

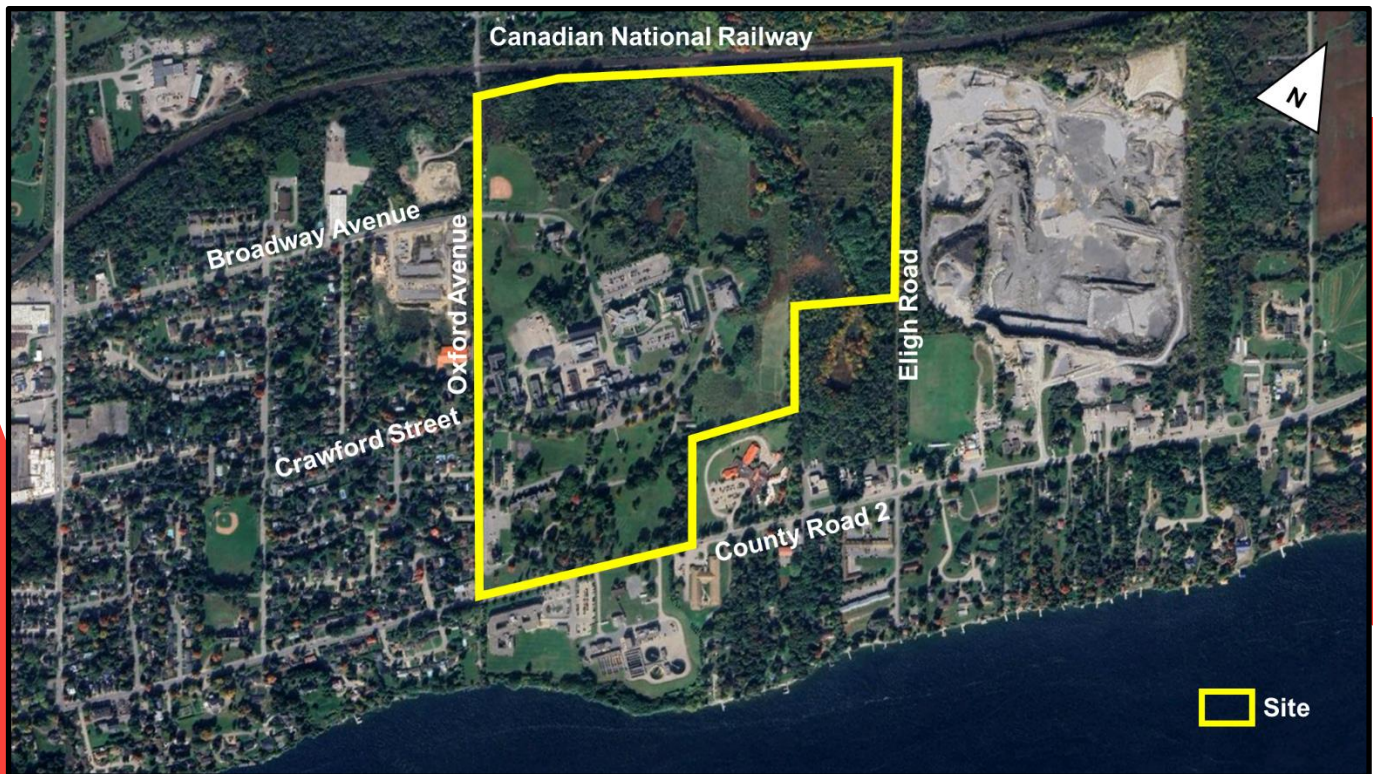
1804 County Road 2

Brockville Correctional Centre – St. Lawrence Valley Correctional Treatment Centre (BCC-SLVCTC)

Planning Rationale

Zoning By-law Amendment and Site Plan Control Applications

FINAL – March 16, 2026



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 Appendix D – Draft Zoning By-law Amendment and Schedule
 Appendix E – Provincial Order in Council 551/2025

1 Introduction

WSP was retained by Infrastructure Ontario (IO) on behalf of the Ministry of the Solicitor General (SolGen) to prepare a Planning Rationale (the “Report”) in support of Zoning By-law Amendment and Site Plan Control applications for the lands municipally known as 1804 County Road 2 in the Township of Elizabethtown-Kitley (the “Site”). The Site is currently occupied by the existing St. Lawrence Valley Correctional Treatment Centre and Forensic Treatment Unit, which comprise the Brockville Psychiatric Hospital Campus. The St. Lawrence Valley Correctional Treatment Centre is a Schedule 1 Psychiatric facility that is the only one of its kind in Ontario.

The requested Zoning By-law Amendment and Site Plan Control applications (the “Applications”) would permit the development of a new four (4) storey building with two (2) basements, which will include the new Brockville Correctional Centre (BCC) and an expansion to the existing St. Lawrence Valley (SLV) Secure Treatment Unit (STU). Together, the amalgamated facility forms the BCC-SLVCTC. The proposed BCC-SLVCTC will replace the aging and at-capacity Brockville Jail, currently located in Downtown Brockville.

The proposed BCC-SLVCTC development will have a total gross floor area of 32,491.3 m² (349,733.4 ft²) and will contain the following uses:

- Administration and admissions, offices and staff areas, security, visitor space, laundry, food services, fitness, training and program areas, and maintenance rooms to serve the facilities;
- Single and double housing units, including a total of 295 beds;
- Clinic spaces, including offices and treatment rooms for residents; and
- Outdoor courtyards.

As part of the proposed BCC-SLVCTC development, three (3) accessory buildings are also proposed, as well as other general site improvements including landscaping, a new shipping and receiving area, a sallyport connecting the existing STU building and the new SLV female unit, and a new surface parking lot that will serve both buildings, including 315 new parking spaces, with 175 standard spaces for staff and visitors. Eleven (11) Type A (1) accessible parking spaces are also proposed, as well as 93 larger spaces, which will accommodate Ministry vehicles. Additionally, 32 electric vehicle ready parking spaces and four (4) spaces reserved for expectant mothers are proposed.

1.1 Report Structure

This Report is set up as follows:

- **Section 2** provides a description of the site location and community context;
- **Section 3** provides an explanation of the proposed development;

- **Section 4** outlines the policy and regulatory framework applicable to the Site, and provides a planning rationale;
- **Section 5** summarizes the planning opinion;
- **Appendix A** contains the Site Plan;
- **Appendix B** contains the Building Elevations;
- **Appendix C** contains the Landscape Plan; and
- **Appendix D** contains the Draft Zoning By-law Amendment and Schedule.

A number of technical studies have been prepared in support of the applications and submitted to the Township of Elizabethtown-Kitley; the supporting studies are available under separate cover.

2 Site Location and Community Context

2.1 The Site

The Site is municipally known as 1804 County Road 2 in the Township of Elizabethtown-Kitley. It is legally described as 'Lots 10 to 33, Inclusive, Part of Burchill Avenue, Registered Plan 39 and Part of Lots 5 & 6, Concession 1, Municipality of the Township of Elizabethtown-Kitley, United Counties of Leeds and Grenville', as per the survey prepared by IBW Surveyors, dated February 19, 2025.

The Site is bounded by the Canadian National Railway corridor to the north, County Road 2 to the south, Eligh Road to the east, and Oxford Avenue to the west. The Site is irregular in shape and has an area of approximately 59 hectares (145.79 acres). The Site has a frontage of approximately 403.8 m (1,324.8 ft) along County Road 2, and a frontage of approximately 974.3 m (3,196.5 ft) along Oxford Avenue. **Figure 2-1** illustrates the Site's approximate boundaries.

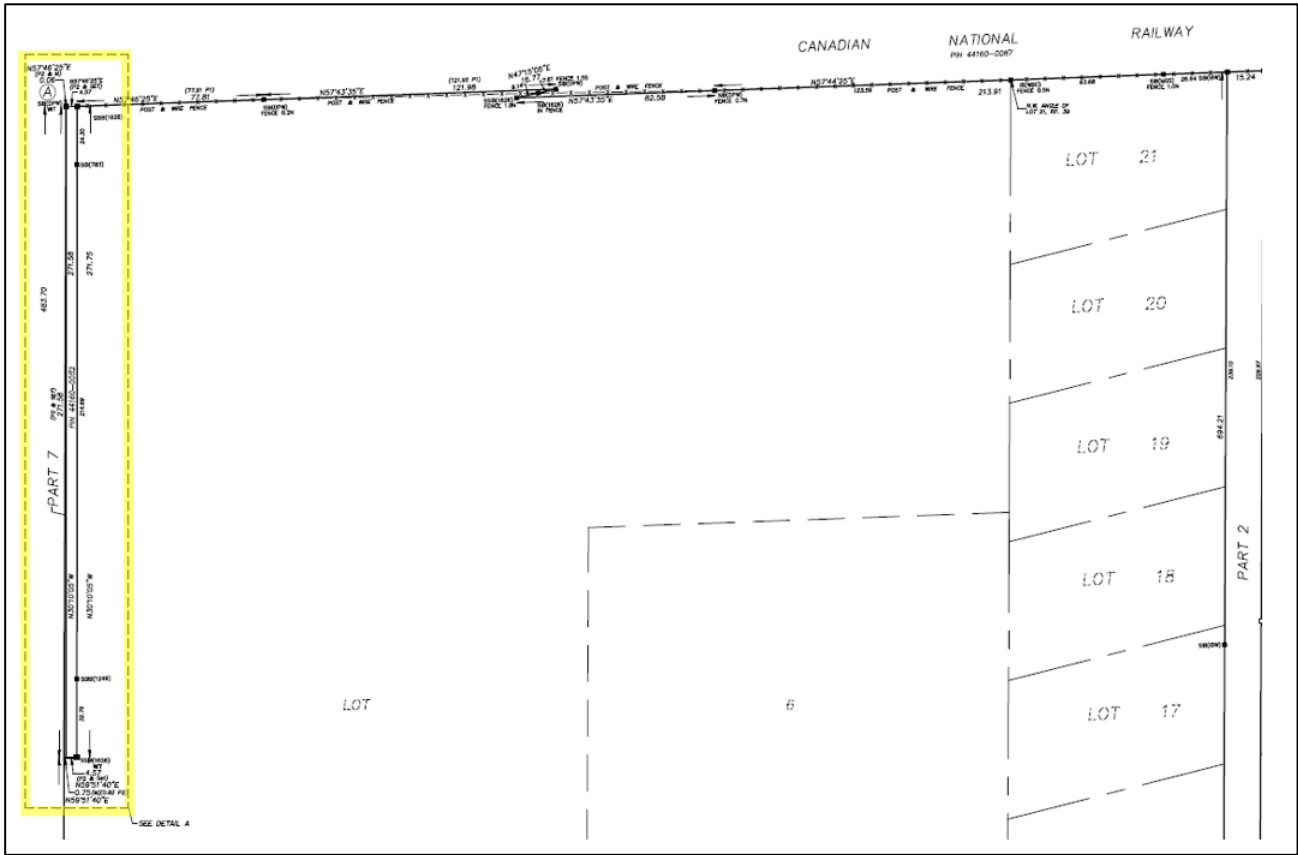
Figure 2-1: Site Location (Google Earth, 2026)



The Gainford Park Baseball Diamond is located in the northwest portion of the Site. The baseball diamond is publicly accessible and is used by the Seaway Surge Baseball Club. The north and northeastern portions of the Site are largely undeveloped and are comprised of wooded areas. A small watercourse running north-south traverses the northeast portion of the Site.

The municipal boundary between the Township of Elizabethtown-Kitley and the City of Brockville runs along Oxford Avenue to the west of the Site. A small strip of land between the western lot line of the Site and Oxford Avenue is located within the City of Brockville municipal boundary. There is an existing Hydro One Networks Inc. utility line running along the western lot line, on the east side of Oxford Avenue, as well as an unregistered utility easement that runs north-south along the western limit of the Site by the Gainford Park Baseball Diamond. The unregistered utility easement is identified as ‘Part 7’ on Plan 28R-16074, as shown in **Figure 2-2**.

Figure 2-2: Plan 28R-16074 (Excerpt) showing ‘Part 7’ unregistered utility easement (May 2, 2025)



2.2 Brockville Psychiatric Hospital Campus

The existing Brockville Psychiatric Hospital Campus (the “Campus”) contains 28 buildings, including the existing SLVCTC Secure Treatment Unit (STU), the Brockville Mental Health Centre Forensic Treatment Unit (FTU), and several smaller ancillary buildings.

A Statement of Cultural Heritage Value (SCHV) for the Site was approved by the Ministry of Infrastructure (MOI) Heritage Committee in January 2024. As of the time of writing of this Planning Rationale, there was no approved Strategic Conservation Plan for the Site. The SCHV stated that the former Brockville Psychiatric Hospital was determined to be a Cultural Heritage Landscape and to have met the criteria of a Provincial Heritage Property of Provincial Significance (PHPPS) under Part III of the Ontario Heritage Act for the following reasons:

- The former Brockville Psychiatric Hospital contains three (3) buildings that are representative examples of certain architectural styles, and is representative of the work of architect, Kivas Tully;
- Direct associations with the City of Brockville and Township of Elizabethtown-Kitley, prominent role in the local economy, and significant institutional use as one of the region’s largest employers in the 1970’s;
- The Campus demonstrates the Province’s role in the evolution of mental health care treatment in Ontario; and
- Possesses aesthetic significance and landmark presence.

PHPPS status requires consent by the Minister of Citizenship and Multiculturalism for any demolitions within the property and that a Heritage Impact Assessment (HIA) be completed for new development.

Subsequently, on May 1, 2025, a Provincial Order in Council 551/2025 was issued by the Minister of Citizenship and Multiculturalism, which effectively exempts the Brockville Psychiatric Hospital Campus lands and all buildings upon the lands from Part III of the Ontario Heritage Act, thereby removing the requirement for demolition consent and a HIA. The Provincial Order in Council 551/2025 is included in Appendix E of this Planning Rationale. As shown in **Figure 2-3**, the primary access to the Site is located at the Oxford Avenue and Broadway Avenue intersection. Additionally, there is a secondary access from the Oxford Avenue and Crawford Street intersection. A third access from County Road 2 is currently restricted by bollards.

Figure 2-3: Existing Site Accesses (WSP, 2026)



There are a total of 518 existing parking spaces on the Site that currently serve the Brockville Psychiatric Hospital Campus, including a total of 291 existing parking spaces that serve the existing SLVCTC Secure Treatment Unit (STU) and 72 existing spaces that serve the Forensic Treatment Unit (FTU) buildings. The existing parking for the existing STU and FTU buildings is distributed across two (2) parking lots on Site, including one (1) lot located north of, and one (1) lot south of the existing SLVCTC building. SolGen has advised that these existing parking lots are nearly at-capacity. Both parking lots are accessed from the primary entrance at the Oxford Avenue / Broadway Avenue intersection.

The proposed BCC-SLVCTC development will be located at the western portion of the Site (the “Development Site”), as shown in **Figure 2-1**. The Development Site is approximately 9.7 hectares (16.85 acres) in area and is bound to the west by Oxford Avenue. It is noted that the topography of the Development Site slopes downward from the front of the proposed BCC building at the south to the rear façade at the north.

A site visit was undertaken by WSP on May 8, 2025. All photos in this Planning Rationale were taken by WSP unless otherwise noted. Views of the Site and Development Site are shown in **Figure 2-4** (Site Photos – Pinpoint Map), and **Figure 2-7** through **Figure 2-14**.

Figure 2-4: Site Photos – Existing Conditions and Context – Pinpoint Map (WSP, 2026)



Figure 2-5: Oxford Avenue, looking south



Figure 2-6: View of the Development Site looking north



Figure 2-7: County Road 2 looking north towards the Sherwood Park Manor Long-Term Care Home



Figure 2-8: Site looking east from the Oxford Avenue / Crawford Street intersection



Figure 2-9: Site looking east towards the Gainford Park Baseball Diamond



Figure 2-10: Canadian National Railway line looking west from the Oxford Avenue level crossing



Figure 2-11: Oxford Avenue looking west towards an undeveloped portion of the Site



Figure 2-12: Oxford Avenue looking northwest towards St. Alban's Stables



Figure 2-13: Oxford Avenue looking southwest towards the St. Alban's Village subdivision



Figure 2-14: Site looking southwest towards the existing Trades Building and Male Cottage Extension located on the campus



2.3 Community Context

The Site is located at the western limit of the Township of Elizabethtown-Kitley's municipal boundary. Oxford Avenue is the dividing line between the Township and the City. Lands to the west of Oxford Avenue consists primarily of low-density residential uses, including single-detached dwellings, including a new subdivision which is under construction. Downtown Brockville is located approximately two (2) kilometres southwest of the Site. The surrounding lands to the north, south, and east of the Site in the Township consist of a variety of low-density residential, institutional, and some rural uses, including mineral extraction uses.

The surrounding community context to the Site is shown in **Figure 2-15**.

Figure 2-15: Surrounding Community Context (WSP, 2026)



Land uses adjacent to the Site are as follows:

- **North:** Canadian National Railway (CNR) corridor runs east-west immediately north of the Site. Further to the north of the CNR corridor are low-density rural residential uses within the Township of Elizabethtown-Kitley.
- **South:** A long-term care home at 1803 County Road 2, a City of Brockville water pollution control centre at 1807 County Road 2, a long-term care home at 1813 County Road 2, and a long-term care home at 1814 County Road 2 are located immediately south of the Site. Further to the south is the St. Lawrence River and the United States marine border.

- **East:** An aggregates quarry at 1864 County Road 2 is located immediately east of the Site. A long-term care home is located southeast of the Site at 1814 County Road 2. Further east are rural, residential, and industrial uses.
- **West:** Low-rise residential uses, including a residential subdivision that is currently under construction, and a public works yard. Further west are low-rise residential uses and recreational centre and arena at 138 Broadway Avenue.

There are two (2) active developments in the vicinity of the Site, including:

- **St. Alban's Village** is an adult-lifestyle community that is currently under construction, west of the Site. The Draft Plan of Subdivision application was approved by Brockville City Council on August 18, 2020. The new subdivision will include a total of 60 freehold units, comprised of a mix of semi-detached dwellings and townhouse dwellings, as well as a private clubhouse.
- **Sherwood Park Manor Long-Term Care Home** is an existing long-term care home located southeast of the Site at 1814 County Road 2 in the Township of Elizabethtown-Kitley. Construction is underway to add a 4-storey addition to the facility, which will add 21 new and 75 upgraded long-term care beds to the existing 32 beds, for a total of 128 beds. Site Plan approval for the proposed addition was issued in August 2023.

2.4 Transportation

The existing road network in proximity to the Site, as shown in **Figure 2-1**, is summarized as follows:

- **County Road 2** (running east-west) is a County Road under the jurisdiction of the United Counties of Leeds and Grenville.
- **Oxford Avenue** (running north-south) is identified as a Collector Road under the jurisdiction of the City of Brockville per Schedule 4 – Street Network of the Official Plan for the City of Brockville (2012, Updated August 16, 2024, MMAH Approved). Schedule 5 – Active Transportation Network of the Brockville Official Plan designates Oxford Avenue as a “Potential Spine Cycling Route”. The City confirmed via email correspondence between the City and WSP dated May 6, 2025 that the City has no plans for a road widening or improvements as per Schedule 5, including sidewalks or cycling infrastructure, along Oxford Avenue.
- **Eligh Road** (running north-south) is identified as a Township road on Schedule A3 – Land Use and Roads (**Figure 4-6**) of the Official Plan of the Township of Elizabethtown-Kitley (Adopted by Council on July 16, 2018; Approved with Modifications by the United Counties of Leeds and Grenville on October 25, 2018).

There are no sidewalks along County Road 2, however there is a narrow paved shoulder on the north side of County Road 2 beyond the vehicular right-of-way. There is an existing sidewalk along the east side of Oxford Avenue, between County Road 2 and Crawford Street.

The Site is serviced by Brockville Transit's Red Bus and Evening Bus, which provides service between the Brockville Hospital and the commercial area north of Highway 501. Bus service runs daily between 7:00 am and 8:00 pm, with hourly stops at Oxford Avenue and County Road 2; and Oxford Avenue and Crawford Street.

2.5 Servicing

Water

The Brockville Psychiatric Hospital Campus is currently serviced by two (2) municipal watermain connections: the intersection of Oxford Avenue and Crawford Street, and King Street East. These water service lines extend through the site to the central pump station located on the east side of the Site. The pump station distributes water throughout the campus via two (2) separate watermains: a 150 mm diameter main for potable water and a 200 mm diameter main for fire suppression.

Sanitary

The Brockville Psychiatric Hospital Campus discharges all sanitary flows to a single municipal sewer outlet located on King Street East, immediately north of the City of Brockville-owned wastewater treatment plant. A central 250 mm diameter sanitary trunk sewer services the campus and outlets to the municipal sewer on King Street East.

Storm

The stormwater runoff within the Brockville Psychiatric Hospital Campus is currently collected through a network of roof drains, storm sewers, and catch basins and discharged via four (4) outlets (West, Center, South, and East).

3 The Proposed Development

SolGen is proposing the development of a new four (4) storey building with two (2) basement levels, including the new Brockville Correctional Centre (BCC) and an expansion to the existing St. Lawrence Valley (SLV) Secure Treatment Unit (STU). Together, the amalgamated facility forms the BCC-SLVCTC. Three (3) accessory buildings are also proposed as part of the BCC-SLVCTC development. Ten (10) buildings, including the cottage extensions, trades building, and reservoir building, are proposed for demolition.

Once constructed, the new BCC-SLVCTC building will be connected via a link to the existing Secure Treatment Unit building. The proposed building will have a total gross floor area (GFA) of 32,491.3 m² (349,733.4.3 ft²) and a building footprint of 19,538.4 m² (210,309.6 ft²).

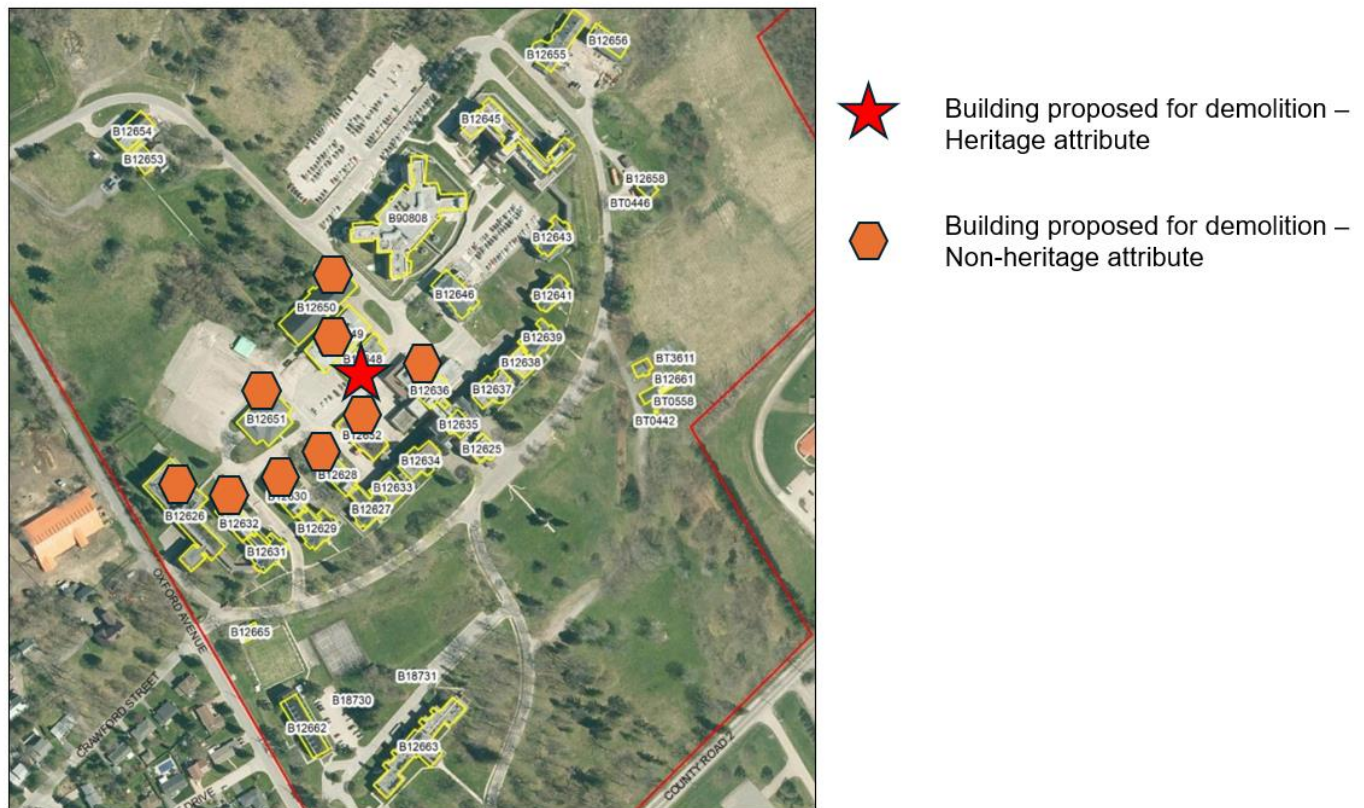
The detailed Site Plan, prepared by Parkin Architects & Architecture49 (dated March 16, 2026) is shown in **Figure 3-7**, and is also included in **Appendix A**. Proposed building elevations are shown in **Figure 3-10** through **Figure 3-12**.

