions arising from the public meeting:

That Official Plan Amendment Number 16 (L-2020-006) by The Baptist Church c/o Rob Fischer be adopted, and the necessary by-law be forwarded to County Council for approval.

That Zoning By-law Amendment Z-2020-007 be approved as attached.

Summary

The application proposes to convert an existing church to a multi-use building with professional offices fronting onto Jackson St. and two residential units located at the rear of the building. If approved, this amendment would facilitate the conversion of an existing building to a new use.

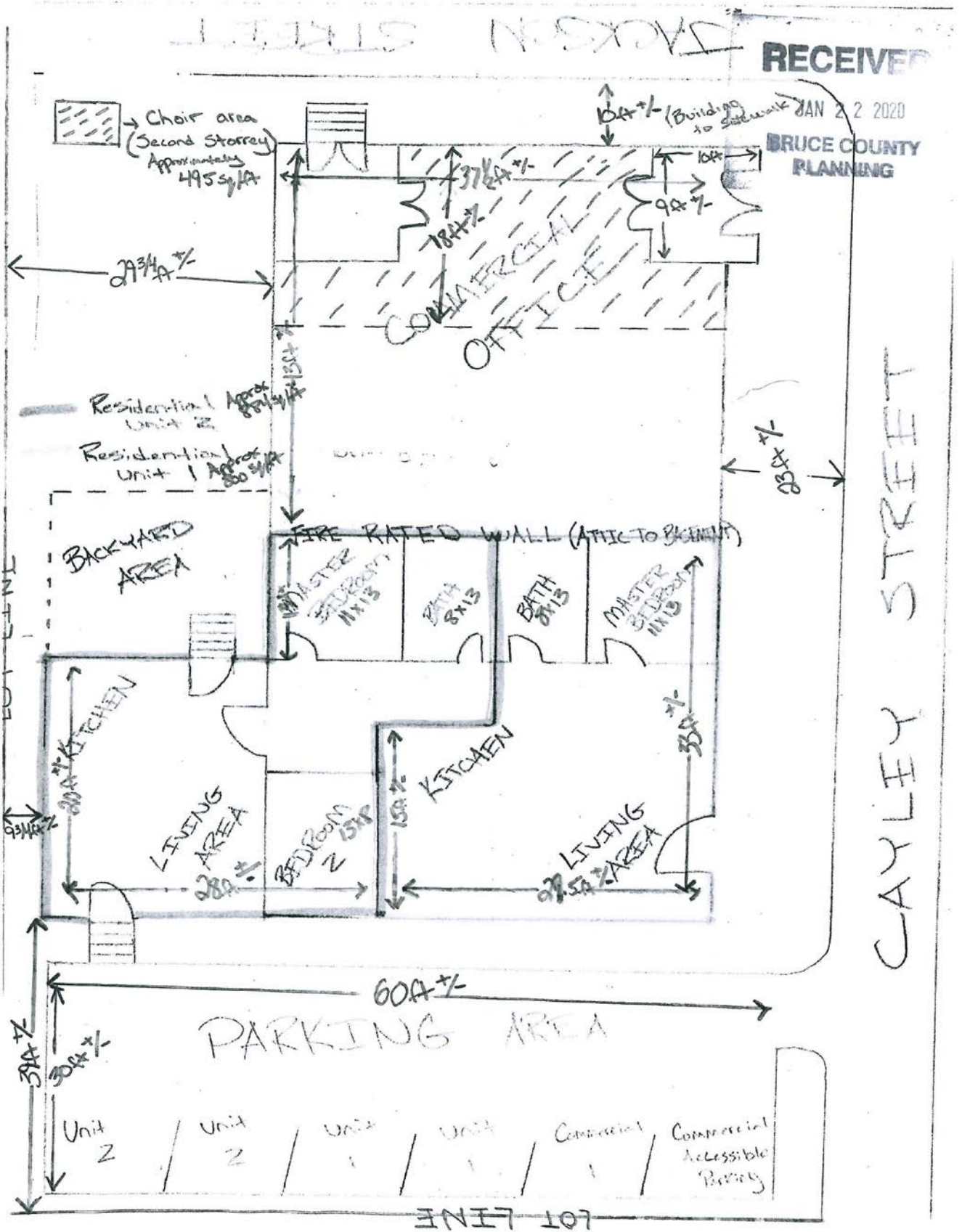
The building is a designated Heritage Building under the *Ontario Heritage Act*.

The following considerations have been reviewed in the Planning Analysis section of this report:

- Re-use of Existing Structures
- Heritage Designation

The application is consistent with the Provincial Policy Statement; conforms to the County Official Plan, the local Official Plan and the intent and purpose of the local zoning by-law. The proposal is good land use planning.

Map or Site Plan



Planning analysis

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant planning policy sections.

Required Amendments:

The Walkerton Community Official Plan designates the property as Institutional. Part of the proposal includes changing the designation from Institutional to Commercial, which will jointly permit the professional office (or another commercial use in the future) in the front and permit residential uses to the rear. Specifically, these residential uses are required to be in the form of apartment(s) above or behind the predominant use of the building. The proposal will comply with this requirement.

The building complies with all the setback requirements of the Central Business District (C1) zone. The By-law will include two site-specific provisions, one to deal with the percent residential use and the other for parking, as discussed below:

1. Percent Residential Use

As per Section 3.8.1 of the Brockton Zoning By-law, the residential uses are not to exceed 50% of the total ground floor area. The proposal will exceed 50% by 36 ft. sq. and the proposed amendment will permit this. As this is a relatively small area, the change would maintain the overall intent of the By-law.

2. Parking

The development is required to have 8 parking spots for the commercial use [based on floor area], and 4 parking spots for the residential use, for a total of 12 required spots. The amendment will include a reduction in parking from the required 12 spots to 6 with 4 spots allocated to residential use. The site plan shows 6 parking spots with 4 identified for the residential use [2 per unit] and 2 spots for the commercial use. For road maintenance, it is a requirement that the occupants park off the street overnight so allocating the spots as the applicant has is acceptable. Since there is on-street parking on both Jackson St. and Cayley St., this can accommodate the foot traffic generated by the commercial use.

Reuse of Existing Structures

The subject lands are located in the former Town of Walkerton and have operated as a church in the past. The applicant proposes to convert the existing structure to professional office fronting onto Jackson St. with two residential dwellings to the rear, using Cayley St. as an access.

Chief Building Official Ray Holliday has confirmed that the church can be converted into a mixed-use development, although final designs for the project have not been submitted or approved. The development will be required to comply with the Heritage designation, which will be discussed in more detail below.

The Provincial Policy Statement encourages the redevelopment of sites located in settlement areas such as Walkerton.

The Bruce County Official Plan designates the property Primary Urban Community and directs growth to these communities. The Bruce County Official Plan permits a variety of commercial and residential uses in this designation, such as this proposal.

Heritage

The property was designated a Heritage Building by the town of Walkerton in 1981. Originally built in the early years of the 19th century, the building combines two architectural styles into a single building in the form of the original Simple Gothic Revival structure and the red themed Queen Anne Revival portion.

Under the Ontario Heritage Act, buildings are either listed or designated. A designation means that demolition or alteration of the heritage attributes of the building would need the approval of the Heritage Committee. It should be noted that these protections apply only to the exterior of the structure and not the interior.

The applicant will be required to work with the Heritage Committee and Chief Building Official to comply with the above requirements prior to getting a building permit.