Cultural Heritage

On May 1, 2025, a Provincial Order in Council 551/2025 was issued by the Minister of Citizenship and Multiculturalism, which effectively exempts the Brockville Psychiatric Hospital Campus lands and all buildings upon the lands from Part III of the Ontario Heritage Act, thereby removing the requirement for demolition consent and a HIA. The Provincial Order in Council 551/2025 is included in Appendix E. Ten (10) buildings, including the reservoir building, cottage extensions, trades building, and other ancillary buildings, are proposed for demolition. The proposed demolitions will support the proposed development by creating sufficient space for the new BCC-SLVCTC building according to program scope and requirements.

The reservoir building, which served as water storage for the former Brockville Psychiatric Hospital, is one (1) of the ten (10) proposed buildings for demolition, and is identified as a heritage attribute. The Reservoir building is identified as having significance to the Cultural Heritage Landscape of the Site. The remaining nine (9) buildings to be demolished, including the continued treatment GHK, extensions D, E, F, kitchen and dining area, vocational building, curling shed, garage, and the trades building, have been identified as non-heritage attributes. The buildings proposed for demolition are shown in **Figure 3-1**.

Figure 3-1: Proposed Demolitions (ARA, 2025)



Brockville Correctional Centre (BCC)

The new BCC will include 295 men's housing units and 25 women's housing units located on four (4) storeys of the new building. Level 1 is referred to as the main level of the building and is considered the second storey; this floor includes the principal entrance for staff and visitors which will be located at the southern façade of the BCC-SLVCTC building in proximity to the new parking area offices. Other major programs on Level 1 include: reception, admitting and discharge of residents, health services, kitchen and waste management, laundry services, program rooms, and housing units. A Lower Level is provided for housing units and includes outdoor secure courtyards for residents. Level 2 of the building includes more housing as well as training rooms, lockers, fitness, and medical rooms.

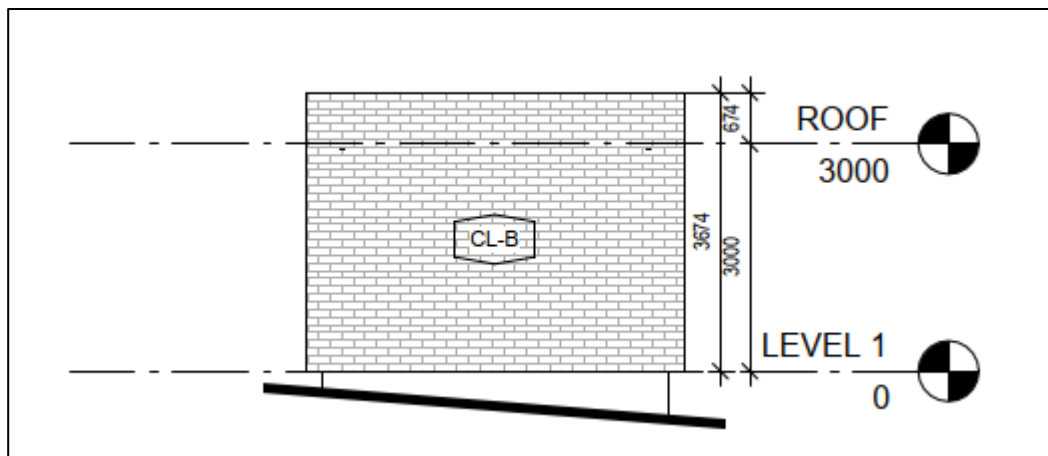
St. Lawrence Correctional and Treatment Centre (SLVCTC)

The eastern wing of the proposed building will include 25 new female housing units located in the second storey. The female unit will include specialized medical and psychiatric facilities to serve residents' needs. Program rooms and outdoor courtyards, including Indigenous outdoor space, are also proposed to serve this unit.

Accessory Buildings

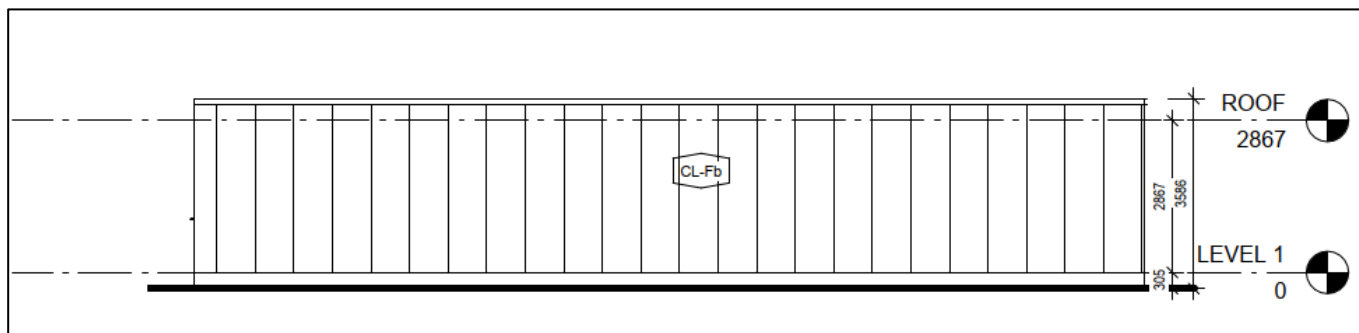
Three (3) new accessory buildings are proposed in addition to the new BCC-SLVCTC building. A single-storey + basement maintenance building (**Figure 3-2**), approximately 3.7 m in building height, is proposed northwest of the BCC-SLVCTC building. The proposed maintenance building is required to be sited in proximity to Oxford Avenue for road access purposes. As such, a new driveway entrance will be required from Oxford Avenue. It is anticipated that a maintenance vehicle would require access to this area approximately once or twice every week.

Figure 3-2: Proposed Maintenance Building – North Elevation (Architecture49, 2026)



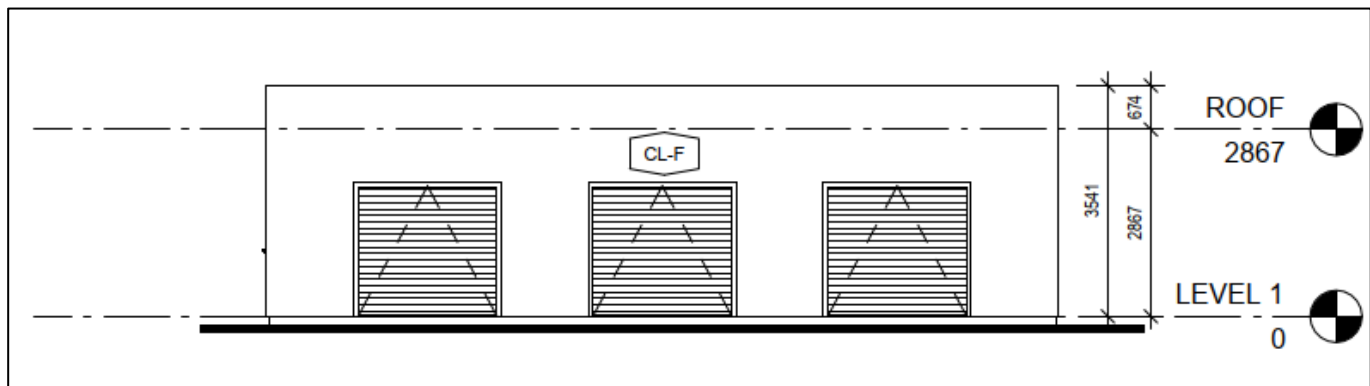
A new single-storey electrical equipment “E-house” building (**Figure 3-3**) is proposed to be located north of the stormwater dry pond. The E-house building will be approximately 3.5 m in height and will contain electrical equipment that will serve the BCC-SLVCTC building.

Figure 3-3: Proposed E-house Building - North Elevation (Architecture49, 2026)



Additionally, a single-storey tool storage shed (**Figure 3-4**), approximately 3.5 m in building height, is proposed east of the stormwater management dry pond. The tool storage shed will be prefabricated and will contain mowers, fuel storage, and other equipment for lawn care and maintenance of the grounds.

Figure 3-4: Proposed Tool Storage Shed - North Elevation (Architecture49, 2026)



Additionally, two (2) fuel storage tanks are proposed as part of the BCC-SLVCTC development, and will be located in the northern portion of the Development Site, north of the new stormwater management dry pond by the powerhouse and proposed electrical equipment “E-house” building. The proposed fuel storage tanks will provide energy to the three (3) power back-up generators, including two (2) diesel generators and one (1) natural gas generator on-Site in the case of a power outage at the new BCC-SLVCTC building. The intent is that the proposed fuel storage tanks would be refueled once a year.

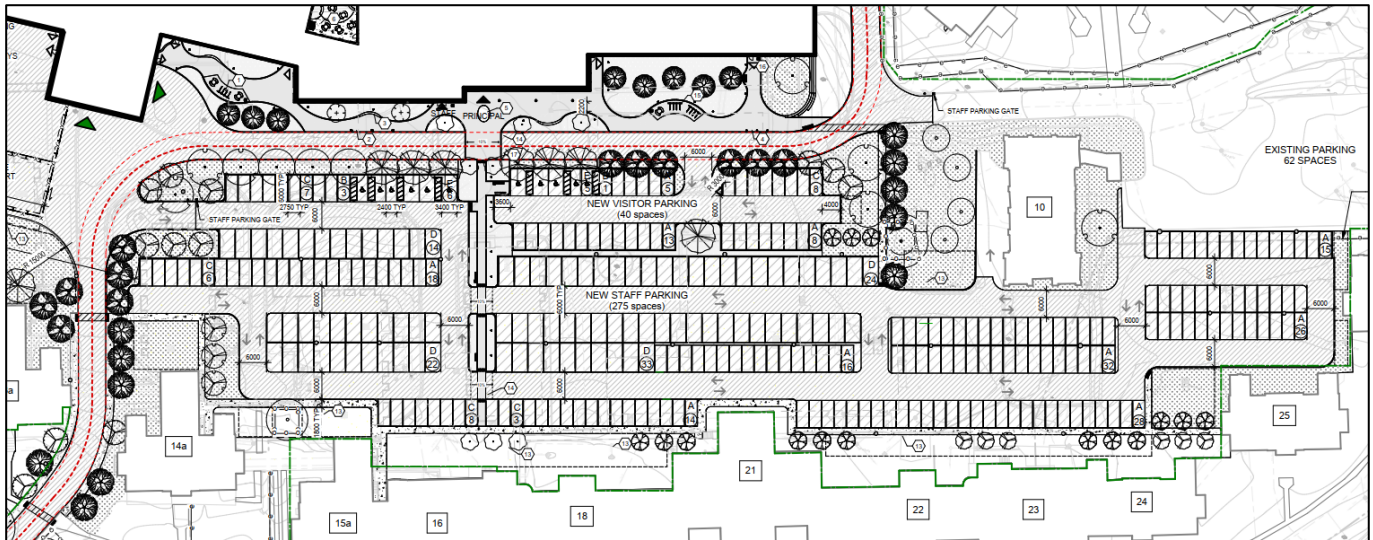
Parking, Vehicular Access, and Circulation

A new surface parking lot is proposed south of the new BCC-SLVCTC building, as well as general site improvements around the parking area such as landscaping. The parking lot expansion is proposed to include a total of 315 parking spaces, with 175 standard spaces for staff and visitors. Eleven (11) Type A (1) accessible parking spaces are also proposed, as well as 93 larger spaces, which will accommodate Ministry vehicles. Additionally, 32 electric vehicle ready parking spaces and four (4) spaces reserved for expectant mothers are proposed. Upon full build-out, there will be a total of 606 parking spaces (315 proposed + 291 existing for the current SLVCTC) that will serve the BCC-SLVCTC. The existing parking lots north and south of the existing SLVCTC building will be demolished, in order to accommodate the proposed BCC-SLVCTC building and the new parking lot. Modifications to the existing FTU parking lot will be required.

As discussed above, a new driveway entrance will be required from Oxford Avenue, which will provide access to the proposed maintenance building located northwest of the BCC-SLVCTC building. The new entrance is proposed to be approximately 3 m in width.

The existing entrances at the intersection of Oxford Avenue and Crawford Street and the Oxford Avenue and Broadway Avenue intersection will be maintained. Fire and emergency access will be provided from the entrance at Oxford Avenue and Crawford Street, as well as the entrance from Oxford Avenue and Broadway Avenue. The driveway to the parking area will route south of the proposed loading area and loop north of the parking lot. Staff entrance to the parking area is proposed via a parking gate at the western limit of the parking area, while the visitor entrance will be located at the northern limit, as shown in **Figure 3-5**.

Figure 3-5: BCC-SLVCTC – Site Plan (Excerpt), Parking and Loading Areas (prepared by Parkin Architects & Architecture49, dated March 16, 2026)



A total of 24 bicycle spaces are proposed. Bicycle parking is proposed in two (2) locations, as part of the two (2) staff seating and picnic areas, which are proposed east and west of the southern entrance of the new BCC-SLVCTC building

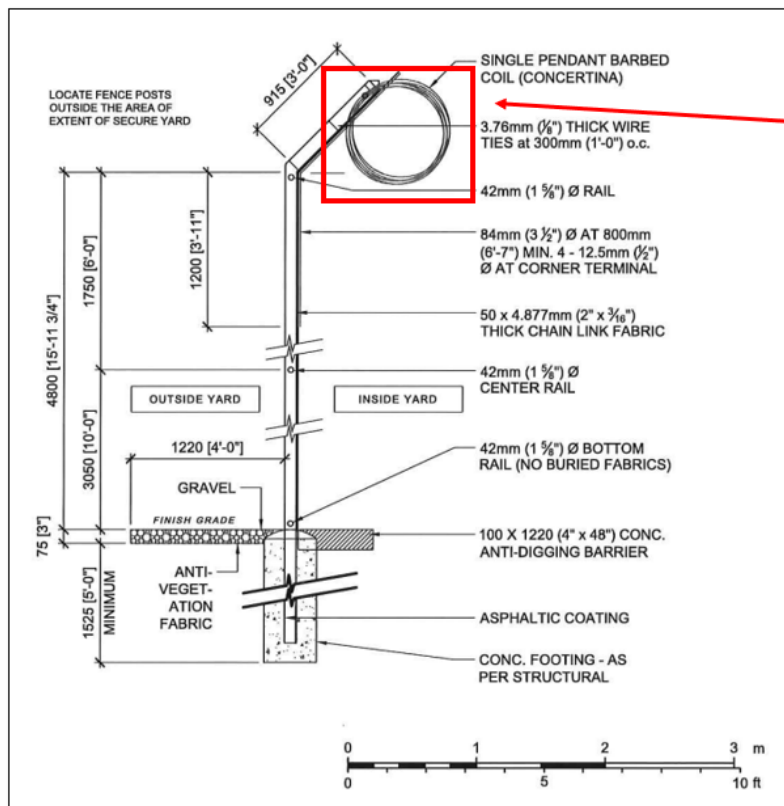
Loading Areas

A shipping/receiving and loading area is proposed southwest of the new BCC building. Two (2) truck delivery bays are proposed where daily deliveries for food, laundry, etc. are anticipated. Trucks will be directed through Site Access #1 and will access the shipping/receiving and loading area west of the parking area through a sally port. This area will be enclosed by a solid secure perimeter wall (5.5 m tall).

Proposed Treatment Along Oxford Avenue

As noted on the Site Plan in **Figure 3-7**, a solid secure perimeter wall for security purposes is proposed to enclose the BCC-SLVCTC building along the north, east, and west building facades, as well as the shipping/receiving and loading area. The security fence (Type 1) is proposed as per the 2022 Planning Guidelines provided by SolGen. The security fence will comprise of anti-climbing mesh and will be 5.5 m in height, from finished grade to the canted top. An anti-dig concrete barrier is proposed at the foot of the fence on the secure side. A cross section showing the proposed security fence is shown in **Figure 3-6**. The existing hydro line that runs along Oxford Avenue is proposed to be buried.

Figure 3-6: Cross-section of Security Fence (SolGen Planning Guidelines, 2022)



Note: Concertina wire is not proposed for the BCC-SLVCTC security fence.

The proposed security fence will run along the perimeter of the BCC-SLVCTC building along Oxford Avenue to wrap around the shipping/receiving area, and will be set back 7.3 m from the property line. A 3 m setback between the security fence and the building is required as per SolGen's Planning Guidelines. This 3 m setback must also be clear of any climbable features, including vegetation, site features, and site services and utilities. Landscaping is proposed along Oxford Avenue, but not along the fence within the 3 m setback.

Additionally, an ornamental pedestrian deterrent fence is proposed outside the secure perimeter along the northern limit of the Development Site, and will run from the secure perimeter wall to the Broadway Avenue extension. The proposed pedestrian fence will be constructed of pre-fabricated aluminum and be approximately 1.8 m (6 feet) in height.

Servicing

Water

For the proposed BCC-SLVCTC building, new service connections will be established for both domestic and fire suppression water systems. These will connect to the existing 150 mm potable and 200 mm campus fire suppression watermain at the southeast corner of the new building. Due to fire flow limitations set by the City of Brockville, a dedicated fire water reservoir is likely to be required but this will be confirmed during an upcoming hydraulic analysis of the existing campus water system.

Sanitary

Sanitary flows from the BCC building will be split. Flows from the lower levels of the building and the main floor resident areas will discharge to the north of the building, and will include a pump station. The flows from administration and support areas on the main floor will exit the building from the south. The pumped flows and gravity systems will connect south of the building then tie into the existing campus trunk sewer system that crosses north to south on the site, and then discharges off site at King Street.

Storm

The existing storm sewers within the proposed BCC-SLVCTC footprint, including the Central Outlet, are slated for removal due to the overlap with the proposed building location.

Portions of the stormwater within the eastern limits of the new BCC-SLVCTC development catchment area will be captured via catch basins and routed along the eastern side of the proposed BCC-SLVCTC building via a proposed storm sewer to tie into an existing stormwater pond facility northeast of the existing STU building. The drainage area and flow directed to this facility will be less than current conditions. The stormwater from the remainder of the parking lots and some of the building will be collected and conveyed around the west side of the building and directed towards the northwest corner of the Site into a proposed stormwater management dry pond. Stormwater from the remainder of the building will discharge to the north and be collected, along with drainage from within the secured perimeter, and directed to the stormwater management dry pond. The proposed pond will manage stormwater such that the post-development storm flow release rate is controlled to the pre-development storm flow release rate. The stormwater will be stored within the stormwater management pond and discharged at a controlled rate through a proposed storm pipe to the existing 400 mm diameter culvert at Broadway Avenue and Oxford Avenue.

To meet water quality requirements, an oil grit separator (e.g., Stormceptor, or equivalent) will be implemented in conjunction with the pond. The stormwater management pond will have a base elevation at approximately the existing ground elevation due to shallow bedrock and groundwater conditions. The pond will include a berm above the existing ground elevation to achieve the desired stormwater pond volume.

Figure 3-7: BCC-SLVCTC – Site Plan (prepared by Parkin Architects & Architecture49, dated March 16, 2026)

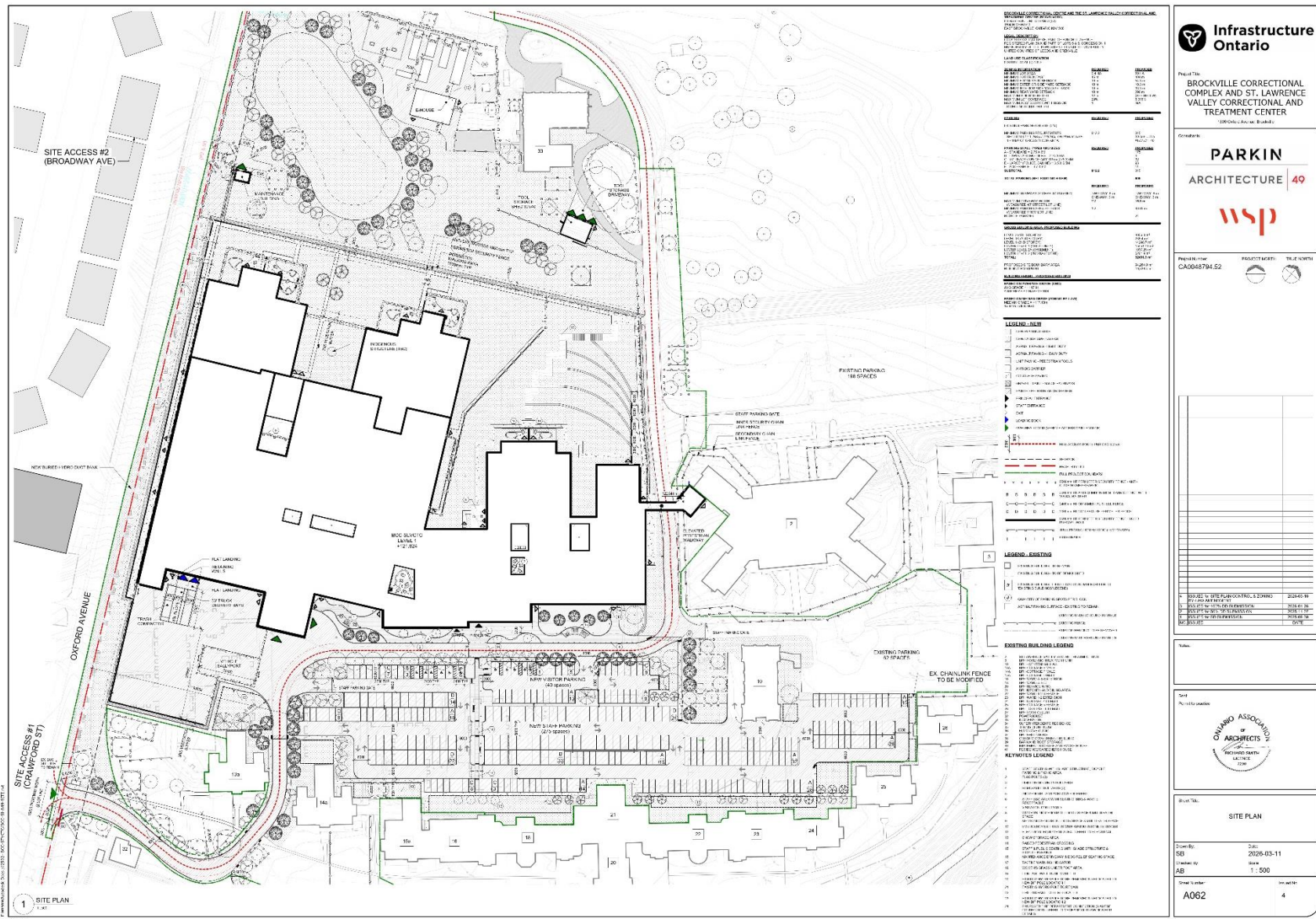


Figure 3-8: BCC-SLVCTC – Building Elevations – North (prepared by Parkin Architects & Architecture49, March 16, 2026)

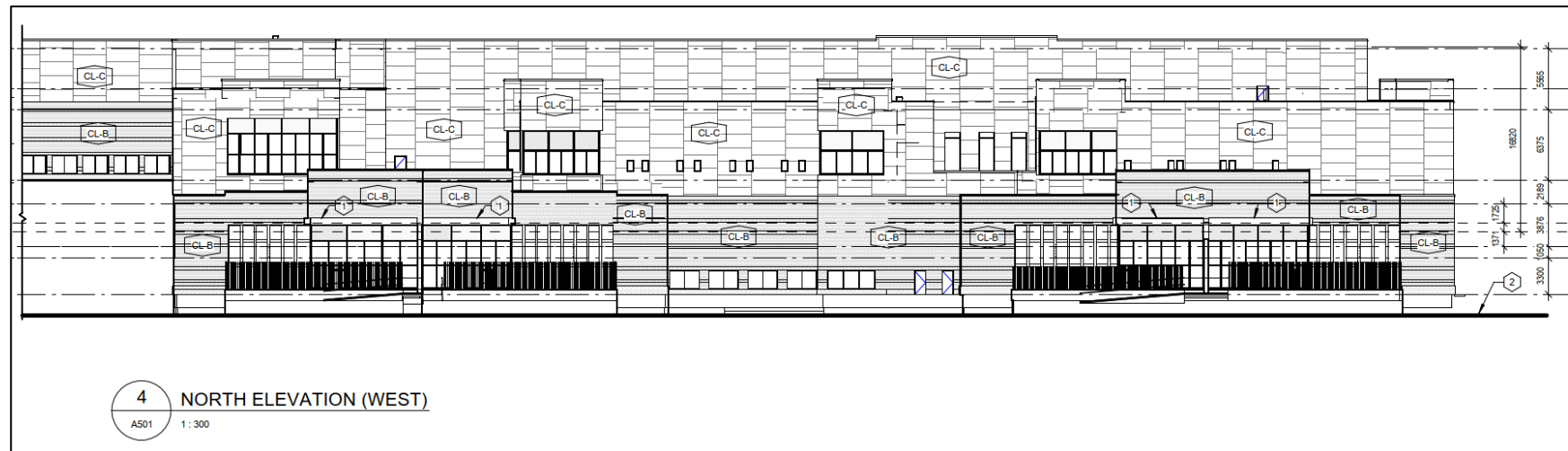
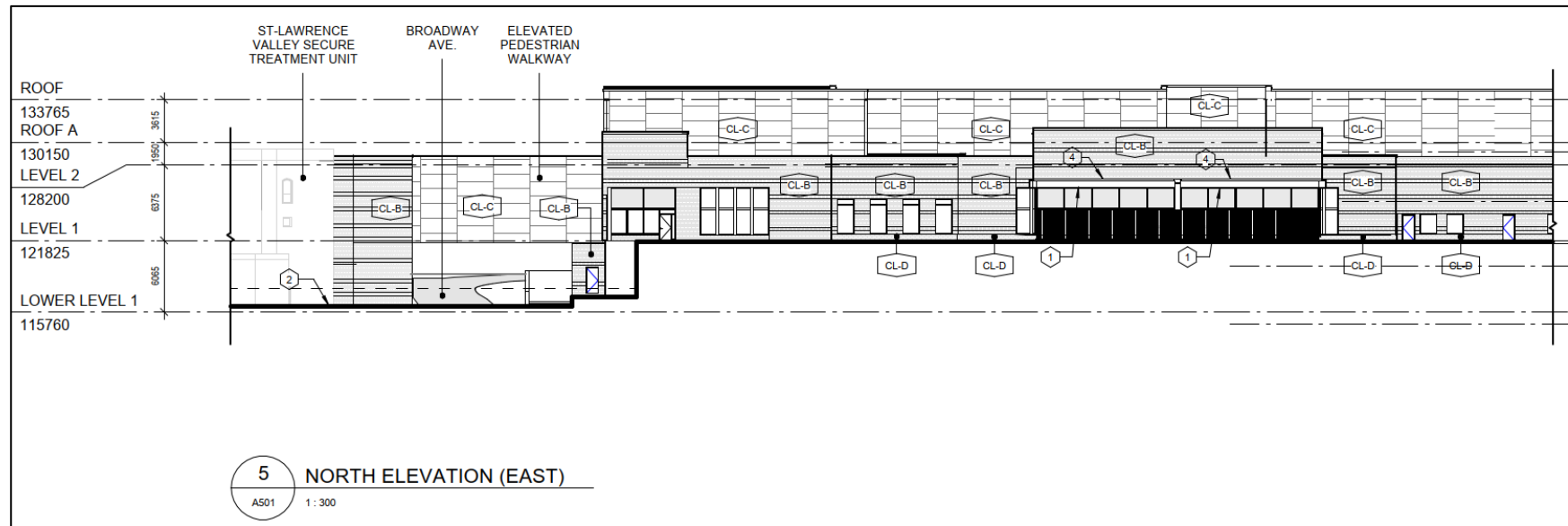


Figure 3-9: BCC-SLVCTC – Building Elevations – South (prepared by Parkin Architects & Architecture49, March 16, 2026)

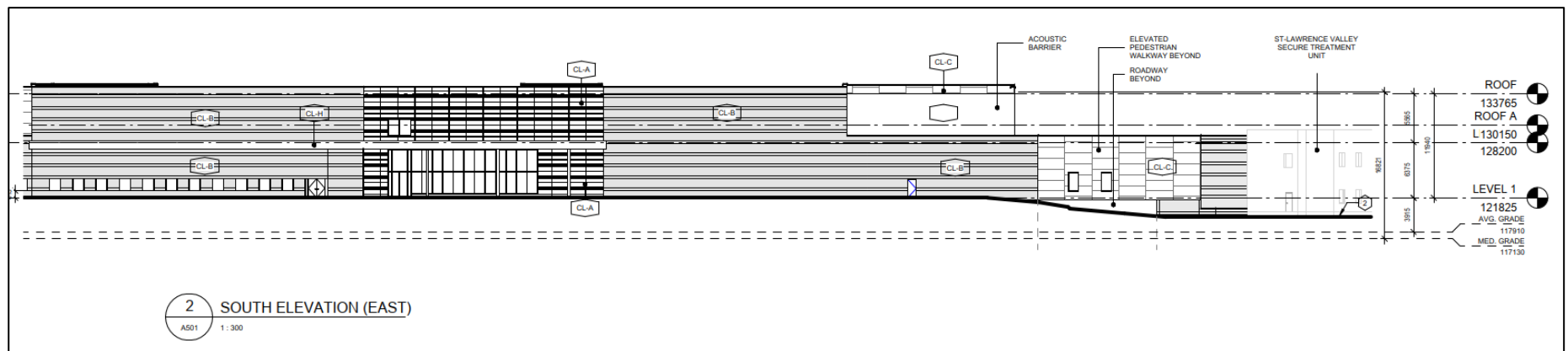
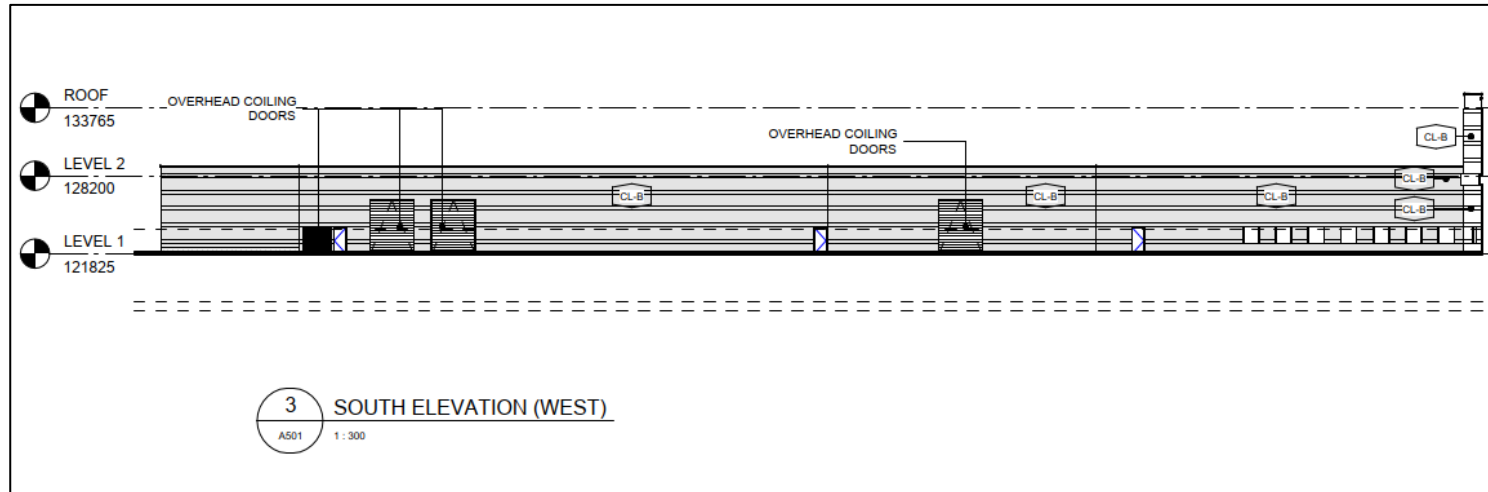
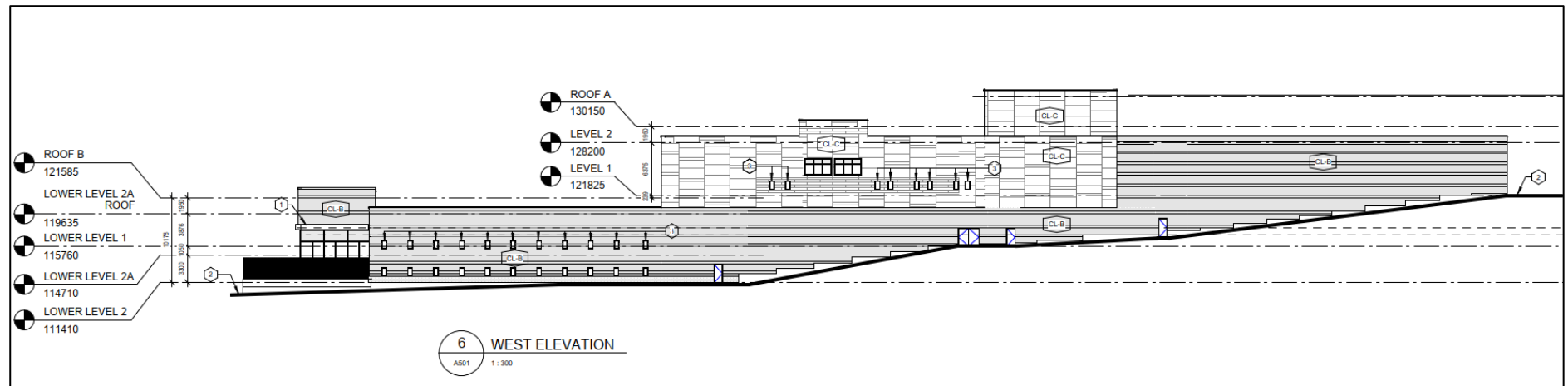
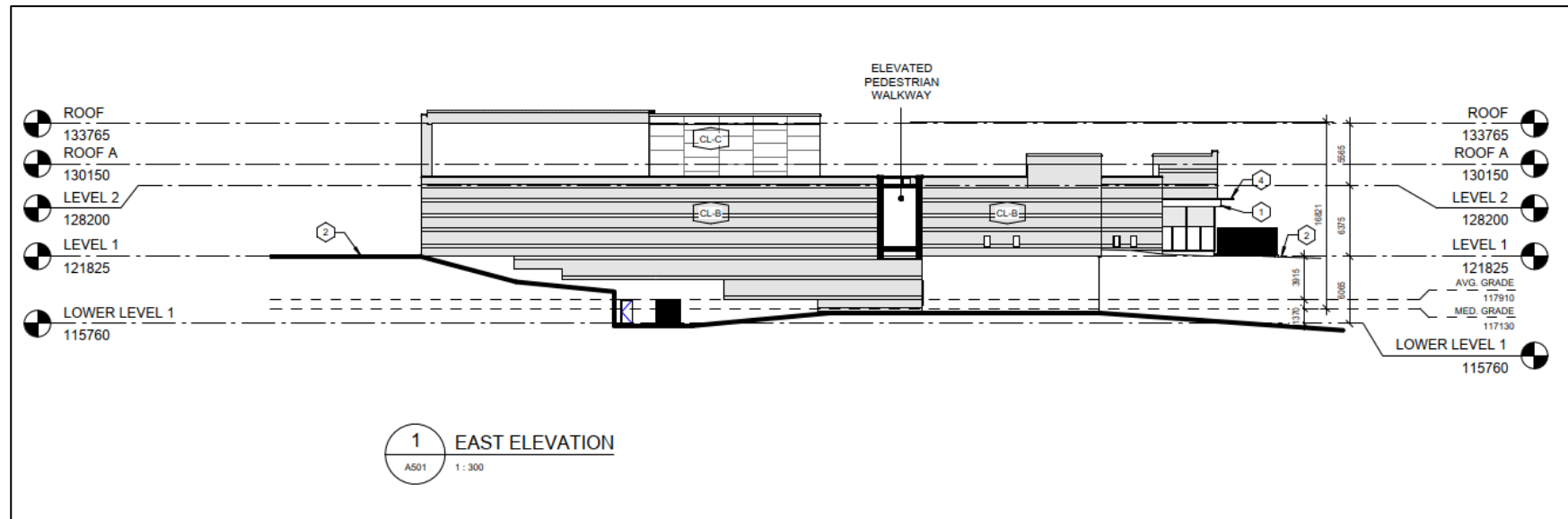


Figure 3-10: BCC-SLVCTC – Building Elevations – East and West (prepared by Parkin Architects & Architecture49, March 16, 2026)



4 Policy and Regulatory Framework

4.1 Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 (“PPS 2024”) took effect on **October 20, 2024**, replacing A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) and the Provincial Policy Statement, 2020. The PPS 2024 provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the Planning Act, which is the primary legislation that governs all land use planning in Ontario, all decisions that affect a planning matter are required to be consistent with the PPS. Importantly, the PPS 2024 “shall be read in its entirety and all relevant policies are to be applied to each situation” (Policy 6.1).

Chapter 1 of the PPS 2024 provides a Vision which focuses on the need to increase the supply and mix of housing options, to support the economy, optimizing infrastructure investments, and prioritizing compact and transit-supportive development.

Chapter 2 of the PPS 2024 includes policy regarding housing and communities. Policy 2.1.6(a) states that planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing and transportation options, employment, **institutional uses**, recreation, parks and open spaces to meet long term needs.

Section 2.5 includes policy regarding Rural Areas in Municipalities. **Policy 2.5.1** states that healthy, integrated, and viable rural areas should be supported by d) using rural infrastructure and public service facilities efficiently; and e) promoting diversification of the economic base and employment opportunities.

Section 2.8 includes policy regarding Employment. **Policy 2.8.1** states that planning authorities shall promote economic development and competitiveness by a) providing for an appropriate mix and range of employment, **institutional**, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base; d) encouraging intensification of employment uses; and e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

The proposed BCC-SLVCTC development is consistent with Sections 2.5 and 2.8 of the PPS as it constitutes an expansion to an existing institutional use (i.e., SLVCTC), which is owned and operated by the Province. The proposed development is part of the Province’s effort to ensure sufficient correctional capacity, and correctional treatment capacity within the Ministry of the Solicitor General’s portfolio. The proposed BCC-SLVCTC will provide new permanent job opportunities in the Township of Elizabethtown-Kitley.

While the Site is adjacent to an existing quarry, it is noted that the quarry itself is located more than 500 metres from the Development Site. No change is proposed to the existing use of the Site and the transition area that is currently comprised of vegetation will be maintained.

Chapter 3 of the PPS includes policies related to infrastructure and facilities.

“Public service facilities” are defined by the PPS as “land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, **for the provision of programs and services provided or subsidized by a government or other body**, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services.” **The existing SLVCTC and new BCC-SLVCTC correctional service facility proposed by SolGen are considered a “public service facility” as defined in the PPS.** As a result, the following policies from the PPS are of relevance to the Site.

Section 3.1 includes General Policies for Infrastructure and Public Service Facilities. Generally, the infrastructure policies set out in Chapter 3 focus on the need to integrate land use planning and investment in both infrastructure and transportation. **Policy 3.1.1** provides that infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs, and that **planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management** so that they are financially viable over their life cycle, leverage the capacity of development proponents, where appropriate, and are available to meet current and projected needs. **Policy 3.1.2** emphasizes the need to make good use of existing infrastructure, by providing that, before consideration is given to developing new at infrastructure and public service facilities, the use of existing infrastructure and public service facilities should be optimized, and opportunities for adaptive re-use should be considered, wherever feasible. **Policy 3.1.4** encourages the co-location of infrastructure and public service facilities where appropriate.

The proposed development is consistent with the policies in Section 3.1 of the PPS as it is an expansion of an existing public service facility. The expansion would be using existing infrastructure in an efficient manner while satisfying the current and projected public service needs (Policy 3.1.1). The Site is in a location with existing municipal services and will optimize the use of existing infrastructure (Policy 3.1.2) The planning of infrastructure and servicing for the proposed development is being coordinated with Township of Elizabethtown-Kitley and City of Brockville.

Sewage, water and stormwater policies are provided in **Section 3.6 Sewage, Water and Stormwater**. Policy 3.6.2 states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Policy 3.6.8 directs that stormwater management planning shall be integrated with planning for sewage and water servicing and minimize increases in stormwater volumes and contaminant loads. **Although the Site is located outside of a settlement area, it is noted that the Site is already serviced by municipal services, including water and wastewater. The proposed BCC-SLVCTC development is proposed to be connected to the existing City water and wastewater systems. A stormwater management pond is proposed that will manage stormwater such that the post-development storm flow release rate is controlled to the pre-development storm flow release rate.**

Section 4.1 Natural Heritage, Policy 4.1.1 states that natural features and areas shall be protected for the long term and Policy 4.1.2 directs for the maintenance, restoration or, where possible, improvement of diversity and connectivity of natural features in an area, the long-term ecological function and biodiversity of natural heritage systems, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. Policies 4.1.6 and 4.1.7 state that development and site alteration shall not be permitted in fish habitat, or in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. Policy 4.1.8 states that development and site alteration shall not be permitted on lands that are adjacent to the natural heritage features and areas, identified in policies 4.1.4, 4.1.5, and 4.1.6, unless the “ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

It is WSP’s understanding, based on the Brockville Correctional Centre and St. Lawrence Valley Correctional and Treatment Centre – Final Environmental Impact Statement prepared by Stantec Consulting Ltd. (February 13, 2026), that Chimney Swift, a Species at Risk, has been observed within the Study Area, including confirmed nesting and roosting habitat associated with the Powerhouse building chimney, located in the northern portion of the Site.

It is also WSP’s understanding that certain works associated with the proposed development will occur in close proximity to the Powerhouse building, including installation of an electrical conduit through an existing wall of the Powerhouse. In addition, construction of supporting electrical infrastructure, associated site works (e.g., grading, foundations, fencing, and related construction activities), and ancillary facilities are proposed within approximately 90 m of the building. Mitigation measures will likely be required during construction given the proximity of these works to the identified Chimney Swift habitat.

Finally, **Section 4.6 addresses Cultural Heritage and Archaeology**, and **Policy 4.6.1** directs that protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. **Policy 4.6.3** states that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved. Planning authorities are encouraged to develop and implement proactive strategies for conserving significant built heritage resources and cultural heritage landscapes (**Policy 4.6.4**), and are also encouraged to engage with Indigenous communities as it relates to matters of archaeology and cultural heritage (**Policy 4.6.5**).

It is WSP's understanding that Infrastructure Ontario has reached out to the Mohawks of Akwesasne (MOA) through the government’s engagement process. MOA was informed on the expanded scope of BCC-SLVCTC and confirmed that there are no questions or concerns if the archaeology information remains the same. MOA was informed of the Ontario Heritage Act exemption application and the scope of the proposed works. MOA confirmed they have no objections given the exemption application has no impact on archaeological surveys or sites.

The Site is a Cultural Heritage Landscape as determined by the Statement of Cultural Heritage Value (SCHV), approved by the Ministry of Infrastructure (MOI) Heritage Committee in January 2024. Ten (10) buildings, one (1) of which is a heritage attribute, are proposed for demolition in order to facilitate the development of the new BCC-SLVCTC building, including a required expansion of a significant institutional use that has been in operation since the late 1800's. The remaining existing buildings located on the Campus will be maintained.

Subsequently, on May 1, 2025, a Provincial Order in Council 551/2025 was issued by the Minister of Citizenship and Multiculturalism, which effectively exempts the Brockville Psychiatric Hospital Campus lands and all buildings upon the lands from Part III of the Ontario Heritage Act, thereby removing the requirement for demolition consent and a HIA. The Provincial Order in Council 551/2025 is included in Appendix E.

Finally, Section 6.2 – Coordination includes policies that address cross-jurisdictional planning. Policy 6.2.1 directs that a coordinated, integrated, and comprehensive approach should be used when dealing with planning matters across lower, single, and/or upper-tier municipal boundaries, and with other levels of government, agencies, board and Service Managers. Policy 6.2.1 applies to various matters including planning for infrastructure and public service facilities. **The BCC-SLVCTC Site is located in the Township of Elizabethtown-Kitley and is adjacent to the municipal boundary of the City of Brockville to the west. As such, a coordinated approach to plan for the proposed development is being undertaken for this project due to the Site's location and nature of the proposed use.**

4.2 Official Plan for the United Counties of Leeds and Grenville (Council Adoption: July 23, 2015; Ministerial Approval: February 19, 2016; Office Consolidation September 1, 2022)

The Official Plan for the United Counties of Leeds and Grenville (Council Adoption: July 23, 2015; Ministerial Approval: February 19, 2016) ("Counties Official Plan") provides upper-tier land use policy direction for lower-tier municipalities in the Counties, including the Township of Elizabethtown-Kitley. The September 1, 2022 office consolidation was reviewed for this Planning Rationale.

The Site is located outside of a settlement area, is designated as Rural Lands are Crown Lands, as per Schedule A – Community Structure and Land Use of the Counties Official Plan, as illustrated in Figure 4-1.

Figure 4-1: Schedule A – Community Structure and Land Use (Excerpt), Counties Official Plan (September 1, 2022 Office Consolidation)

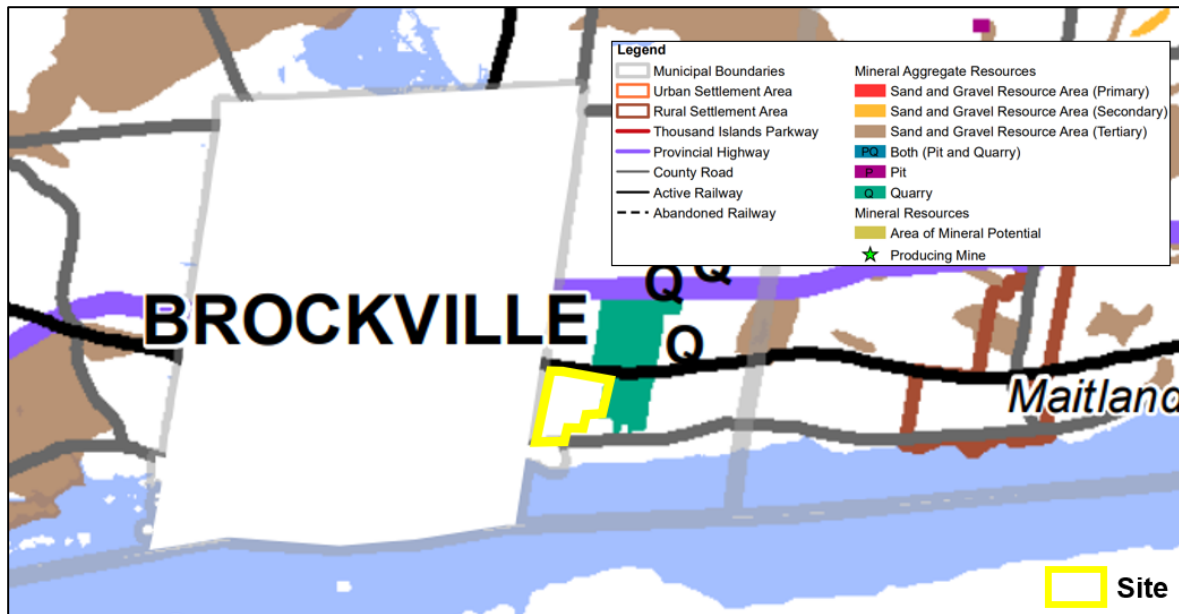


Section 3.3 Rural Lands includes policies for the Rural Lands designation. Section 3.3.2 states that permitted uses in Rural Lands include: resource management, resource based recreational uses, limited residential development, home occupations and industries, cemeteries, agricultural and related uses, and other rural land uses.

The Site is identified as Crown Lands as per Schedule A of the Counties Official Plan. Section 4.2.12 – Crown Lands, Conservation Lands and Significant Local Features, Policy 1(a) states that the policies of the Counties Official Plan are not applicable to Crown land activities,” and that “use of Crown lands will be determined by the Province, with regard for the policies of this Plan and the local municipal Official Plans.” **As per Policy 4.2.12.1(a), it is our opinion that the policies of the Counties Official Plan do not apply to this Site due to it being part of Crown lands as identified on Schedule A.** A review of the applicable policies under the Township of Elizabethtown-Kitley are included in **Section 4.3** of this Planning Rationale.

The Site is adjacent to the active Lafarge Brockville Aggregates Quarry (i.e., mineral aggregate resources) on Schedule B – Mineral and Mineral Aggregate Resources, as shown in **Figure 4-2**. Section 3.5.2 of the Counties Official Plan includes policies that address mineral aggregate resources, **however it is noted that these policies do not apply as per Policy 4.2.12.1(a) as previously discussed in this Planning Rationale.**

Figure 4-2: Schedule B – Mineral and Mineral Aggregate Resources (Excerpt), Counties Official Plan (September 1, 2022 Office Consolidation)



There are no identified natural heritage features on the Site as per Schedule C – Natural Heritage Features and Areas of the Counties Official Plan.

There are no natural hazards, human-made hazards (i.e., abandoned mine), and waste disposal sites identified in proximity to the Site as per Schedule D – Natural and Human-made Hazards.