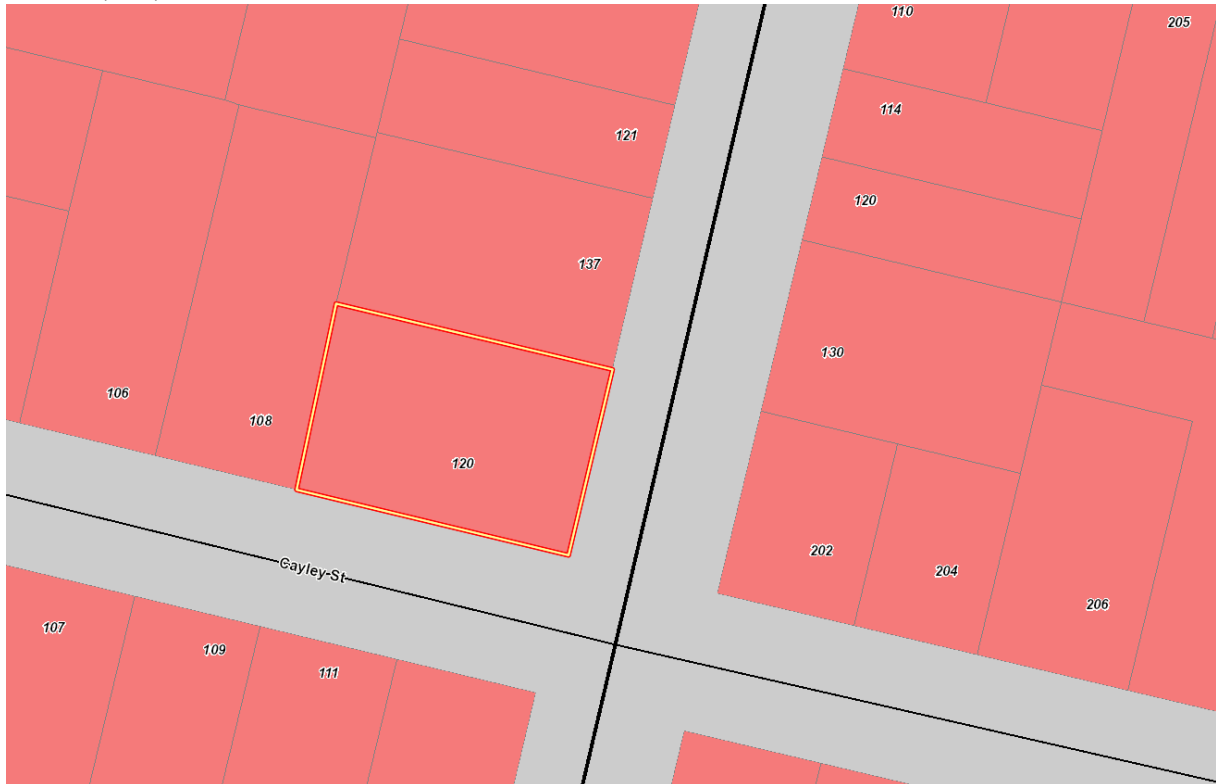
Appendices

1. Maps
2. Agency Comments

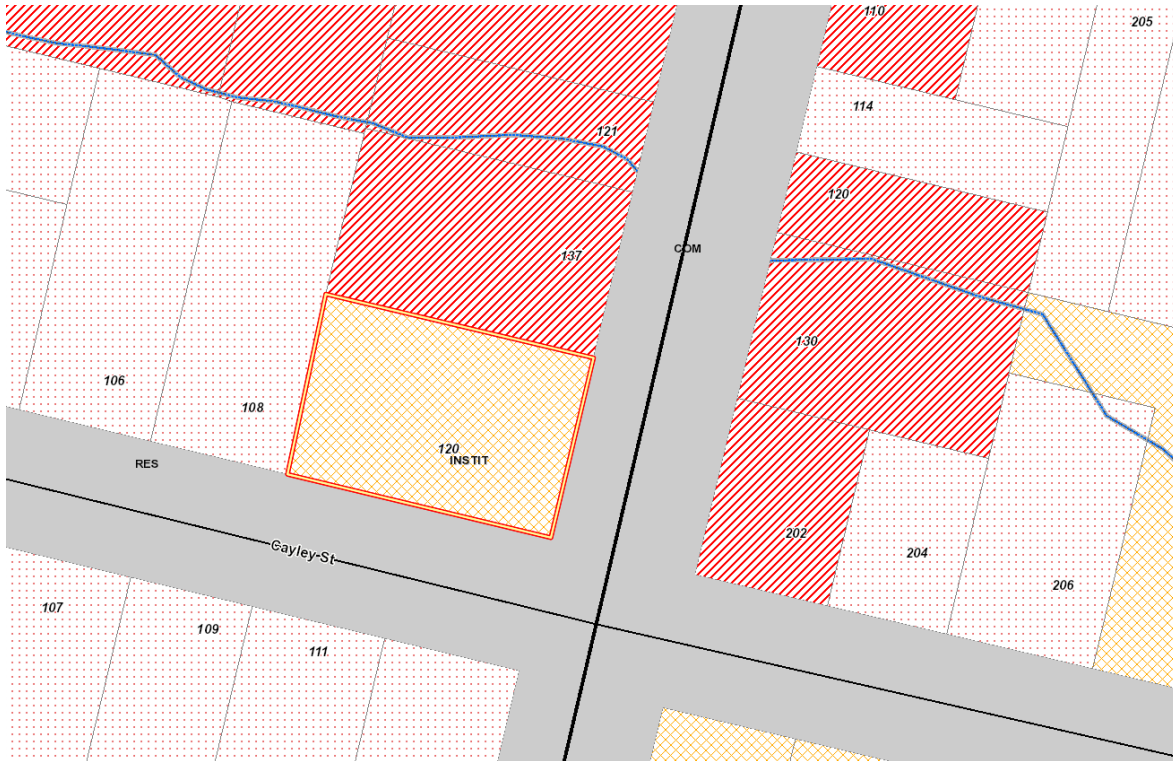
Appendix 1- Maps



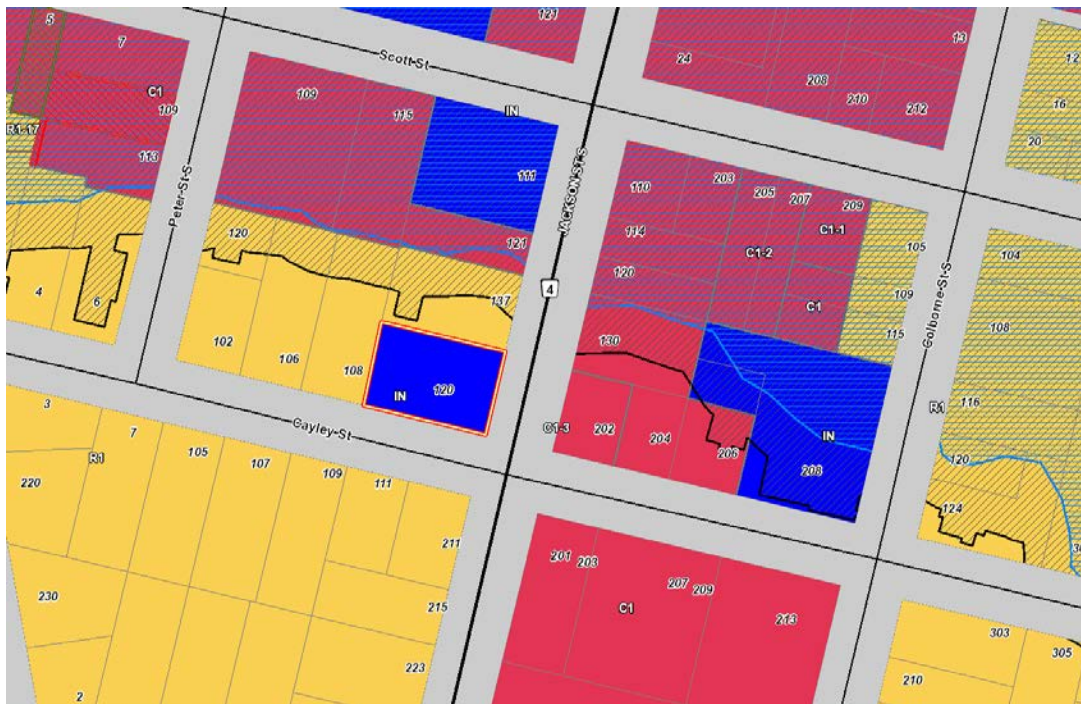
Air Photo (2015)



Bruce County Official Plan- designated Primary Urban Community



Walkerton Community Official Plan- designated Institutional



Municipality of Brockton Comprehensive Zoning By-law- zoned Institutional

Appendix 2- Agency Comments

Historic Saugeen Metis

No objection or opposition.

Brockton Heritage Committee

Since the Baptist Church is a heritage-designated building, the Committee only has input on exterior changes to the building. At this time, the Committee does not have any comments on the application, but would work with the applicant to approve any exterior changes on a case-by-case basis at Committee meetings.”

Saugeen Valley Conservation Authority

The subject property does not contain any natural hazard features or other environmental features of interest to SVCA or as per our MOA with the County of Bruce. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2014 and the Municipality of Brockton Official Plan. Additionally, the property is not within the SVCA Regulated Area, and is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

Municipality of Brockton

The zoning will need to address parking requirements.