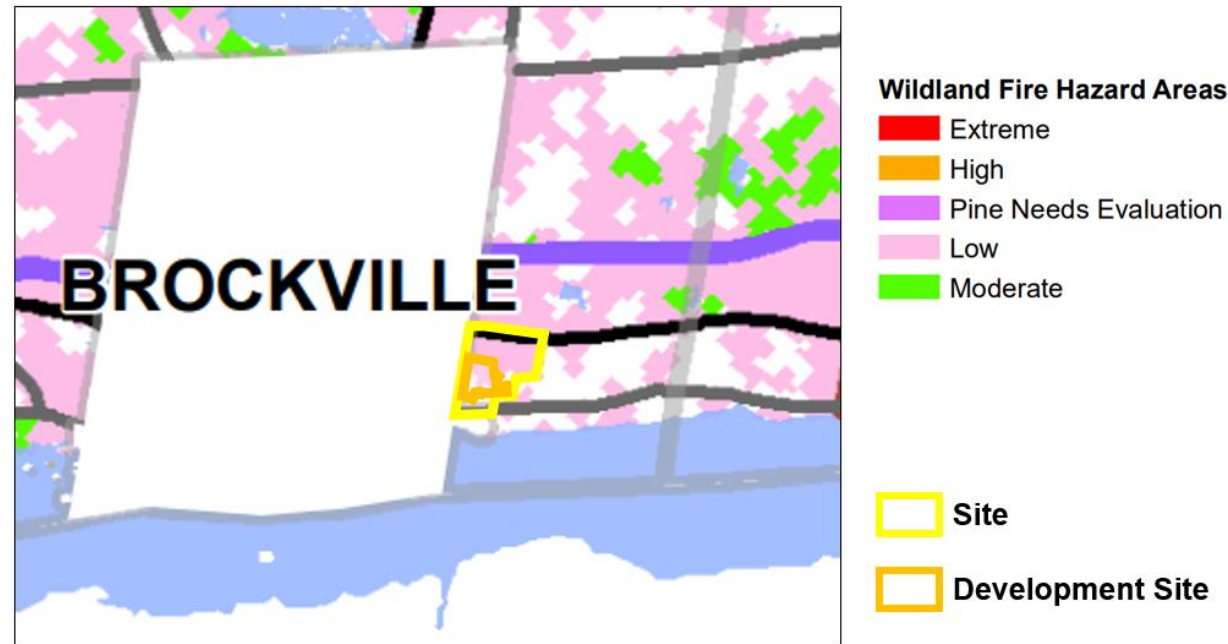
The Site is located within a Highly Vulnerable Aquifer, and partially within Significant Groundwater Recharge Areas, as per Appendix 3 – Source Water Protection Areas of the Counties Official Plan (**Figure 4-3**). Policy 4.4.2(c) requires development proposed in designated vulnerable areas to adhere to the applicable Source Protection Plans and that pre-consultation be held with the Counties and/or local municipality, as required. **At the pre-application consultation meeting held on May 14, 2025, United Counties of Leeds and Grenville Planning staff confirmed that the Cataraqui Source Protection Plan (November 2014) applies, and that the Counties Official Plan does not have specific policies for source protection.**

Figure 4-3: Appendix 3 – Source Water Protection Areas (Excerpt), Counties Official Plan (September 1, 2022 Office Consolidation)



The Site is identified as having Low potential for wildland fires as per Appendix 4 – Wildland Fire Hazard Areas, as shown in **Figure 4-4**. At the pre-consultation held on May 14, 2025, Counties staff confirmed that there are no wildland fire policies for areas of Low potential to consider.

Figure 4-4: Appendix 4 – Wildland Fire Hazard Areas (Excerpt), Counties Official Plan (September 1, 2022 Office Consolidation)



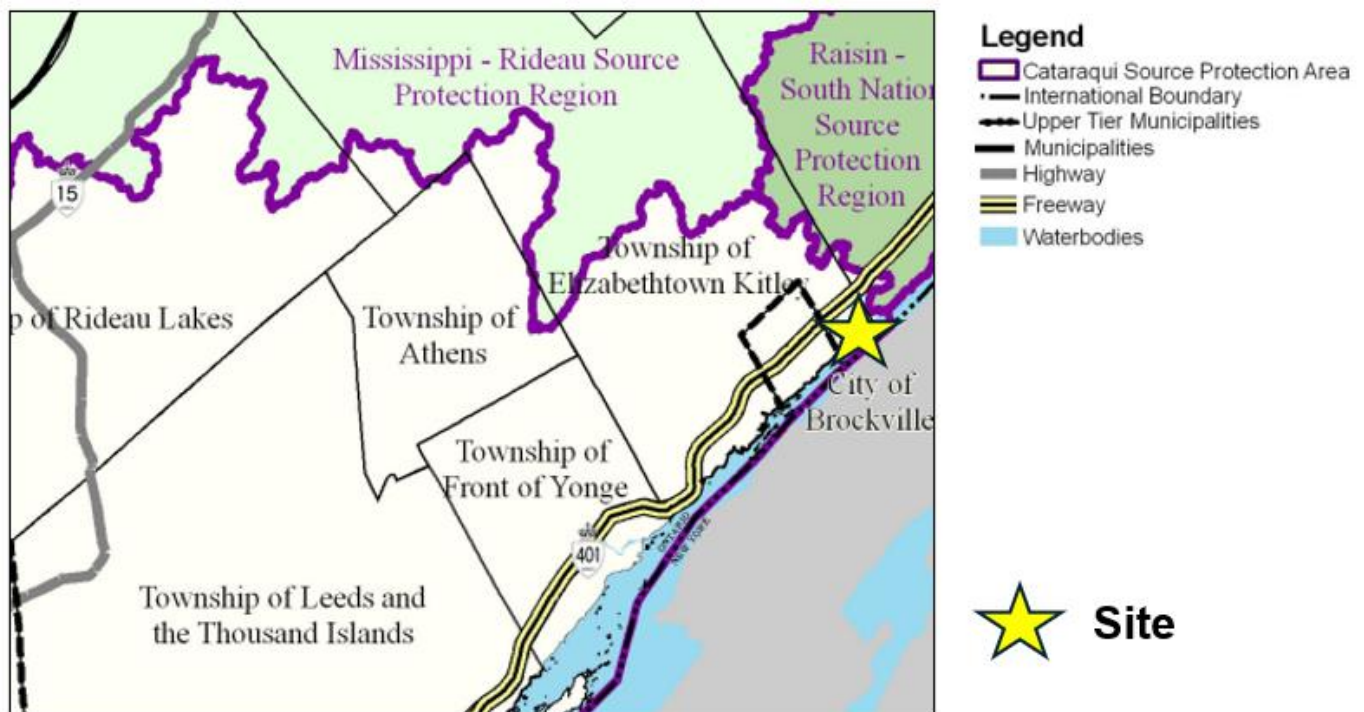
Section 4.5.1 of the Counties Official Plan includes policies for built heritage and cultural heritage landscapes. Policy 4.5.1(a) directs that significant built heritage resources and significant cultural heritage landscapes will be conserved. Policy 4.5.1(c) states that the interests of Aboriginal (i.e., Indigenous) communities will be considered in conserving cultural heritage. **Additional information on cultural heritage as it relates to the BCC-SLVCTC Site is included in Sections 2.2 and 4.1 of this Planning Rationale.**

4.3 Cataraqui Source Protection Plan (November 2014)

The Cataraqui Source Protection Plan (the “Plan”) was developed based on the requirements of the Ontario Clean Water Act, 2006, and in accordance with O.Reg 287/07, in order to protect existing and future sources of drinking water in the Cataraqui Source Protection Area. The Plan was approved by the Minister of the Environment and Climate Change on November 26, 2014, and has been in effect since April 1, 2015.

As per Section 1.4 Application of the Plan, the Plan applies to land and/or water part of the Cataraqui Source Protection Area. As identified in Figure 1-1 – Source Protection Area of the Plan, the Township of Elizabethtown-Kitley is located within the Cataraqui Source Protection Area (**Figure 4-5**). Section 1.6 End Users of the Source Protection Plan, states that the Plan will be used by Provincial ministries, government agencies, municipal councils, Conservation Authority staff, the private sector, and the public in planning for plans and programs.

Figure 4-5: Source Protection Area (Extract), Cataraqui Source Protection Plan (November 2014)



Section 5.5 Land Use Planning and Development of the Plan includes policies that address source protection at the municipal planning level. Policy 5.5.1-HR(a) states that municipalities reviewing Planning Act proposals for new development and for expansions to existing development located in high vulnerable aquifers or significant groundwater recharge areas should incorporate risk management measures for certain activities that may pose risk to groundwater quality. Such activities include handling and storage of liquid fuel, road salt, at or above-grade snow storage, etc. above a certain threshold. Policy 5.5.1HR(a) further states that municipalities can implement this policy through site plan control and conditional zoning, as appropriate.

Policy 5.5.2-NB(a) states that municipalities should provide the Cataraqui Conservation with a copy of the Notice of Decision under the Planning Act for development proposed within high vulnerable aquifers and significant groundwater recharge areas.

The proposed development comprises an expansion to the existing SLVCTC. Two (2) fuel storage tanks are proposed as part of the BCC-SLVCTC development, and will be located in the northern portion of the Development Site, north of the new stormwater management dry pond by the powerhouse and proposed electrical equipment “E-house” building. The potential relocation of the tank is also being explored as part of the broader assessment of feasible options. Zoning By-law Amendment and Site Plan Control applications are being submitted to the Township in order to facilitate the proposed development. A Phase 1 Environmental Site Assessment (ESA) and Phase 2 ESA are included with the submission of the applications.

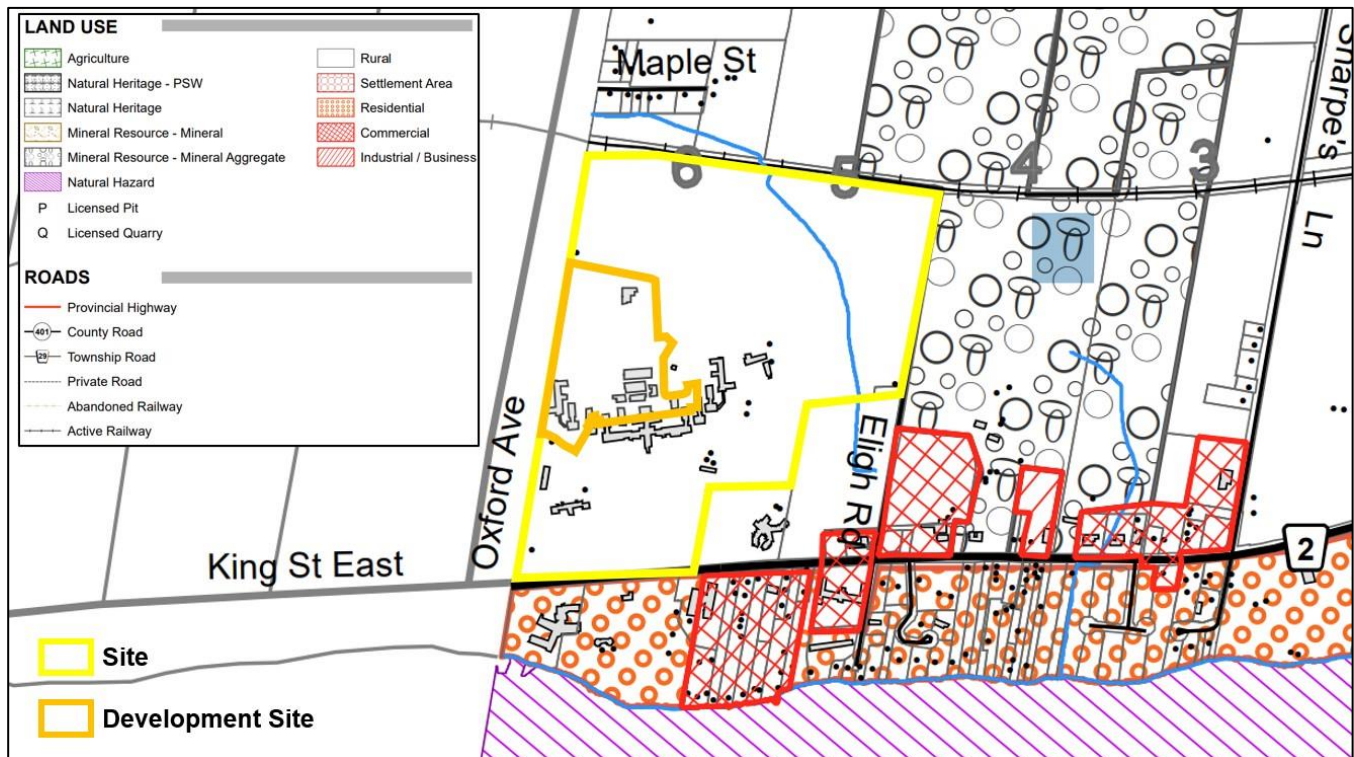
4.4 Official Plan of the Township of Elizabethtown-Kitley (Adopted by Council on July 16, 20218; Approved with Modifications by the United Counties of Leeds and Grenville on October 25, 2018; December 2018 Office Consolidation)

The Official Plan of the Township of Elizabethtown-Kitley (Adopted by Council on July 16, 2018; Approved with Modifications by the United Counties of Leeds and Grenville on October 25, 2018) (“Township Official Plan”) provides the planning policy framework for growth and development in the Township of Elizabethtown-Kitley. The December 2018 office consolidation was reviewed for this Planning Rationale.

4.4.1 Rural Designation

The Site is located outside of a settlement area and is designated Rural on Schedule A3 – Land Use and Roads, Elizabethtown-Kitley South of the Township Official Plan, as illustrated in Figure 4-6. Section 3.7.1 acknowledges that there is greater development interest on Rural-designated lands adjacent to the City of Brockville. A variety of rural and resource-based land uses are permitted in the Rural designation (Section 3.7.2).

Figure 4-6: Schedule A3 - Land Use and Roads, Elizabethtown-Kitley South (Excerpt), Official Plan of the Township of Elizabethtown-Kitley (Adopted by Council on July 16, 2018; Approved with Modifications by the United Counties of Leeds and Grenville on October 25, 2018)



4.4.2 Crown Lands

Section 2.10 Crown and Conservation Lands, Policy 2.10.1 states that crown lands include lands under Provincial jurisdiction and are of major importance to the Township as a significant economic driver. Policy 2.10.2 states that where changes to the type or intensity of land use on crown lands are contemplated, relevant agencies such as the relevant Conservation Authority and Ministries shall be encouraged to consult with the Township.

4.4.3 Public and Institutional Uses

Section 2.8 Public and Institutional Uses, Policy 1. of the Township Official Plan defines a Public and Institutional Use as “public utilities and other public, community, institutional or quasi-institutional uses which provide services [...] which provide services [...] to the general public.” **At the pre-application consultation meeting held on May 17, 2025, Township Planning staff confirmed that the proposed development is considered a public use as per the policies of Section 2.8.**

As per Section 2.8.1, **public and institutional uses are expressly permitted in all land use designations**, subject to certain policy criteria. The relevant policy criteria in Section 2.8.1 are summarized as follows with accompanying rationale supportive of the proposed BCC-SLVCTC development:

1) the development satisfies the Land Use Compatibility policies of the Official Plan;

As confirmed at the pre-application consultation follow-up meeting held on July 23, 2025, Township Planning staff confirmed that a Land Use Compatibility Study will not be required as the neighbouring LaFarge quarry is located more than 500 metres from the Development Site.

2) development does not occur within the significant portions of the habitat of endangered or threatened species, except in accordance with provincial and federal requirements;

Habitat of endangered or threatened species are not identified on the Site or Development Site as per Schedule B3 – Development Constraints – Elizabethtown-Kitley South. At the pre-application consultation follow-up meeting held on July 23, 2025, Township Planning staff advised that an Environmental Impact Statement (EIS) is not required.

It is WSP's understanding, based on the Brockville Correctional Centre and St. Lawrence Valley Correctional and Treatment Centre – Final Environmental Impact Statement prepared by Stantec Consulting Ltd. (February 13, 2026), that Chimney Swift, a Species at Risk, has been observed within the Study Area, including confirmed nesting and roosting habitat associated with the Powerhouse building chimney located in the northern portion of the Site.

It is also WSP's understanding that certain works associated with the proposed development will occur in close proximity to the Powerhouse building, including installation of an electrical conduit through an existing wall of the Powerhouse. In addition, construction of supporting electrical infrastructure, associated site works (e.g., grading, foundations, fencing, and related construction activities), and ancillary facilities are proposed within approximately 90 m of the building. Mitigation measures will likely be required during construction given the proximity of these works to identified Chimney Swift habitat.

3) The proposed use is not located within the Agriculture designation.

The Site is designated as Rural.

4) permanent buildings are not constructed within Natural Heritage – PSW designated areas; and

There are no natural heritage features, including Provincially Significant Wetlands identified on the Site as per Schedule B3. At the pre-application consultation follow-up meeting held on July 23, 2025, Township Planning staff advised that an Environmental Impact Statement (EIS) is not required.

5) in the case of the Natural Hazard designation, the construction of permanent buildings and structures, which by their nature must be located on hazardous lands, shall only be permitted in consultation with the relevant Conservation Authority;

The proposed development is not located within the Natural Hazards designation.

7) Institutional uses, essential emergency services, and uses related to hazardous substances are not permitted in the Natural Hazards designation;

The proposed development is not located within the Natural Hazards designation.

8) the general intent of the policies of the Official Plan, including Site Plan Control requirements, are satisfied;

A Site Plan Control application is being submitted to the Township in support of the proposed development.

9) applicable legislation such as the Environmental Assessment Act shall be adhered to;

An Environmental Assessment is not required to permit the proposed development.

Policy 2.8.3 encourages public and institutional uses to “locate within or near lands designated Settlement Areas, except where the characteristics of such uses would clearly be incompatible with surrounding land uses.” Policy 2.8.5 states that corridors and rights-of-way for infrastructure, including transportation, such as rail corridors shall be protected. Section 5.2.2.3 of the City of Brockville Official Plan states that Collector Roads (i.e., Oxford Avenue) shall have right-of-way widths of 20 to 26 m.

The proposed BCC-SLVCTC development is considered a public use as per Section 2.8, Policy 1) of the Township Official Plan and as confirmed by Township staff at the pre-application consultation meeting on May 17, 2025. The proposed development meets the policy criteria in Section 2.8.1.

While the Site is located outside of a settlement area as per Schedule A3, it is noted that the proposed development is an expansion to an existing public use. Additionally, per email correspondence between the City and WSP dated May 6, 2025, it was confirmed that the City has no plans for a road widening or improvements for Oxford Avenue, including sidewalks or cycling infrastructure. As such, it is our professional planning opinion that the proposed development is permitted.

4.4.4 Land Use Compatibility

The Site abuts a lot designated as Mineral Resources – Mineral Aggregate to the east as per Schedule A3 (**Figure 4-3**), which includes the active LaFarge Canada Inc. quarry. Section 2.17.1 Development Adjacent to Mineral and/or Mineral Aggregate Designations, Policy 2.17.1.2 defines the influence area as “that area where impacts may occur or be experienced,” and “not a strict buffer or setback area” that would prohibit development, and states that the influence area in relation to quarries is 500 metres.

While the Site is adjacent to the Lafarge quarry, the nearest point of the proposed development is approximately 500 metres from the quarry itself. Policy 2.17.1.4 directs that a Land Use Compatibility Study would be required for any proposal to develop lands within the existing area of the quarry.

Township staff confirmed at the July 23, 2025 pre-consultation follow-up meeting that a Land Use Compatibility Study is not required.

4.4.5 Cultural Heritage Resources

Section 2.18.1 Cultural Heritage Resources includes policies for built heritage resources and cultural heritage landscapes. Policy 2.18.1.1 recognizes the importance of these features and their role and significance to the area. It is the policy of the Township to conserve significant cultural heritage resources through identification, protection, maintenance, restoration, and enhancement. Policy 2.18.1.2 states that the Township will consider the relationship of proposed development to the contextual environment of existing buildings and landscapes having cultural heritage interest. New development will be planned so as to conserve, complement, and enhance cultural heritage resources. Policy 2.18.13 states that the interests of Aboriginal (i.e., Indigenous) communities will be considered in conserving cultural heritage resources.

It is WSP's understanding that Infrastructure Ontario has reached out to the Mohawks of Akwesasne (MOA) through the government's engagement process. MOA was informed on the expanded scope of BCC-SLVCTC and confirmed that there are no questions or concerns if the archaeology information remains the same. MOA was informed of the Ontario Heritage Act exemption application and the scope of the proposed works. MOA confirmed they have no objections given the exemption application has no impact on archaeological surveys or sites. **Additional information on cultural heritage as it relates to the BCC-SLVCTC Site is included in Sections 2.2 and 4.1 of this Planning Rationale.**

4.4.6 Groundwater Protection

Section 2.24.1.2 Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas include policies that address groundwater protection. Section 2.24.1.2 identifies that the entirety of the Township of Elizabethtown Kitley is considered to be a highly vulnerable aquifer, and that portions of the Township, including to the south, are considered a significant groundwater recharge area. Section 2.24.1.2 further states that the relevant Source Protection Plan (i.e., Cataraqui Source Protection Plan) shall be consulted for mapping of highly vulnerable aquifer and significant groundwater recharge areas.

Policy 2.24.1.2.1 states that new development and/or expansions to existing developments within significant groundwater recharge areas and/or highly vulnerable aquifers that involve the storage or manufacture of potential contaminants, such as Dense Non-Aqueous Phase Liquids (DNAPLs), organic solvents, commercial fertilizer, pesticides, liquid fuel, road salt, snow storage, mine tailings and Polychlorinated Biphenyls (PCBs)) where they would constitute a drinking water threat may be subject to risk management measures to protect the groundwater.

Policy 2.24.1.2.2 further states that new development and/or expansions to existing development associated with non-residential planning applications located within vulnerable areas may be subject to Site Plan Control. Requirements may include a risk reduction plan to identify measures to be incorporated into the development for land uses that involve the storage of manufacture of potential contaminants, such as DNAPLs, organic solvents, commercial fertilizer, pesticides, liquid fuel, road salt,

snow storage, mine tailings, and Polychlorinated biphenyls (PCBs)) where it would constitute a drinking water threat. The risk reduction plan must be completed to the satisfaction of the Township.

Finally, Policy 2.24.1.3 directs that the aforementioned risk reduction plan may be waived if a hydrogeological sensitivity study, prepared by a qualified professional, demonstrates that the subject lands do not exhibit the characteristics of a highly vulnerable aquifer or a significant groundwater recharge area.

It is noted that two (2) fuel storage tanks are proposed as part of the BCC-SLVCTC development, and will be located in the northern portion of the Development Site, north of the new stormwater management dry pond by the powerhouse and proposed electrical equipment “E-house” building. The potential relocation of the tank is also being explored as part of the broader assessment of feasible options.

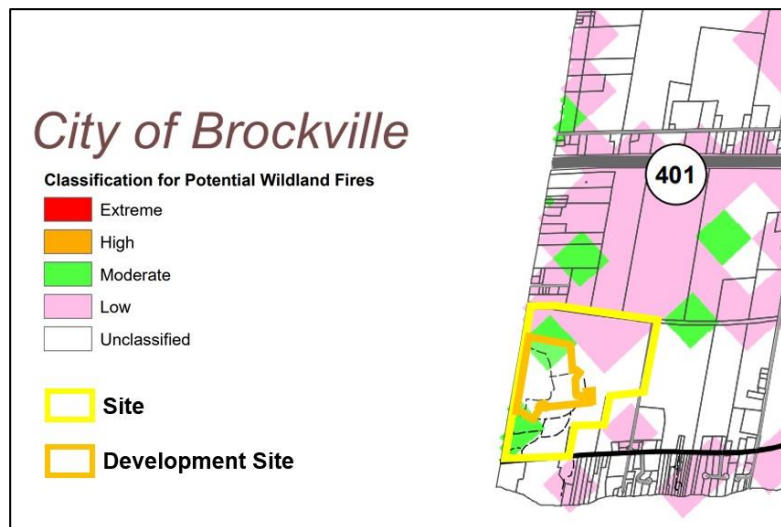
4.4.7 Transportation

A review of the applicable transportation policies in the Township Official Plan and the City of Brockville Official Plan (Approved by the Ministry of Municipal Affairs and Housing: February 12, 2012; 10-Year Update Completed by NPG Approved by MMAH: August 16, 2024) are included in **Section 2.4** of this Planning Rationale.

4.4.8 Wildland Fire Hazards

A portion of the Site is identified as having Moderate and Low potential for wildland fires as per Appendix A of the Township Official Plan, as shown in **Figure 4-7**. The Development Site is identified as having Moderate potential.

Figure 4-7: Appendix A - Wildland Fire Hazards (Excerpt), Official Plan of the Township of Elizabethtown-Kitley (Adopted by Council on July 16, 2018; Approved with Modifications by the United Counties of Leeds and Grenville on October 25, 2018)



Section 2.19.4 of the Township Official Plan addresses wildland fire hazards, and requires that an assessment of risk for wildland fire be undertaken where high to extreme risk has been identified. There are no policies in Section 2.19.4 that address areas of Low potential. **The Site is identified as having Low to Moderate risk and as such, a wildland fire hazard risk assessment was not requested by the Township through pre-application consultation.**

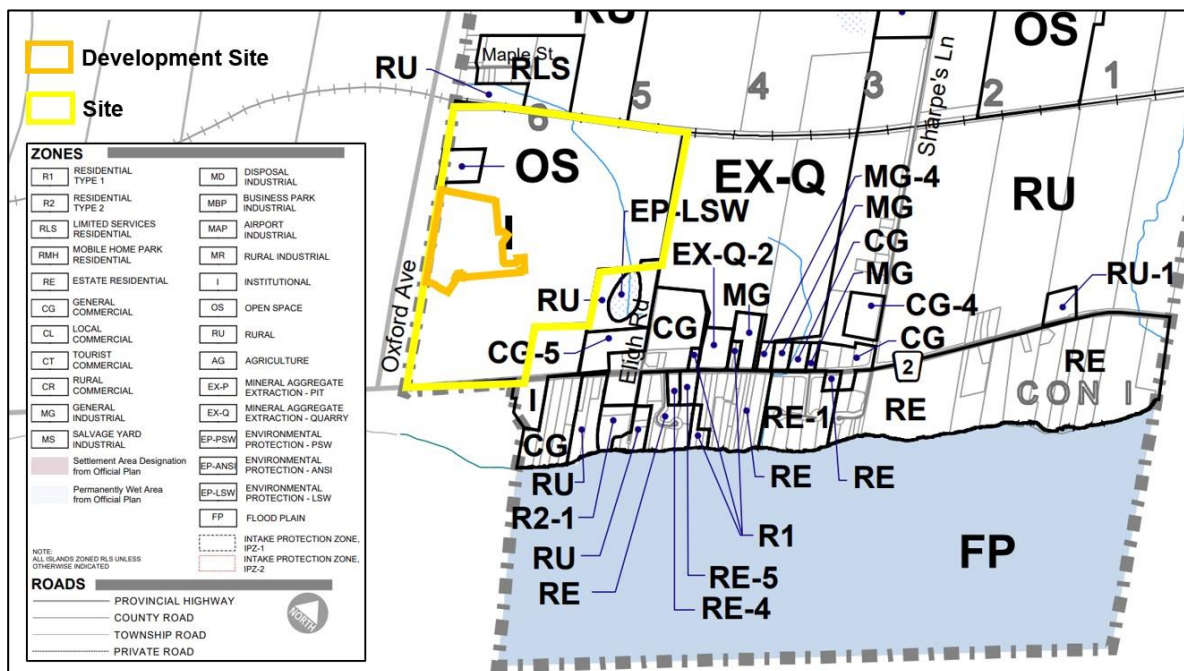
The proposed development is in conformity with the policies of the Township Official Plan. The BCC-SLVCTC is considered a public use, which is permitted in all land use designations, subject to the policy criteria in Section 2.8.1. It is our professional planning opinion that the proposed development is in conformity with the policies of Section 2.8.1 of the Township Official Plan and is permitted.

4.5 Township of Elizabethtown-Kitley Zoning By-law No. 13-21 (Adopted May 13, 2013; October 2022 Office Consolidation)

The Township of Elizabethtown-Kitley Zoning No. By-law 13-21 (the “Zoning By-law”) was adopted by Township Council on May 13, 2013. The October 2022 office consolidation was reviewed for this Planning Rationale.

The majority of the Site and the entirety of the Development Site are zoned Institutional (I), as per Schedule A3 – Elizabethtown-Kitley South, as shown in **Figure 4-8**. The publicly-accessible Gainsford Ball Park, which is located in the northwest portion of the Site, is zoned Open Space (OS). No changes are proposed to the baseball diamond or the portion of the lands currently zoned OS.

Figure 4-8: Schedule A3 – Elizabethtown-Kitley South (Extract), Zoning By-law No. 13-21 (October 2022 Office Consolidation)



4.5.1 Public Uses

Section 3.19.1 – Public Uses of the Zoning By-law states that any building or structure with certain exceptions erected or used for the **purpose of a public use shall be permitted on any land not zoned Environmental Protection – PSW (EP-PSW) and Flood Plain (FP), provided it complies with the lot coverage, setback and yard requirements of the applicable zone.** It is noted that Section 3.19.1 expressly omits building height as a requirement for public uses. **As per email correspondence with Township staff and WSP on August 5, 2025, it was confirmed that the proposed development is excluded from the building height requirement of the Institutional (I) Zone (12 m), in accordance with the provisions of Section 3.19.**

Section 3.19.1 defines a Public Use as, “[...] the use of land, buildings or structures for the supply of public services by the Corporation, the United Counties of Leeds and Grenville, the **Governments of Ontario** or Canada, any agencies, boards commissions or authorities thereof [...] shall include **correctional facilities** [...]”.

The proposed development is located in the Institutional (I) Zone and includes a correctional facility owned and operated by the Province, which is considered a public use under Section 3.19.1. At the May 14, 2025 pre-consultation meeting, Township staff confirmed that the proposed development is considered a public use under Section 3.19 of the Zoning By-law. As such, the proposed development is permitted.

4.5.2 Zone Provisions

Based on the Site Plan prepared by Parkin Architects & Architecture49, dated March 16, 2026 (**Figure 3-7**), the Zoning By-law includes specific provisions for the Institutional (I) Zone. **Table 4-1** provides a detailed compliance analysis of how the proposed development complies with the provisions of the Institutional (I) Zone. A review of the Open Space (OS) Zone provisions are not included as the proposed development footprint (i.e., Development Site) is not located within the existing OS Zone.

Table 4-1: Institutional (I) Zone Requirements

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Zone Requirements – Institutional (I) Zone (Section 8.2)			
Minimum Lot Area	0.4 ha	N/A	Yes – 59 ha
Minimum Lot Frontage	45 m	N/A	Yes – 404 m
“Lot Frontage” is defined in the Township Zoning By-law as: “Width of a lot measured between the intersections of the side lot liens with a line that is			

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
continuously 6 m back from and parallel to the front lot line”.			
Minimum Front Yard	All other lots not within a designated Settlement Area under the Official Plan: 10 m	N/A	Yes – 54.3 m
Minimum Exterior Side Yard	10 m	N/A	Yes – 10.3 m (from Oxford Avenue)
Minimum Interior Side Yard	10 m	N/A	Yes – 33.3 m
Minimum Rear Yard	10 m	N/A	Yes – 296 m
Maximum Building Height	12 m	N/A	N/A – 16.8 m Based on median grade - +117.13 m Section 8.2 – Maximum building height not applicable as per Section 3.19.
Maximum Lot Coverage	20%	$(59 \text{ ha} / 35,422.2\text{m}^2) * 100 = 6.23\%$	Yes – 6.016%
Maximum Accessory Dwellings or Dwelling Units per Lot	1	N/A	N/A

4.5.3 General Provisions

Table 4-2 provides a detailed compliance analysis of how the proposed development meets the requirements in Section 3 General Provisions of the Township’s Zoning By-law.

Table 4-2: General Provisions Zoning Requirements

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
General Provisions Requirements (Section 3)			
Accessory Uses (Section 3.1.1)	Accessory buildings or structures shall not be used for human habitation.	N/A	Yes – Accessory buildings will not be used for human habitation.

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Accessory Uses – Minimum separation distance between a detached accessory building and any other building (Section 3.1.4)	1 m	N/A	Yes – Proposed detached accessory buildings are set back more than 1 m from other buildings.
Accessory Uses – Maximum Lot Coverage of all Accessory Buildings (Section 3.1.6.1)	10%	N/A	Yes – Proposed lot coverage of all accessory buildings is less than 10%. The total lot coverage of the proposed development, including accessory buildings is 6.016%.
Accessory Uses – Maximum Height of an Accessory Building (Section 3.1.6.2)	5.0 m	N/A	Yes 1. Maintenance building – 3.7 m 2. E-house building – 3.5 m 3. Tool shed – 3.5 m
Accessory Uses – Location and Setback of an Accessory Building (Section 3.1.6.3)	Only within an interior side or rear yard; and, Where an accessory building is greater than 14 m ² in floor/surface area, shall provide a minimum setback of 3.0 m.	N/A	Yes – Accessory buildings are proposed in the rear yard only.
Accessory Uses – Minimum Setback of an Accessory Building from a Lot Line (Section 3.1.6.3)	1 m	N/A	Yes – Proposed accessory buildings shall be set back more than 1 m from lot lines.
Height Exceptions (Section 3.7)	The maximum height restrictions of this By-law shall not apply to the following: • Air conditioning, heating or similar mechanical equipment • Antenna • Barn • Belfry, spire or dome associated with a place of worship • Chimney • Clock tower • Communications tower • Electrical supply structure • Elevator or mechanical penthouse • Farm implement storage building • Flag pole • Grain elevator • Lightning Rod •	N/A	Yes

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	Silo • Solar collector • Water tower • Wind turbine		
Lots Divided Into More Than One Zone (Section 3.12)	Where a lot is divided into more than one zone such that it has split zoning, each portion of the lot shall be used in accordance with the provisions of this By-law for the zone where such portion of the lot is located. In no case shall split zoning be interpreted to allow more dwellings or dwelling units on the lot than would otherwise be permitted by the least restrictive of the applicable zones.	N/A	Yes – The proposed development meets the applicable provisions of the Institutional (I) Zone
Street and Private Right-of-Way Setbacks – County Road 2 (Section 3.28)	15.25 m from the centre line of the street plus the minimum required yard for the appropriate zone	15.25 m + 10 m = 25.25 m	Yes – 54.275 m
Yard and Water Setback Encroachments (Section 33.3)	Notwithstanding the yard and setback provisions of this By-law, the following encroachments are permitted: • Sills, belt courses, chimneys, cornices, eaves, gutters, parapets, bay windows and other ornamental features may project into any existing yard or minimum required yard or water setback by not more than 0.6 m, provided that in no case shall they be located closer than 0.4 m to any lot line; • Attached unenclosed porches, open patios, decks, balconies, hot tubs, exterior stairs and landings may project from the main building into any minimum required yard or water setback by not more than 1.5 m, except that where an existing main building is non-complying in relation to the required water setback, an open and unroofed porch, deck, hot tub, exterior stairs or landing having a combined horizontal surface area	N/A	N/A

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	of less than 14 m² may project into the existing water setback by a maximum of 1.25 m; • Awnings, clothes poles, flag poles, garden trellises, fences, plant materials, handicapped ramps, business signs and similar accessory structures shall be permitted in any required yard or water setback; [...]		

4.5.4 Parking Provisions

The Zoning By-law contains provisions for parking in Section 3.17 Parking. **Table 4-3** provides a detailed review of how the proposed development meets the parking and loading space requirements in Section 3.17.

Table 4-3: Parking Requirements

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Parking Requirements (Section 3.17)			
Parking Requirements – Number of Parking Spaces Required (Section 3.17.1)	Institutional or Public Use: 1 parking space per 40 m ² of floor area	Existing – entire Site: 518 spaces Note: There are 291 existing spaces on Site that serve the SLVCTC. Proposed BCC-SLVCTC: 32,491.3 m² / 40 = 812.28 = 812 spaces required (rounded) Total Required (Proposed BCC-SLVCTC): 812 spaces	No – A total of 606 spaces (291 existing (SLVCTC only) + 315 proposed) will be provided across the Site that will serve the proposed BCC-SLVCTC. Existing SLVCTC: 291 spaces Proposed BCC-SLVCTC: 315 new parking spaces are proposed as part of the BCC-SLVCTC development.

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Parking Requirements – Parking Space Size and Access (Section 3.17.3)	Standard Parking Space: 2.75 m by 6 m Large Parking Space for Ministry Vehicle: 3.5 m by 6.5 m. Parking Space for the Physically-Disabled¹: 3.7 m by 6 m.	N/A	Yes – Visitor parking: 40 spaces) – 2.75 x 6 m Staff parking: - Standard (175 spaces): 2.75 x 6 m - Expectant Mothers (4 spaces): 2.75 x 6 m - Electrical Vehicle Ready (32 spaces): 2.75 x 6 m - Ministry Vehicle (Large) (93 spaces): 3.5 x 6.5 m - Accessible (11 spaces): 3.7 x 6 m
Parking Requirements – Parking for the Physically-Disabled (where a parking area contains 10 or more parking spaces) (Section 3.17.4)	1 parking space for the physically-disabled per 30 required parking spaces or fraction thereof, with a minimum of 1 parking space for the physically-disabled	315 / 30 = 10.5 = 11 spaces (rounded)	Yes – 11 accessible spaces are proposed.
Parking Requirements – Driveway Access to Parking Areas - Width (Section 3.17.5.1)	(1) Driveways designated for two-way traffic shall have a minimum width of 6 m. One-way driveways and driveways serving only one dwelling unit shall have a minimum width of 3 m. For portions of a driveway that directly abut a parking space, the minimum driveway width shall be as follows: 0 degrees: 3 m 30 degrees: 3.4 m 45 degrees: 3.7 m 60 degrees: 5.4 m	N/A	Yes – Driveway widths of 6 m proposed for two-way accesses within the Site.

¹ Outdated language on persons with accessibility needs is taken verbatim from the Zoning By-law.

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	90 degrees: 6 m		
Parking Requirements – Driveway Access to Parking Areas - Setback (Section 3.17.5.2)	(2) The minimum setback of a driveway access shall be as follows: From the intersection of two street lines: 7.5 m From the intersection of a street line and a lot line not abutting a street: 1.2 m	N/A	Yes – The proposed driveway accesses are setback more than 7.5 m the intersection of two (2) street lines; and more than 1.2 m from a street line and a lot line not abutting a street.
Parking Requirements – Driveway Access to Parking Areas - Maximum width of a driveway measured at the street line (Section 3.17.5.3)	9 m	N/A	No – Driveway access width of 15.8 m, measured from the streetline, is proposed from the access to the Site from Oxford Avenue, opposite Crawford Street (Site Access #1 as noted on the Site Plan).
Parking Requirements – Parking Area Surface (Section 3.17.6)	A parking area shall be maintained with a stable surface such as concrete, asphalt or crushed stone.	N/A	Yes – Asphalt is proposed for the parking area.
Parking Requirements – Parking Area Location (Section 3.17.7.1)	All required parking shall be provided on the same lot as the use.	N/A	Yes
Parking Requirements – Parking Area Location – Minimum Setback from a Lot Line (Section 3.17.7.2)	1.2 m	N/A	Yes – 93.85 m
Parking Requirements – Parking Area Location – Minimum Water Setback (Section 3.17.7.3)	30 m	N/A	Yes – 342 m
Parking Requirements – Changes or Additions to Existing Buildings (Section 3.17.8.1)	Where an existing building or structure has insufficient parking spaces to comply with the provisions of this By-law, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition, however, no addition may be built and no change of use may occur within the existing building or structure,	N/A	N/A

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	the effect of which would be to increase the extent of such deficiency.		

4.6 Summary of Requested Zoning By-law Amendment

In order to facilitate the proposed development, a Zoning By-law Amendment to the Township of Elizabethtown-Kitley's Zoning By-law No. 13-21 is required. **The requested Zoning By-law Amendment (Appendix D) proposes to add a Special Exception Zone for the portion of the Site currently zoned Institutional (I) in order to require a minimum number of standard parking spaces, minimum number of accessible parking spaces, and to permit an increased width, measured from the streetline, to a driveway accessing a parking area.**

The Draft Zoning By-law Amendment and Zoning Schedule are included in Appendix D of this Planning Rationale.

Minimum Parking – Public Use

The requested Special Exception Zone includes relief from the minimum required parking for public uses per Section 13.17.1 of the Zoning By-law. Section 13.7.1 requires that parking be provided at a minimum rate of 1 parking space per 40 m² of gross floor area (GFA) for public uses. The GFA of the existing SLVCTC building is 7,879 m² and the GFA of the proposed BCC-SLVCTC development is 32,491.3 m². **Based on the applicable requirements in Section 13.17.1 – Public Uses, the Site at full build-out of the new BCC-SLVCTC would be required to provide 812 spaces (32,491.3 m² (GFA of proposed building)/ 40 m² = 812 spaces).**

A total of 315 parking spaces are proposed to be added as part of the new BCC-SLVCTC development, which will result in 606 spaces being provided across the Site to serve the BCC-SLVCTC specifically at full build-out (291 existing for the current SLVCTC + 315 proposed). The proposed parking breakdown is summarized in **Table 4-4**.

Table 4-4: Proposed Parking Breakdown for BCC-SLVCTC

Parking Space Type	Number of Spaces Proposed
1. Standard	175
2. Expectant Mothers	4
3. Electric Vehicle Ready	32
4. Large Parking Spaces (Ministry Vehicles, Canine, etc.)	93
5. Accessible	11

Parking Space Type	Number of Spaces Proposed
TOTAL Parking Spaces	315 spaces

The proposed parking for BCC-SLVCTC is to accommodate anticipated staff and visitor parking needs for the expansion of the facility. It is noted that the new BCC-SLVCTC's anticipated parking needs (315 spaces) are approximately half the spaces (i.e., 615 spaces) required by Section 13.17.1 of the Zoning By-law. It is our professional opinion that the required spaces are high for what the intended use requires.

The residential areas of BCC-SLVCTC would be occupied by a resident population that would not have vehicles, permission to travel, or need for individual parking. Only 9,920.14 m² (40.47%) of the proposed GFA of the new BCC-SLVCTC would consist of non-residential areas (i.e., offices, clinic space, program area, admission and discharge area, food services, maintenance areas, and other staff space). Applying the public use parking requirement of 1 space per 40 m² of GFA, the minimum required parking for the non-residential area would be 248 spaces (9,920.14 m² / 40), which meets the zoning requirement.

Furthermore, upon review of other municipal Zoning By-laws, it was found that a lower parking rate for public and institutional uses is not uncommon. The jurisdictional scan of similar municipal Zoning By-laws is detailed in **Table 4-5**. Two (2) of the three (3) Zoning By-laws had a lower parking rate requirement at 1 space / 100 m² gross floor area. To enable flexibility with any potential future expansions, and given the unique nature of a correctional facility use which only requires staff and visitor parking, and not for the residential units, a minimum parking number is proposed as part of the Zoning By-law Amendment.

Table 4-5: Parking Requirements for Public Uses – Jurisdictional Scan

Municipal Zoning By-law / Section Reference	Parking Requirement
City of Brockville Zoning By-law 050-2014 (Adopted by Council June 10, 2014; Office Consolidation August 2023) / Section 3.34(a)	No parking requirement for public uses or correctional facilities expressly noted in the Zoning By-law.
City of Kingston Zoning By-law Number 2022-62 (Adopted April 26, 2022) / Section 7.2.35, Table 7.2.2	Correctional institution: 1 space per 100 m ² of gross floor area.
Village of Westport Zoning By-law No. 08-12 (September 2008) / Section 3.22	Institution: 1 space per 100 m ² of display/assembly area or fraction thereof, including basement area used for display, with a minimum of 4 parking spaces provided.

Therefore, it is our planning opinion that the parking requirement should be reduced to recognize the true nature of the proposed use (i.e., correctional facility). As such, a minimum parking requirement of 600 spaces is being proposed under the requested Special Exception Zone. The

requested 600 spaces will account for the needs of the existing SLVCTC and proposed BCC-SLVCTC (291 existing spaces + 315 proposed spaces = 606 spaces (600 rounded down)). A minimum parking count, rather than minimum parking rate, is requested to allow for a degree of flexibility for future site planning.

Accessible Parking

As per Section 3.17.4 of the Zoning By-law, one (1) accessible space per 30 required parking spaces or fraction thereof, with a minimum of one (1) accessible space, is required.

Relief from Section 3.17.4 is being requested under the Special Exception Zone to request that a minimum of ten (10) accessible parking spaces be provided. Currently, eleven (11) accessible parking spaces are proposed to meet SolGen and the proposed correctional facility's needs, which is not compliant with the requirements of Section 3.17.4 if the full parking rate for public uses is applied (810 parking spaces required (existing SLVCTC + proposed BCC-SLVCTC / 30 = 27 accessible spaces required)).

Driveway Access to Parking Areas - Maximum Width of a Driveway Measured at the Street Line

Section 3.17.5.3 of the Zoning By-law requires that driveway accesses to parking areas have a maximum width of 9 m. The maximum width of the driveway is to be measured at the street line.

Relief from Section 3.17.4 is being requested under the Special Exception Zone to permit an increased driveway width of 16 m. As per the Site Plan, Site Access #1 from Oxford Avenue, opposite Crawford Street, is proposed to have a width of 15.8 m measured at the street line. This increased width is required in order to meet turning requirements of emergency vehicles, garbage trucks, and delivery vehicles that will require access to the Site. It is noted that the driveway will narrow to 6.5 m in width within the Site, it is only the access width measured at the streetline that is proposed to be 15.8 m. As such, an increased maximum width of 16 m (rounded) for a driveway accessing a parking area is requested. Please refer to the Traffic Impact Study and Parking Review (prepared by WSP, dated March 13, 2026), which is included in the applications submission under separate cover.

The proposed development complies with the general intent of the Zoning By-law. The proposed BCC-SLVCTC is considered a public use under Section 3.19 of the Zoning By-law and is a permitted use in all Zones. Accordingly, the proposed development meets all zoning provisions established, except for minimum parking, minimum accessible parking, and maximum width, measured from the streetline, of a driveway access to a parking area. As such, the requested Zoning By-law Amendment seeks to permit the following through a site-specific Special Exception Zone (i.e., I-XX):

1. Minimum parking – 600 spaces;
2. Minimum accessible parking – 10 spaces; and
3. Maximum width measured from the streetline of a driveway access to a parking area – 16 m.

The Draft Zoning By-law Amendment and Zoning Schedule are included in Appendix D of this Planning Rationale.

5 Summary of Opinion

Based on our review of the applicable land use planning policy framework, area context, and the supporting application materials, it is our professional planning opinion that the proposed Brockville Correctional Centre – St. Lawrence Valley Correctional Treatment Centre (BCC-SLVCTC) at 1804 County Road 2 in the Township of Elizabethtown-Kitley represents good land use planning, and is appropriate for the Site for the following reasons:

- The proposed development is consistent with the Provincial Planning Statement, 2024;
- The proposed development is permitted in the applicable land use designation and conforms to the policies of the Counties Official Plan and the Township Official Plan;
- The proposed development complies with the general intent and purpose of the Township's Zoning By-law; and
- In conclusion, the proposed Zoning By-law Amendment and Site Plan Control applications sought to support the proposed BCC-SLVCTC development at 1804 County Road 2 represents good planning, and the development is in the public interest.

Please feel free to contact Nadia De Santi at Nadia.De-Santi@wsp.com or 613-690-1114, if you have any questions or require additional information.

Yours truly,



Nadia De Santi, MCIP, RPP
Practice Lead



Jill MacDonald, MCIP, RPP
Senior Planner



Billy Cohen, MUP
Project Planner

Appendix A

Site Plan

LEGEND - NEW

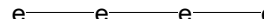
 FIRE ACCESS ROUTE - SITE ENTRY

LEGEND - EXISTING

☐ EXISTING BUILDING - TO REMAIN

☐ EXISTING BUILDING - TO BE DEMOLISHED

EXISTING BUILDING - IDENTIFICATION NUMBER (REFER TO EXISTING BUILDINGS' LEGEND)

 EXISTING FENCE

EXISTING BUILDING LEGEND

2 ST LAWRENCE VALLEY SECURE TREATMENT UNIT

3 BPH-FORENSIC TREATMENT UNIT

4 BPH - CENTENNIAL HALL

13A BPH-COTTAGE F MALE

10A BPH-COTTAGE F MALE

15A BPH-COTTAGE D MALE

16 BPH-A4-B8 EXTENSION

16 BPH-A4-B8

21 BPH SERVICE WING

21 BPH KITCHEN AND DINING AREA

22 BPH-AWARD 1-23 FEMALE

23 BPH AWARD 1-2 EXTENSION

23 BPH-COTTAGE 4 FEMALE

25 BPH-COTTAGE 5 FEMALE

25 BPH - COTTAGE 6 FEMALE

27 BPH-ROOT CELLAR

27 POWERHOUSE

33 INCINERATOR

33 SUPERINTENDENTS RESIDENCE

35 TENNIS CLUB HOUSE

35 ELLIARDGE CLINIC

37 BPH GREENHOUSE

37 ONTARIO GOVERNMENT BUILDING

39 BARN AND ROOT STORAGE

40 IMPLEMENT STORAGE AND SMOKE HOUSE

41 RESIDENCE/GARDENERS HOUSE

EXISTING BUILDINGS TO BE DEMOLISHED

1 CURLING SHED/SKATING RINK

6 BPH CONTINUING TREATMENT-GHK

7 TRANSPORTATION BUILDING

8 VOCATIONAL BUILDING

9 BPH - RESERVOIR

9 BPH-EXTENSION 1 MALE

14B BPH-EXTENSION 5 MALE

19B BPH-EXTENSION 1 FEMALE

17 BPH-TRADES BUILDING

4	ISSUED for SITE PLAN CONTROL & ZONING BY-LAW AMENDMENT	2026-03-16
3	ISSUED for 100% DD SUBMISSION	2026-01-26
2	ISSUED for 50% DD SUBMISSION	2025-11-07
1	ISSUED for SD SUBMISSION	2025-09-30
NO.	ISSUED	DATE

Seal: Permit to practice



Sheet Title:

SITE PLAN - FULL PROPERTY
SURROUNDINGS

Drawn By: JB	Date: 2026-03-11
Checked By: JB	Scale: As indicated

Sheet Number:	Issued No.
A061	4



LEGEND - NEW

	NEW PLANTING BEDS
	NEW LANDSCAPED AREAS
	ASPHALT PAVING - LIGHT DUTY
	ASPHALT PAVING - HEAVY DUTY
	UNIT PAVING - PEDESTRIAN FOCUS
	ANTI-Grip BARRIER
	CONCRETE PAVING
	GRAVEL - MAINTENANCE PATHWAYS
	PAINTED PEDESTRIAN CROSSINGS
	PRINCIPAL ENTRANCE
	STAFF ENTRANCE
	EXIT
	LOADING DOCK
	OVERHEAD DOOR (VEHICLE ACCESS/MAINTENANCE)

	FIRE ACCESS ROUTE PER OBC 3.2.5.6
	SETBACK
	PROPERTY LINE
	FULL PROJECT BOUNDARY
	5500mm HT PERIMETER SECURITY FENCE - ANTI-CLIMBING MESH FABRIC
	3000mm HT ANTI-CLIMBING MESH FABRIC FENCE WITH VISUAL BARRIER
	2400mm HT ORNAMENTAL STEEL FENCE
	2000mm HT NON-SECURE PERIMETER FENCE
	5500mm HT PERIMETER SECURITY FENCE - SOLID PRECAST WALL
	TREE PROTECTION FENCING (TEMPORARY)
	GUARDRAILS

LEGEND - EXISTING

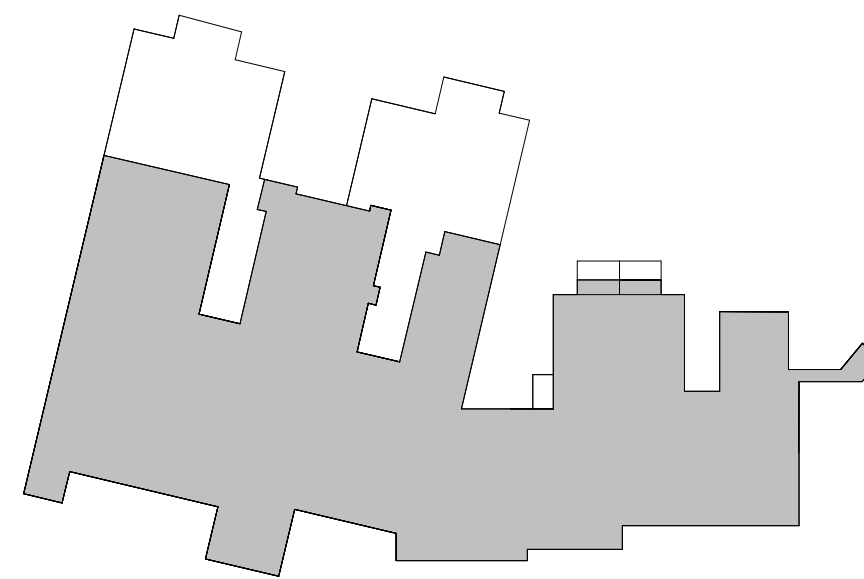
	EXISTING BUILDING - TO REMAIN
	EXISTING BUILDING - TO BE DEMOLISHED
	EXISTING BUILDING - IDENTIFICATION NUMBER (REFER TO EXISTING BUILDINGS LEGEND)
	QUANTITY OF PARKING SPOTS PER BLOCK
	ASPHALT PAVING SURFACE - EXISTING TO REMAIN
	EXISTING UNDERGROUND TUNNELS
	EXISTING FENCE
	EXISTING FENCE - TO BE REMOVED

- 2 PARKING & PICNIC AREA
- 3 FLAGPOLES (3)
- 4 LIGHTING SECURITY BOLLARDS
- 5 REMOVABLE BOLLARDS (3)
- 6 INDIGENOUS LAND ACKNOWLEDGEMENT
- 7 STAFF BBQ AREA WITH SEATING, BBQ & WASTE
- 8 RECEPTACLE
- 9 VISITATION COURTYARD
- 10 WOMEN'S INDIGENOUS OUTDOOR SEATING & MULTI FATH SEAT
- 11 MEN'S INDIGENOUS OUTDOOR SEATING & MULTI FATH SEAT
- 12 EMERGENCY EXIT STAIRS WITH ARMOURSTONE TERRACES
- 13 ELECTRICAL, EQUIPMENT AREA - REFER TO ELECTRICAL
- 14 SNOW STORAGE AREA
- 15 RAISED PEDESTRIAN CROSSING
- 16 STAFF & PUBLIC SEATING WITH SHADE STRUCTURE &
- 17 BICYCLE PARKING
- 18 MAINTENANCE DRIVEWAY & DOG RELIEF SEATING SPACE
- 19 TACTIC WARNING INDICATOR
- 20 WOMEN'S GRASS UNDER FOOT AREA
- 21 HERITAGE WALL TO BE MODIFIED
- 22 EXISTING HYDRO POLE TO BE REMOVED & RELOCATED TO
- 23 NEW DWP POLE LOCATION 1
- 24 EXISTING HYDRO POLE TO REMAIN
- 25 ARE IRRELEVANT TO BE RELOCATED
- 26 EXISTING HYDRO POLE TO BE REMOVED & RELOCATED TO
- 27 NEW DWP POLE LOCATION 2
- 28 IMPROVED FIRE DEPARTMENT CONNECTION (SAMOSEME
- 29 CONNECTION), REFER TO MECHANICAL DRAWINGS FOR

[illegible]

Appendix B

Building Elevations

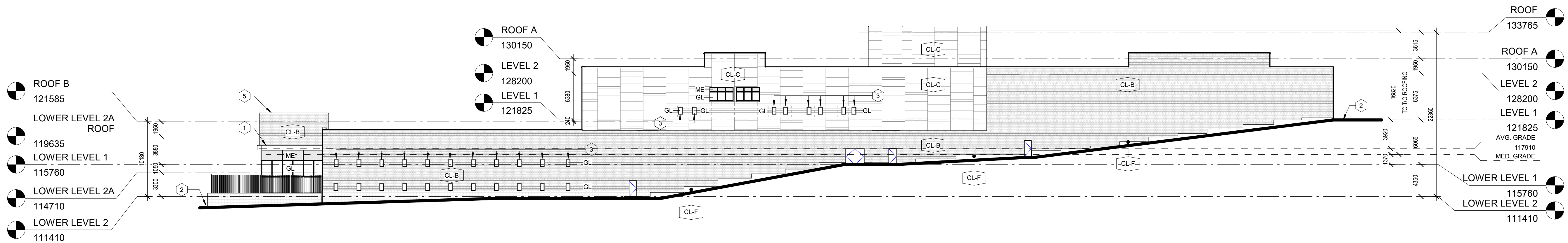


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NO	ISSUED	DATE

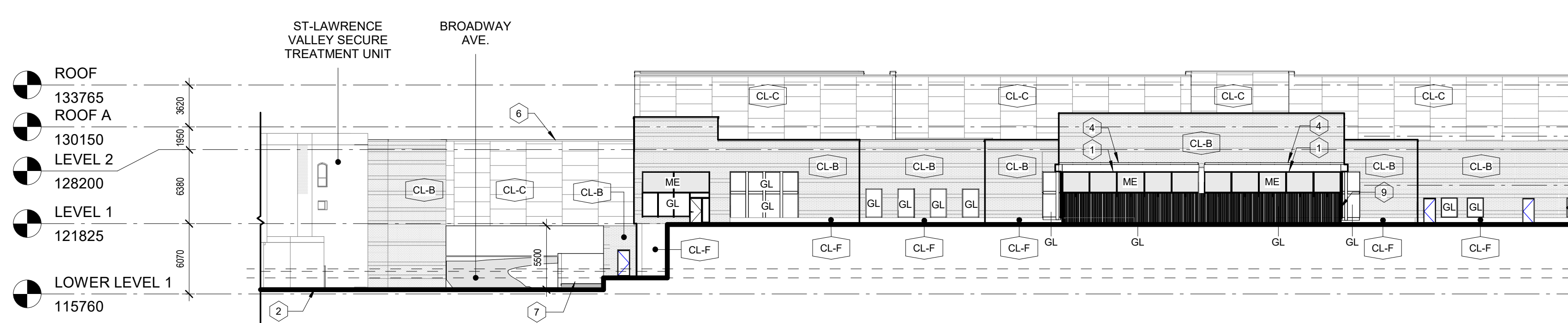


CLADDING LEGEND
CL-A TERRACOTTA CLADDING
CL-B BRICK VENEER
CL-C FIBRE CEMENT CLADDING
CL-D ARCHITECTURAL BLOCK
CL-E METAL CLADDING
CL-F CONCRETE FACED INSULATION
CL-G METAL ACOUSTIC BARRIER
WINDOW WALL RATIO
TOTAL WINDOW WALL RATIO 13.17%
GLAZING LEGEND
GL GLAZING
ME SECURITY MESH

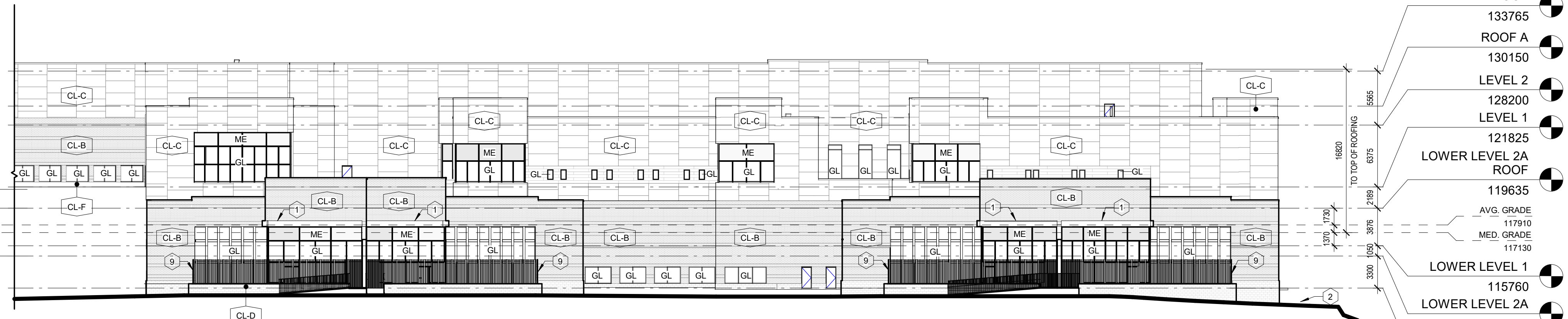
KEYNOTE LEGEND
1 ROLL DOWN SHUTTER
2 GRADE
3 WINDOW C/W WINDOW BAFFLE
4 EXTRUDED ALUMINUM SUN SHADING LOUVERS
5 HIGH PARAPET (1100mm) ACTING AS SNOW BAFLE
6 ELEVATED PEDESTRIAN WALKWAY
7 VEHICULAR ACCESS RAMP
8 ROAD BEYOND
9 ORNAMENTAL STEEL FENCE



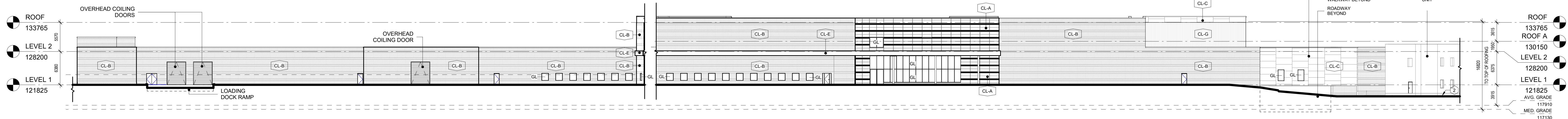
6 WEST ELEVATION
A501 1:300



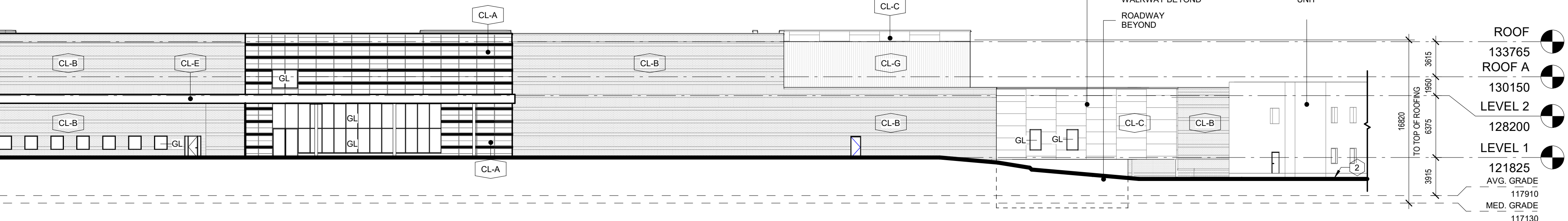
5 NORTH ELEVATION 2
A501 1:300



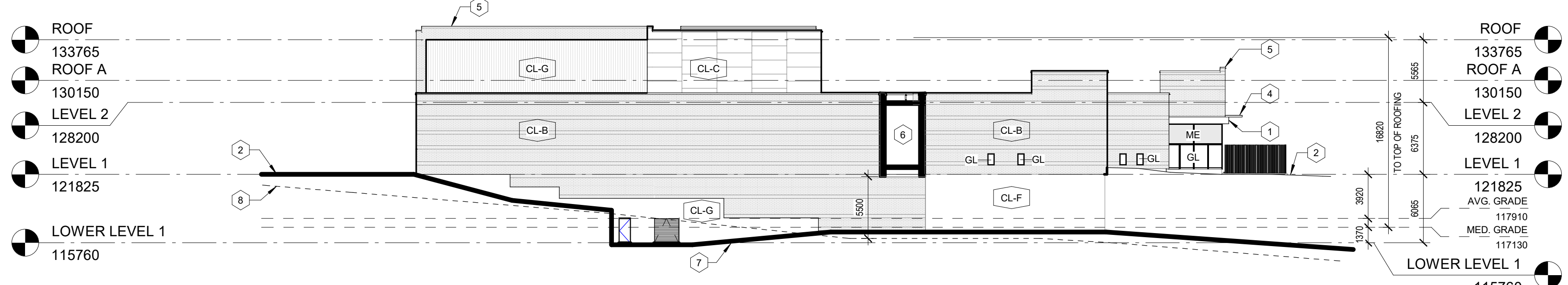
4 NORTH ELEVATION 1
A501 1:300



3 SOUTH ELEVATION 2
A501 1:300



2 SOUTH ELEVATION 1
A501 1:300

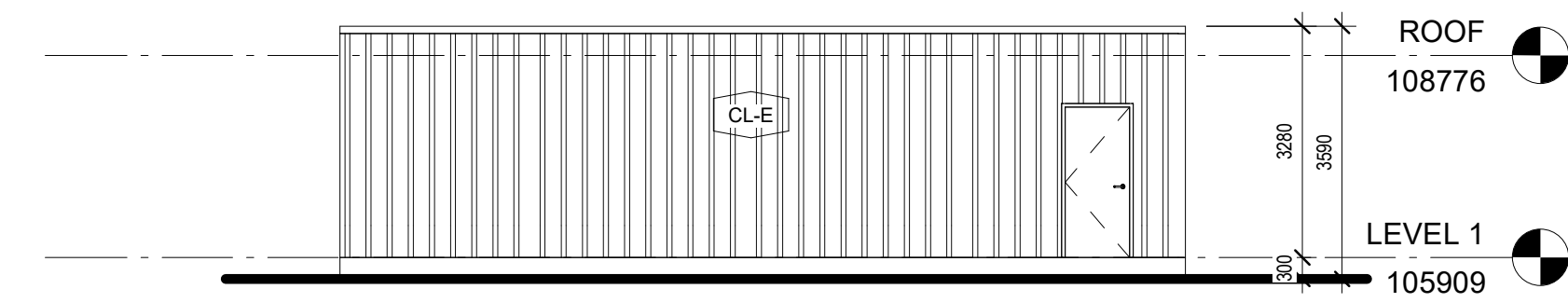


1 EAST ELEVATION
A501 1:300

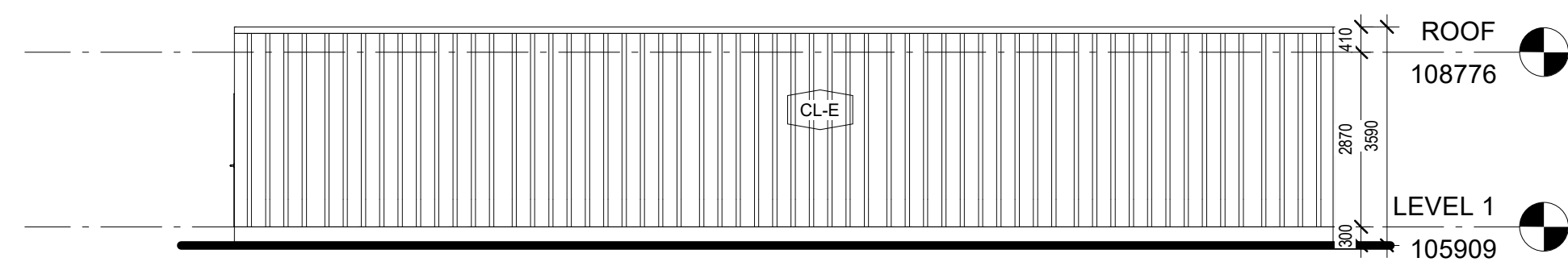
CLADDING LEGEND

CL-B: BRICK VENEER
CL-E: METAL CLADDING

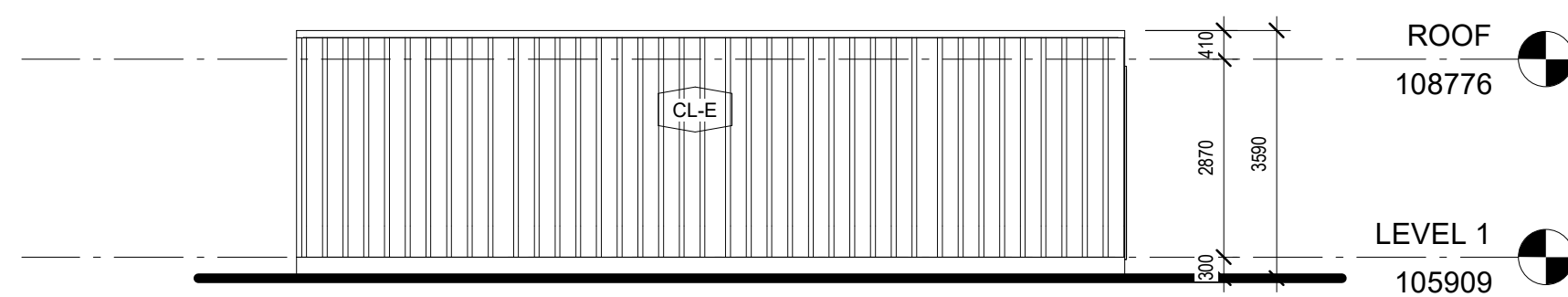
KEYNOTE LEGEND



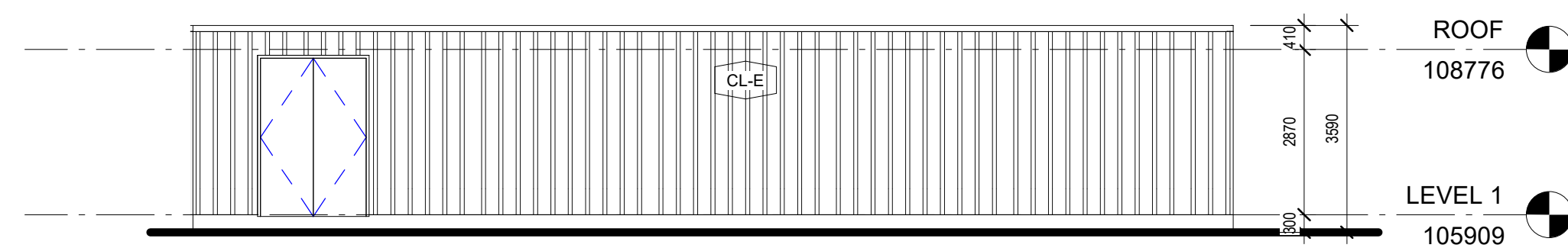
12 E-HOUSE BUILDING - EAST ELEVATION
A516 1 : 100



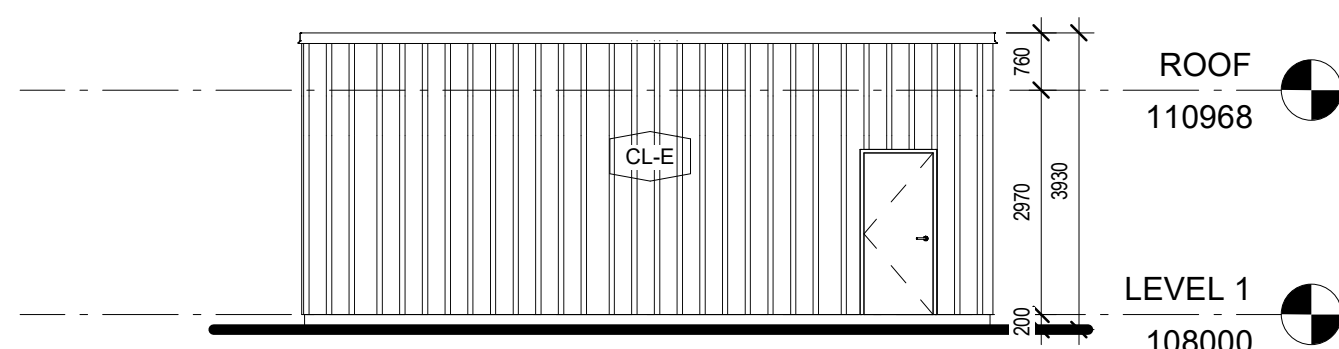
11 E-HOUSE BUILDING - NORTH ELEVATION
A516 1 : 100



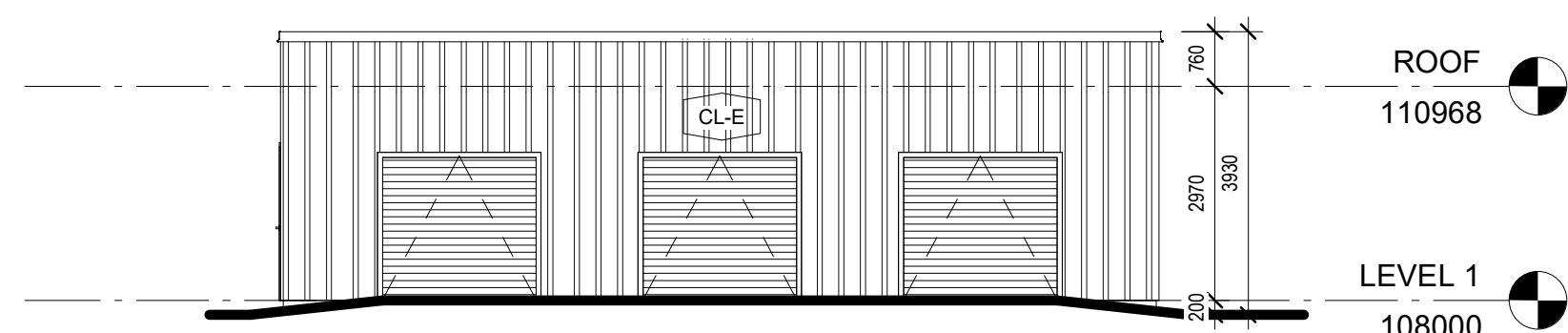
10 E-HOUSE BUILDING - WEST ELEVATION
A516 1 : 100



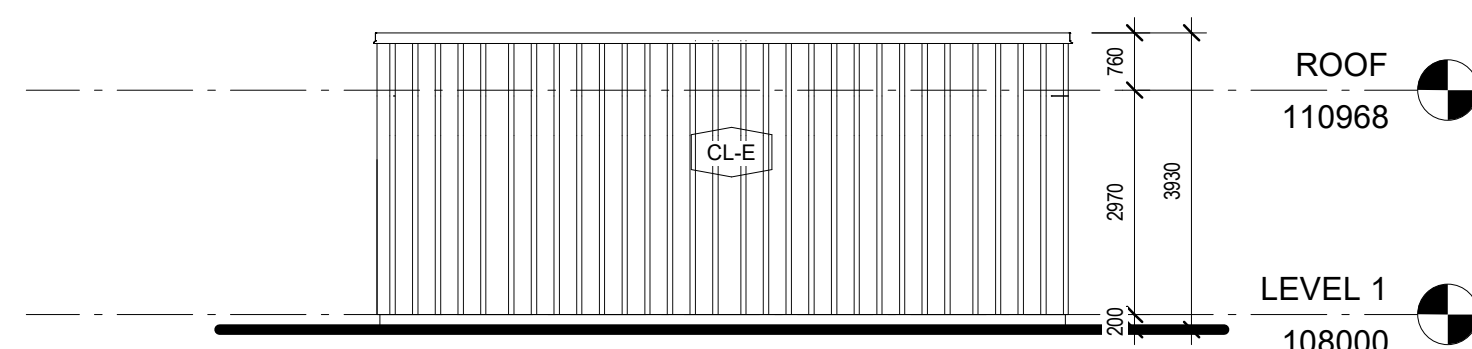
9 E-HOUSE BUILDING - SOUTH ELLEVATION
A516 1 : 100



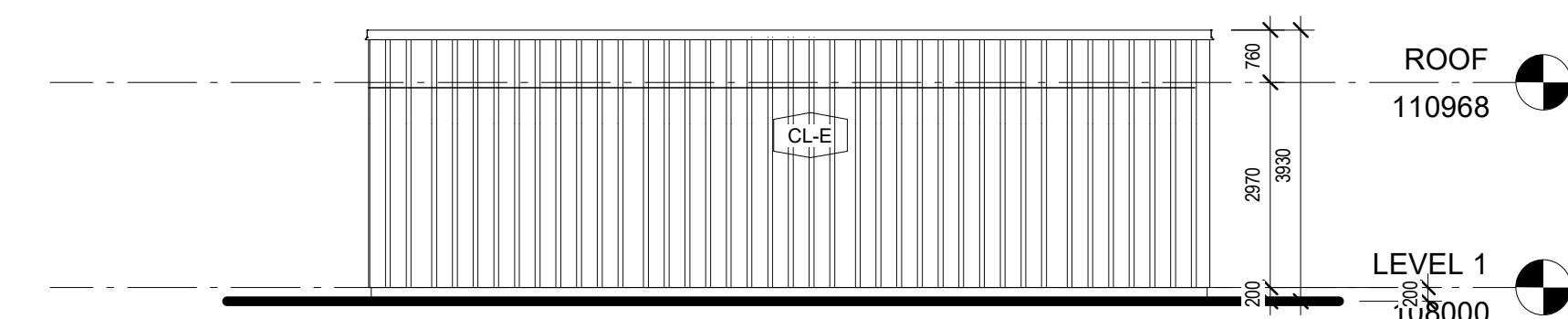
8 STORAGE BUILDING - EAST ELEVATION
A516 1 : 100



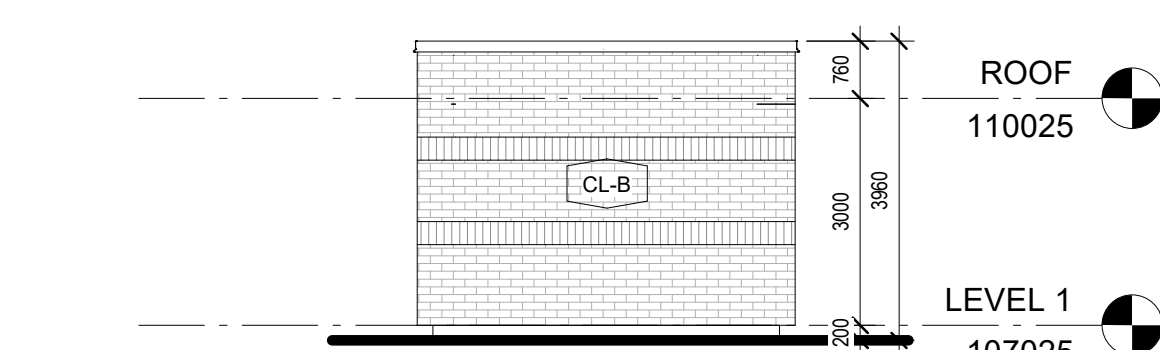
7 STORAGE BUILDING - NORTH ELEVATION
A516 1 : 100



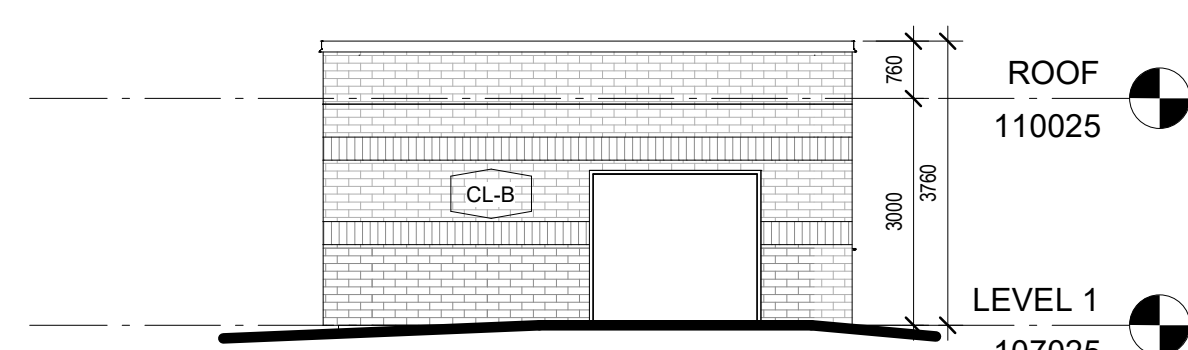
6 STORAGE BUILDING - WEST ELEVATION
A516 1 : 100



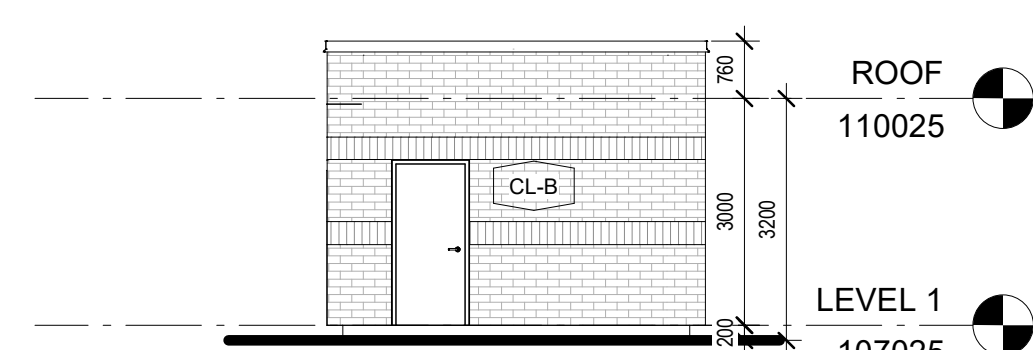
5 STORAGE BUILDING - SOUTH ELEVATION
A516 1 : 100



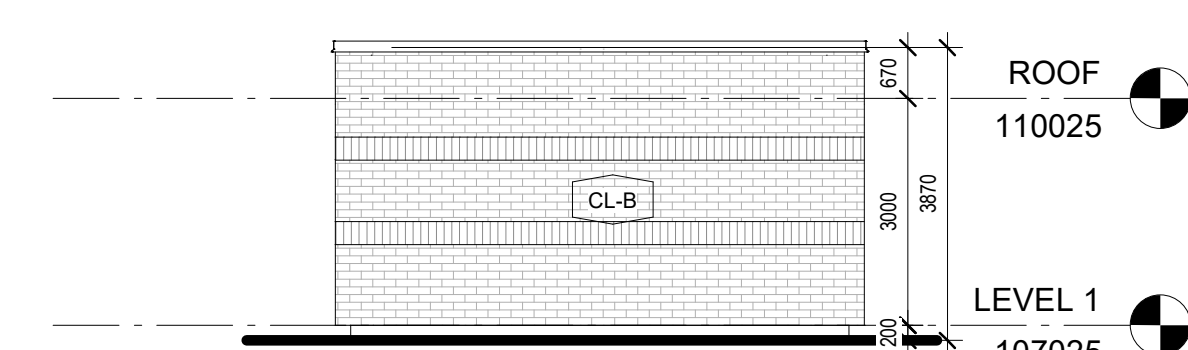
4 MAINTENANCE BUILDING - EAST ELEVATION
A516 1 : 100



3 MAINTENANCE BUILDING - NORTH ELEVATION
A516 1:100



2 MAINTENANCE BUILDING - WEST ELEVATION
AS16 1:100



1 MAINTENANCE BUILDING - SOUTH ELEVATION
A516 1 : 100

Appendix C

Landscape Plan

1 TREE REMOVALS PLAN
1:750

BROCKVILLE CORRECTIONAL CENTRE AND THE ST. LAWRENCE VALLEY CORRECTIONAL AND TREATMENT CENTRE (BCC/SLVCT)
INFRASTRUCTURE ONTARIO (IO)
1804 HIGHWAY 2
EAST BROCKVILLE, ONTARIO K6V 5V8

TREES

EXISTING TREES TO REMAIN	46
EXISTING TREES TO BE REMOVED	168
NEW TREES TO BE PLANTED	174

REMOVALS NOTES

- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
- CONTRACT ADMINISTRATOR TO REVIEW ALL LAYOUTS AND PATHWAYS PRIOR TO ANY EXCAVATION.
- AREA OF REMOVALS TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED TO CONSTRUCTION ALL WORKS AS SHOWN ON ALL DRAWINGS AND AS PER THE SPECIFICATIONS.
- LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.
- SAWCUTS EXISTING PAVEMENT TO ENSURE CLEAN EDGE ON PAVING TO REMAIN - NO BROKEN EDGES.
- ALL EXISTING TREES, SIDE WALKS, CURBS, FENCING, SOD AND PAVING TO REMAIN TO BE PROTECTED DURING CONSTRUCTION. ANY AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO SATISFACTION OF THE CONTRACT ADMINISTRATOR AT THE CONTRACTORS OWN COST.
- CONSTRUCTION WASTE TO BE REMOVED FROM SITE AND DISPOSED AS PER O. REG 406/19 AND BE BROUGHT TO AN APPROVED DISPOSAL SITE.
- CONSTRUCTION ACCESS TO BE LIMITED TO THE AREAS SPECIFIED ON SITE BY CONTRACT ADMINISTRATOR.

TREE PROTECTION NOTES

- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW REMOVALS WITH CONTRACT ADMINISTRATOR PRIOR TO ANY TREE CUTTING.
- INSTALLATION OF TREE PROTECTION FENCING MUST BE APPROVED BY CONTRACT ADMINISTRATOR BEFORE WORK BEGINS. TREE PROTECTION FENCING MUST REMAIN IN PLACE UNTIL WORK IS COMPLETE AND REMOVAL IS APPROVED BY CONTRACT ADMINISTRATOR.
- A QUALIFIED ARBORIST (ISA CERTIFIED) MUST PRUNE ROOTS OR BRANCHES THAT EXTEND BEYOND PRESCRIBED TREE PROTECTION ZONE AS REQUIRED. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS.
- THE AREA WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES. NO WORK OR MATERIAL STORAGE IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- INSTALLATION OF TREE PROTECTION FENCE SHALL BE LOCATED AT THE CRITICAL ROOT ZONE. CRITICAL ROOT ZONE: 10cm + DIAMETER AT BREAST HEIGHT (DBH) - EXAMPLE: DBH = 30cm; CRZ = 300cm/3.0m.

LEGEND

- EXISTING TREE TO REMAIN. PROTECT DURING CONSTRUCTION
- EXISTING TREE TO BE REMOVED. TREE AND STUMP TO BE REMOVED AND DISPOSED FOR SPECIES AND SIZE. REFER TO ARBORIST REPORT (STANTEC, JUNE 2024)
- TREE PROTECTION FENCING
- EXISTING FENCES TO REMAIN
- EXISTING FENCES TO BE DEMOLISHED OR MODIFIED
- PROPERTY LINE
- LANDSCAPE LIMIT OF WORK
- HERITAGE BUILDINGS PROTECTION FENCING

NOTE: PLAN TO BE READ IN COLOUR



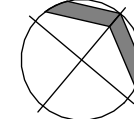
Project Title:
BROCKVILLE CORRECTIONAL COMPLEX AND ST. LAWRENCE VALLEY CORRECTIONAL AND TREATMENT CENTER
1809 Oxford Avenue, Brockville

Project Logo: In Co-operation With:

Consultants:
PARKIN
ARCHITECTURE 49

Project Number: CA0048794.52

TRUE NORTH

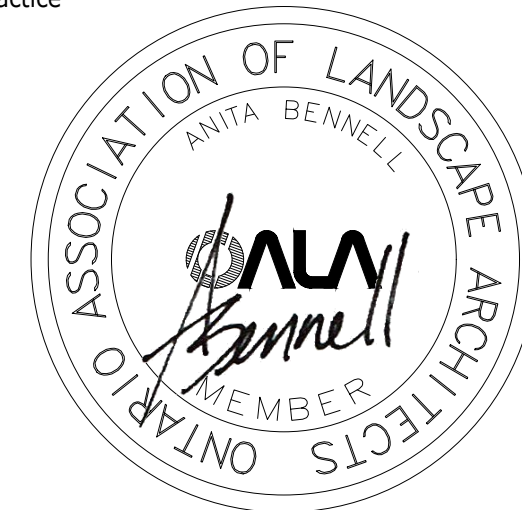


1	ISSUED for SITE PLAN CONTROL & ZONING BY LAW AMENDMENT	2026-03-16
NO.	ISSUED	DATE

Notes:

Seal:

Permit to practice



Sheet Title:
TREE REMOVAL PLAN

Drawn By: S.Boycheva	Date: 2026-03-11
Checked By: A.Bennell	Scale: As indicated

Sheet Number: LS001	Issued No. 1
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[illegible]

Notes:

Drawn By: SB	Date: 2026-03-11
Checked By: A. Bennell	Scale: As indicated

Sheet Number:	Issued No.
LS002	2



Plant Code	Count	Botanical Name	Common Name	Spread (m)	Size	Container	Native/Cultivar	Notes
Deciduous Trees								
AF	8	Acer x freemanii	Freeman Maple	8	70mm Cal	B&B	Cultivar	
AL	5	Amelanchier laevis	Allegheny Serviceberry	4	70mm Cal	B&B	Native	Tree form
AM	6	Amelanchier canadensis	Canadian Serviceberry	4	70mm Cal	B&B	Native	Tree form
BN	27	Betula nigra	River Birch	6	70mm Cal	B&B	Native	
CC	15	Cercis canadensis	Eastern Redbud	4	70mm Cal	B&B	Native	
CJ	3	Cercidiphyllum japonicum	Katsura Tree	6	70mm Cal	B&B	Native	
CO	16	Celtis occidentalis	Common Hackberry	6	70mm Cal	B&B	Native	
GB	12	Ginkgo biloba	Maidenhair Tree	6	70mm Cal	B&B	Native	
GT	7	Gleditsia triacanthos inermis	Shademaster Honey Locust	8	70mm Cal	B&B	Cultivar	
MS	2	Malus x 'Pruniflora'	Pruniflora Crabapple	4	70mm Cal	B&B	Ornamental	
PF	9	Populus tremuloides	Dancing Flame Quaking Aspen	5	70mm Cal	B&B	Cultivar	
PT	38	Populus tremuloides	Quaking Aspen	6	70mm Cal	B&B	Native	
QA	18	Quercus alba	White Oak	6	70mm Cal	B&B	Native	
Deciduous Trees 171								
Coniferous Trees								
PR	3	Pinus resinosa	Red Pine	6	200cm Ht.	W.B.	Native	
Coniferous Trees 3								
GRAND TOTAL 174								

Perennial Planting Beds	
Bed #	Species
Planting Bed 1	Deschampsia cespitosa 'Gold Dew' (Goldtau)
Planting Bed 2	Little Bluestem (Schizachyrium scoparium) Blazing star (Liatris spicata) Wild Bergamot (Monarda fistulosa) Black eyed Susan (Rudbeckia hirta)
Planting Bed 3	Little Bluestem (Schizachyrium scoparium) Blazing star (Liatris spicata) Black eyed Susan (Rudbeckia hirta)
Planting Bed 4	Blue Grama (Bouteloua gracilis) Wild Bergamot (Monarda fistulosa) Blazing star (Liatris spicata)
Planting Bed 5	Yarrow (Achillea millefolium) Purple Coneflower (Echinacea purpurea) Black eyed Susan (Rudbeckia hirta)
Planting Bed 6	Black Cohosh (Actaea racemosa) Black eyed Susan (Rudbeckia hirta) Purple Coneflower (Echinacea purpurea)
Planting Bed 7	Yarrow (Achillea millefolium) Black Cohosh (Actaea racemosa) Blue Grama (Bouteloua gracilis) Blazing star (Liatris spicata) Wild Bergamot (Monarda fistulosa)

Perennial Planting Beds	
Bed #	Species
Planting Bed 8	Purple Coneflower (Echinacea purpurea) Canada Wild Rye (Elymus canadensis) Black Eyed Susan (Rudbeckia hirta) Blazing star (Liatris spicata)
Planting Bed 9	Purple Coneflower (Echinacea purpurea) Canada Wild Rye (Elymus canadensis) Black Eyed Susan (Rudbeckia hirta) Blazing star (Liatris spicata)
Planting Bed 10	Purple Coneflower (Echinacea purpurea) Canada Wild Rye (Elymus canadensis) Black Eyed Susan (Rudbeckia hirta) Blazing star (Liatris spicata)
Planting Bed 11	Purple Coneflower (Echinacea purpurea) Canada Wild Rye (Elymus canadensis) Black Eyed Susan (Rudbeckia hirta) Blazing star (Liatris spicata)
Planting Bed 12	Purple Coneflower (Echinacea purpurea) Canada Wild Rye (Elymus canadensis) Black Eyed Susan (Rudbeckia hirta) Blazing star (Liatris spicata)
Planting Bed 13	Purple Coneflower (Echinacea purpurea) Canada Wild Rye (Elymus canadensis) Black Eyed Susan (Rudbeckia hirta) Blazing star (Liatris spicata)

LAYOUT NOTES

- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION
- ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
- CONTRACT ADMINISTRATOR TO REVIEW ALL LANDSCAPES AND PATHWAYS PRIOR TO ANY CONSTRUCTION.
- LAYOUT CURVED AND TANGENTS WITH SMOOTH TRANSITIONS AND CLEAN EDGES.
- LOCATION OF ALL PLANT MATERIAL TO BE MARKED OUT ON SITE AND APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO PLANTING.
- REINSTATE ALL EDGES AND ITEMS DAMAGED ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR.
- LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

PLANTING NOTES

- LOCATION OF ALL PLANT MATERIAL TO BE MARKED OUT ON SITE AND APPROVED BY CONSULTANT PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK AND REVIEWED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. UNACCEPTABLE PLANTS TO BE REPLACED AND NEW PLANTS APPROVED PRIOR TO PLANTING. REPLACEMENTS ARE AT CONTRACTOR'S OWN COST.
- ALL PLANTING EXCAVATIONS ARE TO BE REVIEWED AND APPROVED BY CONSULTANT PRIOR TO PLACEMENT OF DRAINAGE COURSE, FILTER FABRIC AND/OR TOPSOIL.
- CONTRACTOR TO CONFIRM ON SITE THAT SLOPES OF PLANTED AREAS DO NOT EXCEED 30%. COORDINATE WITH CONTRACT ADMINISTRATOR IF SLOPES EXCEED 30% PRIOR TO INSTALLING ANY PLANT MATERIAL.
- DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE CONSULTANT.
- ALL TREE STAKES TO BE REMOVED AT THE ONE YEAR INTERIM INSPECTION UNLESS OTHERWISE DIRECTED BY THE CONSULTANT.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, SIZE, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE CONSULTANT.

SEED AND SOD NOTES

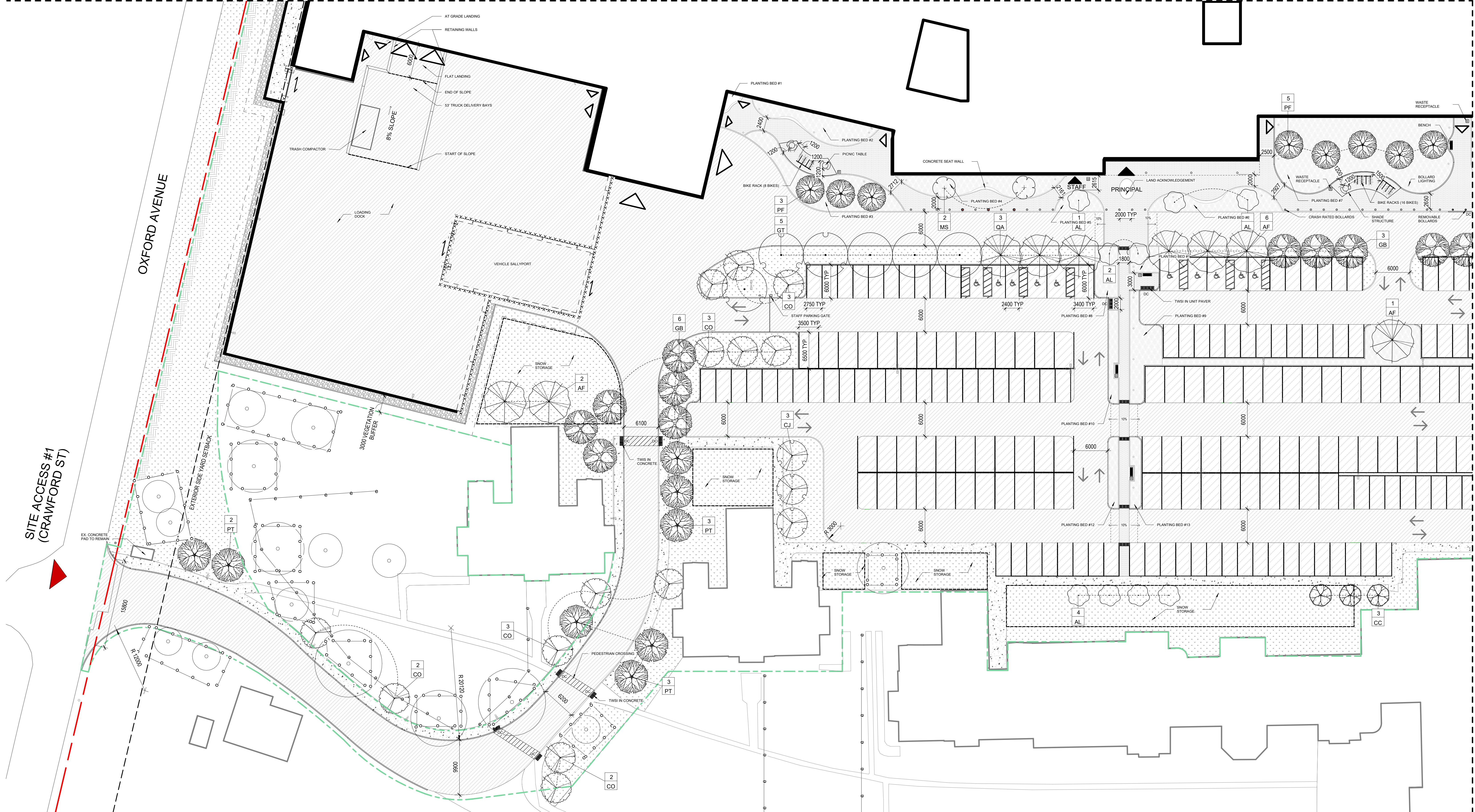
- SURVEY THE PLANTING SITE FOR INVASIVE WEEDS AND REMOVE ALL OR AS MUCH UNDESIRABLE VEGETATION AS POSSIBLE.
- SODDED AND SEEDDED AREAS SHALL HAVE A MINIMUM 150mm TOPSOIL.
- ALL SEED MUST BE FROM A RECOGNIZED SEED FIRM, MEETING THE REQUIREMENTS FOR THE SEEDS ACT FOR CANADA NO. 1 SEED. SEED SHALL BE CERTIFIED NO. 1 GRADE.
- USE BIODEGRADABLE EROSION CONTROL MAT AS DIRECTED BY CONTRACT ADMINISTRATOR TO RETAIN SEED ON STEEP SLOPES (OVER 3:1 UNTIL ESTABLISHED).
- PLANT SEED AT A DEPTH EQUAL TO THE WIDEST THICKNESS OF THE SEED. GENERALLY THIS IS 6 MM (1/4") OR LESS.
- FIRM THE SOIL. GENTLY TAMP OR ROLL THE SEEDBED. DO NOT COMPACT THE SOIL. EXCESSIVE FORCE WILL DESTROY THE SOIL STRUCTURE AND INHIBIT GERMINATION.
- CUT THE GRASS TO 50mm WHENEVER IT REACHES THE HEIGHT OF 70mm. REMOVE CLIPPINGS THAT WILL SMOTHER GRASS.
- SODDED AND SEEDDED AREAS WILL BE ACCEPTED BY THE CONTRACT ADMINISTRATOR PROVIDED:
 - SEEDDED AREAS ARE PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 50mm.
 - TURF AREAS HAVE BEEN CUT NO LESS THAN TWICE, THE LAST CUT BEING CARRIED OUT WITHIN 24 HOURS PRIOR TO THE ACCEPTANCE INSPECTION.

LEGEND

- PLANTING BEDS
- SEED/SOD AREAS
- ASPHALT PAVING - LIGHT DUTY
- ASPHALT PAVING - HEAVY DUTY
- UNIT PAVING
- CONCRETE PAVING
- GRAVEL - MAINTENANCE EDGE
- PAINTED PEDESTRIAN CROSSINGS
- PEDESTRIAN ACCESS POINTS
- VEHICULAR ACCESS POINTS
- BUILDING SETBACK
- 3000m VEGETATION BUFFER
- PROPERTY LINE
- LANDSCAPE SCOPE BOUNDARY
- PERIMETER SECURITY FENCE - ANTI-CLIMBING MESH FABRIC - 5.0m (16') ind. 600mm CANT
- 3000mm ANTI-CLIMBING MESH FABRIC FENCE WITH VISUAL BARRIER - 3.0m (10')
- ORNAMENTAL FENCE - 3.0m (10')
- DECORATIVE PROPERTY FENCE - 1.8m (6')
- PERIMETER SECURITY FENCE - SOLID PRECAST WALL
- TREE PROTECTION FENCING (TEMPORARY)
- GUARDRAILS
- 150mm CURB
- 150mm DEPRESSED CURB (DC)
- CRASH RATED BOLLARDS
- FLAG POLES (3)
- REMOVABLE SECURITY BOLLARDS (3)
- LIGHTING BOLLARDS
- PARKING LIGHTING FIXTURES
- PRECAST CONCRETE UNIT PAVES TWISI
- CAST IRON TWISI SET IN C.I.P. CONCRETE

REFER TO LANDSCAPE PLAN - SOUTH #2 - L102

REFER TO LANDSCAPE PLAN - MIDDLE - L103



3 LANDSCAPE PLAN SOUTH #1
LS101 1 : 300



Project Title:
**BROCKVILLE CORRECTIONAL
COMPLEX AND ST. LAWRENCE
VALLEY CORRECTIONAL AND
TREATMENT CENTER**

1809 Oxford Avenue, Brockville

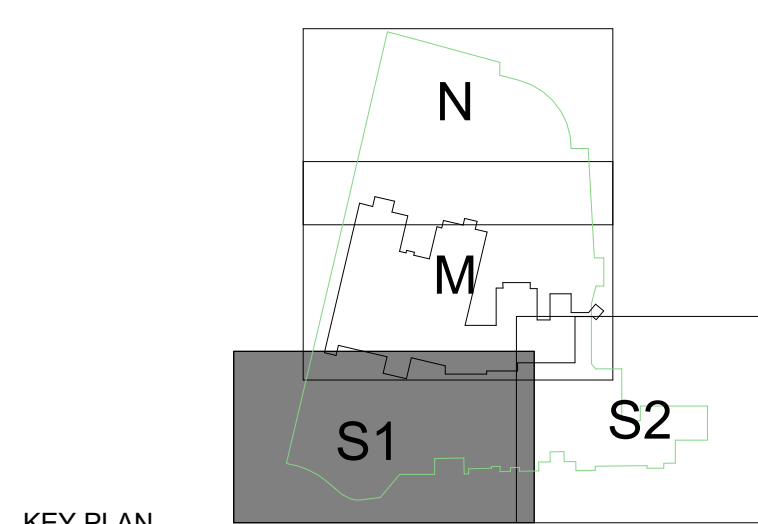
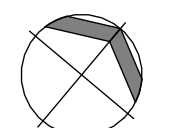
Project Logo: In Co-operation With:

Consultants:



Project Number: CA0048794.52

TRUE NORTH



KEY PLAN

NO.	ISSUED	DATE
4	ISSUED for SITE PLAN CONTROL & ZONING BY-LAW AMENDMENT	2026-03-16
3	ISSUED for 100% DD SUBMISSION	2026-01-26
2	ISSUED for 50% DD SUBMISSION	2025-11-07
1	ISSUED for SD SUBMISSION	2025-09-30

Notes:

Seal:

Permit to practice



Sheet Title:

LANDSCAPE PLAN - SOUTH #1

Drawn By:

S.Boycheva

Date:

2026-03-11

Checked By:

A.Bennell

Scale:

1 : 300

Sheet Number:

LS101

Issued No.

4

Plant Code	Count	Botanical Name	Common Name	Spread (m)	Size	Container	Native/Cultivar	Notes
Deciduous Trees								
AF	8	Acer x freemanii	Freeman Maple	8	70mm Cal	B&B	Cultivar	
AL	5	Amelanchier laevis	Allegheny Serviceberry	4	70mm Cal	B&B	Native	Tree form
AM	6	Amelanchier canadensis	Canadian Serviceberry	4	70mm Cal	B&B	Native	Tree form
BN	27	Betula nigra	River Birch	6	70mm Cal	B&B	Native	
CC	15	Cercis canadensis	Eastern Redbud	4	70mm Cal	B&B	Native	
CJ	3	Cercidiphyllum japonicum	Katsura Tree	6	70mm Cal	B&B	Native	
CO	16	Celtis occidentalis	Common Hackberry	6	70mm Cal	B&B	Native	
GB	12	Ginkgo biloba	Maidenhair Tree	6	70mm Cal	B&B	Native	
GT	7	Gleditsia triacanthos inermis	Shademaster Honey Locust	8	70mm Cal	B&B	Cultivar	
MS	2	Malus x 'Thriller'	Prairiemo Crabapple	4	70mm Cal	B&B	Ornamental	
PF	9	Populus tremuloides	Dancing Flame Quaking Aspen	5	70mm Cal	B&B	Cultivar	
PT	38	Populus tremuloides	Quaking Aspen	6	70mm Cal	B&B	Native	
QA	18	Quercus alba	White Oak	6	70mm Cal	B&B	Native	
Deciduous Trees 171								
Coniferous Trees								
PR	3	Pinus resinosa	Red Pine	6	200cm Ht.	W.B.	Native	
Coniferous Trees 3								
GRAND TOTAL 174								

Perennial Planting Beds	
Bed #	Species
Deschampsia cespitosa 'Gold Dew' (Goldtau)	
Planting Bed 1	Little Bluestem (Schizachyrium scoparium)
Planting Bed 2	Blazing star (Liatris spicata)
Wild Bergamot (Monarda fistulosa)	
Black eyed Susan (Rudbeckia hirta)	
Planting Bed 3	Little Bluestem (Schizachyrium scoparium)
Blazing star (Liatris spicata)	
Black eyed Susan (Rudbeckia hirta)	
Planting Bed 4	Blue Grama (Bouteloua gracilis)
Wild Bergamot (Monarda fistulosa)	
Blazing star (Liatris spicata)	
Planting Bed 5	Yarrow (Achillea millefolium)
Purple Coneflower (Echinacea purpurea)	
Black eyed Susan (Rudbeckia hirta)	
Planting Bed 6	Black Cohosh (Actaea racemosa)
Purple Coneflower (Echinacea purpurea)	
Planting Bed 7	Yarrow (Achillea millefolium)
Black Cohosh (Actaea racemosa)	
Blue Grama (Bouteloua gracilis)	
Blazing star (Liatris spicata)	
Wild Bergamot (Monarda fistulosa)	

Perennial Planting Beds	
Bed #	Species
Purple Coneflower (Echinacea purpurea)	
Planting Bed 8	Canada Wild Rye (Elymus canadensis)
Black Eyed Susan (Rudbeckia hirta)	
Blazing star (Liatris spicata)	
Planting Bed 9	Purple Coneflower (Echinacea purpurea)
Canada Wild Rye (Elymus canadensis)	
Black Eyed Susan (Rudbeckia hirta)	
Planting Bed 10	Purple Coneflower (Echinacea purpurea)
Black Eyed Susan (Rudbeckia hirta)	
Canada Wild Rye (Elymus canadensis)	
Planting Bed 11	Purple Coneflower (Echinacea purpurea)
Canada Wild Rye (Elymus canadensis)	
Black Eyed Susan (Rudbeckia hirta)	
Blazing star (Liatris spicata)	
Planting Bed 12	Purple Coneflower (Echinacea purpurea)
Canada Wild Rye (Elymus canadensis)	
Black Eyed Susan (Rudbeckia hirta)	
Planting Bed 13	Purple Coneflower (Echinacea purpurea)
Canada Wild Rye (Elymus canadensis)	
Black Eyed Susan (Rudbeckia hirta)	
Blazing star (Liatris spicata)	

LAYOUT NOTES

- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION
- ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
- CONTRACT ADMINISTRATOR TO REVIEW ALL LANDSCAPES AND PATHWAYS PRIOR TO ANY CONSTRUCTION.
- LAYOUT CURVED AND TANGENTS WITH SMOOTH TRANSITIONS AND CLEAN EDGES.
- LOCATION OF ALL PLANT MATERIAL TO BE MARKED OUT ON SITE AND APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO PLANTING.
- REINSTATE ALL EDGES AND ITEMS DAMAGED ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR.
- LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

PLANTING NOTES

- LOCATION OF ALL PLANT MATERIAL TO BE MARKED OUT ON SITE AND APPROVED BY CONSULTANT PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK AND REVIEWED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. UNACCEPTABLE PLANTS TO BE REPLACED AND NEW PLANTS APPROVED PRIOR TO PLANTING. REPLACEMENTS ARE AT CONTRACTOR'S OWN COST.
- ALL PLANTING EXCAVATIONS ARE TO BE REVIEWED AND APPROVED BY CONSULTANT PRIOR TO PLACEMENT OF DRAINAGE COURSE, FILTER FABRIC AND/OR TOPSOIL.
- CONTRACTOR TO CONFIRM ON SITE THAT SLOPES OF PLANTED AREAS DO NOT EXCEED 30%. COORDINATE WITH CONTRACT ADMINISTRATOR IF SLOPES EXCEED 30% PRIOR TO INSTALLING ANY PLANT MATERIAL.
- DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE CONSULTANT.
- ALL TREE STAKES TO BE REMOVED AT THE ONE YEAR INTERIM INSPECTION UNLESS OTHERWISE DIRECTED BY THE CONSULTANT.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, SIZE, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE CONSULTANT.

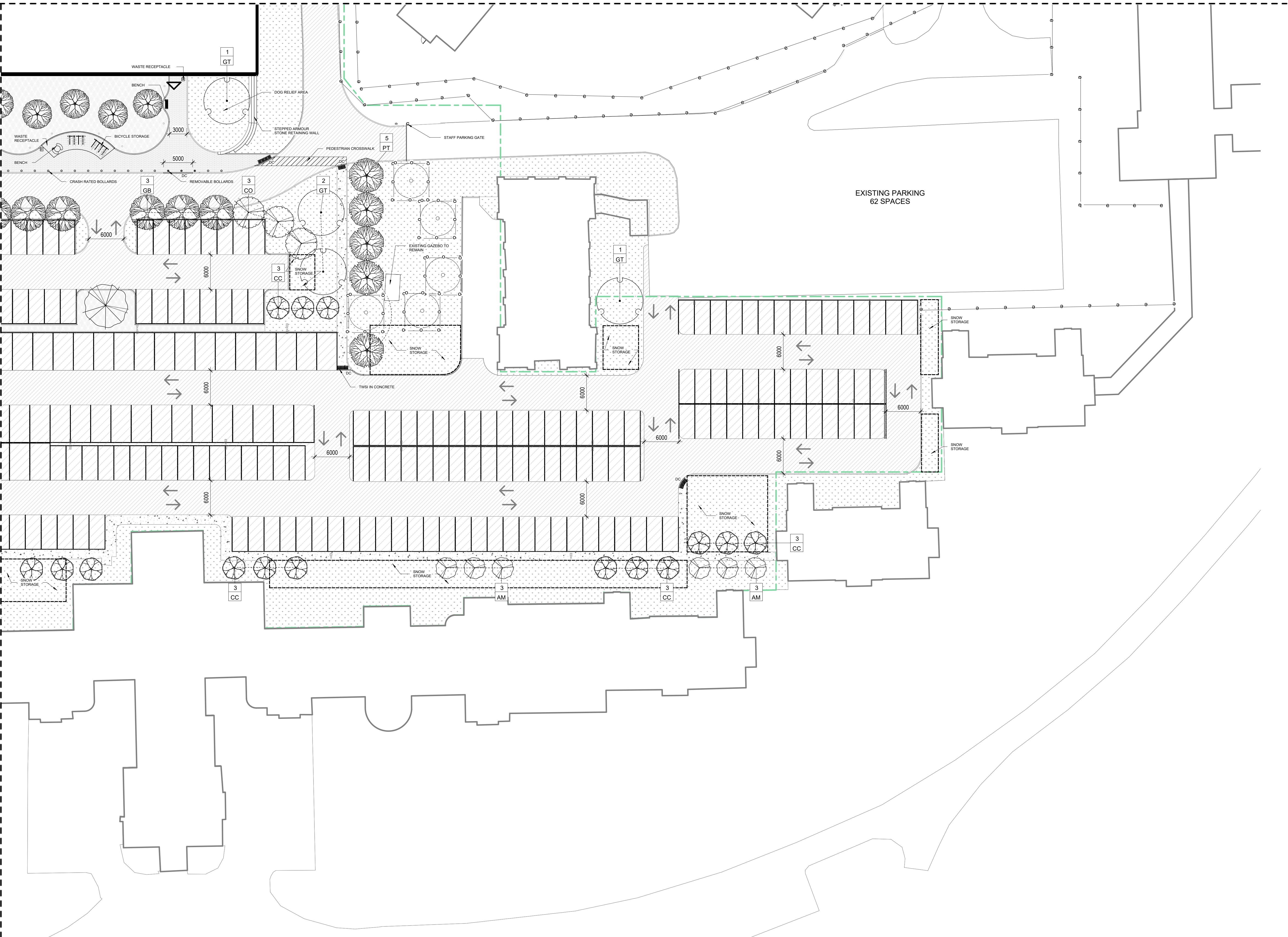
SEED AND SOD NOTES

- SURVEY THE PLANTING SITE FOR INVASIVE WEEDS AND REMOVE ALL OR AS MUCH UNDESIRABLE VEGETATION AS POSSIBLE.
- SODDED AND SEEDED AREAS SHALL HAVE A MINIMUM 150mm TOPSOIL.
- ALL SEED MUST BE FROM A RECOGNIZED SEED FIRM, MEETING THE REQUIREMENTS FOR THE SEEDS ACT FOR CANADA NO. 1 SEED. SEED SHALL BE CERTIFIED NO. 1 GRADE.
- USE BIODEGRADABLE EROSION CONTROL MAT AS DIRECTED BY CONTRACT ADMINISTRATOR TO RETAIN SEED ON STEEP SLOPES (OVER 3:1 UNTIL ESTABLISHED).
- PLANT SEED AT A DEPTH EQUAL TO THE WIDEST THICKNESS OF THE SEED. GENERALLY THIS IS 6 MM (1/4") OR LESS.
- FIRM THE SOIL. GENTLY TAMP OR ROLL THE SEEDBED. DO NOT COMPACT THE SOIL. EXCESSIVE FORCE WILL DESTROY THE SOIL STRUCTURE AND INHIBIT GERMINATION.
- CUT THE GRASS TO 50mm WHENEVER IT REACHES THE HEIGHT OF 70mm. REMOVE CLIPPINGS THAT WILL SMOTHER GRASS.
- SODDED AND SEEDED AREAS WILL BE ACCEPTED BY THE CONTRACT ADMINISTRATOR PROVIDED:
 - SEEDS ARE PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 50mm.
 - TURF AREAS HAVE BEEN CUT NO LESS THAN TWICE, THE LAST CUT BEING CARRIED OUT WITHIN 24 HOURS PRIOR TO THE ACCEPTANCE INSPECTION.

LEGEND

- PLANTING BEDS
- SEED/SOD AREAS
- ASPHALT PAVING - LIGHT DUTY
- ASPHALT PAVING - HEAVY DUTY
- UNIT PAVING
- CONCRETE PAVING
- GRAVEL - MAINTENANCE EDGE
- PAINTED PEDESTRIAN CROSSINGS
- PEDESTRIAN ACCESS POINTS
- VEHICULAR ACCESS POINTS
- BUILDING SETBACK
- 300mm VEGETATION BUFFER
- PROPERTY LINE
- LANDSCAPE SCOPE BOUNDARY
- PERIMETER SECURITY FENCE - ANTI-CLIMBING MESH FABRIC - 5.9m (18') incl. 650mm CANT
- 3000mm ANTI-CLIMBING MESH FABRIC FENCE WITH VISUAL BARRIER - 3.0m (10')
- ORNAMENTAL FENCE - 3.0m (10')
- DECORATIVE PROPERTY FENCE - 1.8m (6')
- PERIMETER SECURITY FENCE - SOLID PRECAST WALL
- TREE PROTECTION FENCING (TEMPORARY)
- GUARDRAILS
- 150mm CURB
- 150mm DEPRESSIONED CURB (DC)
- CRASH RATED BOLLARDS
- FLAG POLES (3)
- REMOVABLE SECURITY BOLLARDS (3)
- LIGHTING BOLLARDS
- PARKING LIGHTING FIXTURES
- PRECAST CONCRETE UNIT PAVING TWSI
- CAST IRON TWSI SET IN C.I.P. CONCRETE

REFER TO LANDSCAPE PLAN - MIDDLE - L103



1 LANDSCAPE PLAN SOUTH #2
1 : 300



Project Title:
**BROCKVILLE CORRECTIONAL
COMPLEX AND ST. LAWRENCE
VALLEY CORRECTIONAL AND
TREATMENT CENTER**
1809 Oxford Avenue, Brockville

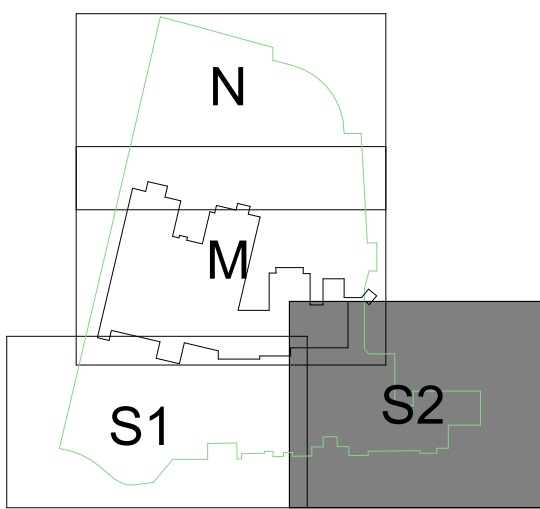
Project Logo: In Co-operation With:

Consultants:

PARKIN
ARCHITECTURE | 49

Project Number: CA0048794.52

TRUE NORTH



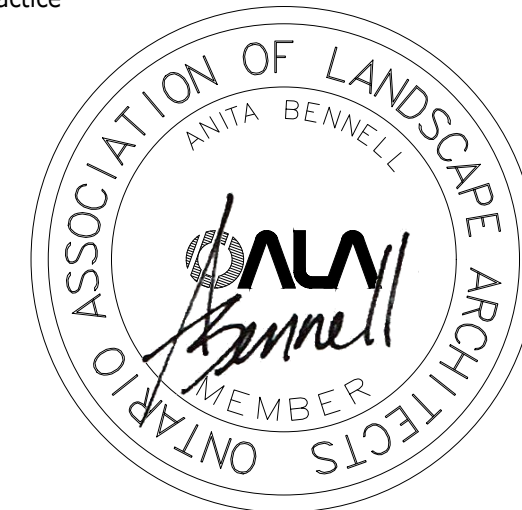
KEY PLAN

NO.	ISSUED	DATE
4	ISSUED FOR SITE PLAN CONTROL & ZONING BY-LAW AMENDMENT	2026-03-16
3	ISSUED FOR 100% DD SUBMISSION	2026-01-26
2	ISSUED FOR 50% DD SUBMISSION	2025-11-07
1	ISSUED FOR SD SUBMISSION	2025-09-30

Notes:

Seal:

Permit to practice



Sheet Title:

LANDSCAPE PLAN - SOUTH #2

Drawn By: S.Boycheva
Checked By: A. Bennell
Date: 2026-03-11
Scale: 1 : 300

Sheet Number: LS102
Issued No. 4

Perennial Planting Beds	
Bed #	Species
Planting Bed 8	Purple Coneflower (Echinacea purpurea) Canada Wild Flye (Erymus canadensis) Black Eyed Susan (Rudbeckia hirta) Blazing star (Liatris spicata)
Planting Bed 9	Purple Coneflower (Echinacea purpurea) Canada Wild Flye (Erymus canadensis) Black Eyed Susan (Rudbeckia hirta) Blazing star (Liatris spicata)
Planting Bed 10	Purple Coneflower (Echinacea purpurea) Canada Wild Flye (Erymus canadensis) Black Eyed Susan (Rudbeckia hirta) Blazing star (Liatris spicata)
Planting Bed 11	Purple Coneflower (Echinacea purpurea) Canada Wild Flye (Erymus canadensis) Black Eyed Susan (Rudbeckia hirta) Blazing star (Liatris spicata)
Planting Bed 12	Purple Coneflower (Echinacea purpurea) Canada Wild Flye (Erymus canadensis) Black Eyed Susan (Rudbeckia hirta) Blazing star (Liatris spicata)
Planting Bed 13	Purple Coneflower (Echinacea purpurea) Canada Wild Flye (Erymus canadensis) Black Eyed Susan (Rudbeckia hirta)

1 OUTSIDE BOUNDARY

	PLANTING BEDS
	SEEDS/SOD AREAS
	ASPHALT PAVING - LIGHT DUTY
	ASPHALT PAVING - HEAVY DUTY
	UNIT PAVING
	CONCRETE PAVING
	GRAVEL - MAINTENANCE EDGE
	PAINTED PEDESTRIAN CROSSINGS
	PEDESTRIAN ACCESS POINTS
	VEHICULAR ACCESS POINTS
	BUILDING SETBACK
	3000m VEGETATION BUFFER
	PROPERTY LINE
	LANDSCAPE SCOPE BOUNDARY
	PERIMETER SECURITY FENCE ANTI-CLIMBING MESH FABRIC - 5.5m (18') 650mm GANT
	3000m ANTI-CLIMBING MESH FABRIC FENCE WITH VISUAL BARRIER - 3.0 (10')
	DECORATIVE SECURITY FENCE - 1.8m (6')
	TREE PROTECTION FENCING (TEMPORARY PERMITS SETBACK WALL)
	GUARDRAILS
	150mm CURB
	150mm DEPRESSED CURB (DC)
	CRASH RATED BOLLARDS
	FLAG POLES (3)
	REMOVABLE SECURITY BOLLARDS (3)
	LIGHTING BOLLARDS
	PARKING LIGHTING FIXTURES
	PRECAST CONCRETE UNIT PAVER TWSI
	CAST IRON PAVES SET IN C.I.P. CONCRETE

Issued No.

Plant Code	Count	Botanical Name	Common Name	Spread (m)	Size	Container	Native/Cultivar	Notes
Deciduous Trees								
AF	8	Acer x freemanii	Freeman Maple	8	70mm Cal	B&B	Cultivar	
AL	5	Amelanchier laevis	Allegheny Serviceberry	4	70mm Cal	B&B	Native	Tree form
AM	6	Amelanchier canadensis	Canadian Serviceberry	4	70mm Cal	B&B	Native	Tree form
BN	27	Betula nigra	River Birch	6	70mm Cal	B&B	Native	
CC	15	Cercis canadensis	Eastern Redbud	4	70mm Cal	B&B	Native	
CJ	3	Cercidiphyllum japonicum	Katsura Tree	6	70mm Cal	B&B	Native	
CO	16	Celtis occidentalis	Common Hackberry	6	70mm Cal	B&B	Native	
GB	12	Ginkgo biloba	Maidenhair Tree	6	70mm Cal	B&B	Native	
GT	7	Gleditsia triacanthos inermis	Shademaster Honey Locust	8	70mm Cal	B&B	Cultivar	
MS	2	Malus x 'Pinnatifid'	Prairie Crabapple	4	70mm Cal	B&B	Ornamental	
PF	9	Populus tremuloides	Dancing Flame Quaking Aspen	5	70mm Cal	B&B	Cultivar	
PT	38	Populus tremuloides	Quaking Aspen	6	70mm Cal	B&B	Native	
QA	16	Quercus alba	White Oak	8	70mm Cal	B&B	Native	
Deciduous Trees 171								
Coniferous Trees								
PT	3	Pinus resinosa	Red Pine	6	200cm Ht.	W.B.	Native	
Coniferous Trees 3								
GRAND TOTAL 174								

Perennial Planting Beds	
Bed #	Species
Planting Bed 1	
Deschampsia cespitosa 'Gold Dew' (Goldfau)	
Planting Bed 2	
Little Bluestem (Schizachyrium scoparium)	
Black eyed Susan (Rudbeckia hirta)	
Wild Bergamot (Monarda fistulosa)	
Planting Bed 3	
Little Bluestem (Schizachyrium scoparium)	
Black eyed Susan (Rudbeckia hirta)	
Planting Bed 4	
Blue Grama (Bouteloua gracilis)	
Wild Bergamot (Monarda fistulosa)	
Planting Bed 5	
Purple Coneflower (Echinacea purpurea)	
Black eyed Susan (Rudbeckia hirta)	
Planting Bed 6	
Black Cohosh (Actaea racemosa)	
Purple Coneflower (Echinacea purpurea)	
Planting Bed 7	
Yarrow (Achillea millefolium)	
Black Cohosh (Actaea racemosa)	
Blue Grama (Bouteloua gracilis)	
Wild Bergamot (Monarda fistulosa)	

Perennial Planting Beds	
Bed #	Species
Planting Bed 8	
Purple Coneflower (Echinacea purpurea)	
Canada Wild Rye (Elymus canadensis)	
Black Eyed Susan (Rudbeckia hirta)	
Planting Bed 9	
Purple Coneflower (Echinacea purpurea)	
Canada Wild Rye (Elymus canadensis)	
Black Eyed Susan (Rudbeckia hirta)	
Planting Bed 10	
Purple Coneflower (Echinacea purpurea)	
Canada Wild Rye (Elymus canadensis)	
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Planting Bed 11	
Purple Coneflower (Echinacea purpurea)	
Canada Wild Rye (Elymus canadensis)	
Black Eyed Susan (Rudbeckia hirta)	
Planting Bed 12	
Purple Coneflower (Echinacea purpurea)	
Canada Wild Rye (Elymus canadensis)	
Black Eyed Susan (Rudbeckia hirta)	
Planting Bed 13	
Purple Coneflower (Echinacea purpurea)	
Canada Wild Rye (Elymus canadensis)	
Black Eyed Susan (Rudbeckia hirta)	



REFER TO LANDSCAPE PLAN - MIDDLE - L103

1 OUTSIDE BOUNDARY
1 : 300

LAYOUT NOTES

- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION
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- CONTRACT ADMINISTRATOR TO REVIEW ALL LANDSCAPES AND PATHWAYS PRIOR TO ANY CONSTRUCTION.
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SEED AND SOD NOTES

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- PLANT SEED AT A DEPTH EQUAL TO THE WIDEST THICKNESS OF THE SEED. GENERALLY THIS IS 6 MM (1/4") OR LESS.
- FIRM THE SOIL. GENTLY TAMP OR ROLL THE SEEDBED. DO NOT COMPACT THE SOIL. EXCESSIVE FORCE WILL DESTROY THE SOIL STRUCTURE AND INHIBIT GERMINATION.
- CUT THE GRASS TO 50mm WHENEVER IT REACHES THE HEIGHT OF 70mm. REMOVE CLIPPINGS THAT WILL SMOTHER GRASS.
- SODDED AND SEEDED AREAS WILL BE ACCEPTED BY THE CONTRACT ADMINISTRATOR PROVIDED:
 - SEEDED AREAS ARE PROPERLY ESTABLISHED.
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 - NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 50mm.
 - TURF AREAS HAVE BEEN CUT NO LESS THAN TWICE, THE LAST CUT BEING CARRIED OUT WITHIN 24 HOURS PRIOR TO THE ACCEPTANCE INSPECTION.

LEGEND

- PLANTING BEDS
- SEED/SOD AREAS
- ASPHALT PAVING - LIGHT DUTY
- ASPHALT PAVING - HEAVY DUTY
- UNIT PAVING
- CONCRETE PAVING
- GRAVEL - MAINTENANCE EDGE
- PAINTED PEDESTRIAN CROSSINGS
- PEDESTRIAN ACCESS POINTS
- VEHICULAR ACCESS POINTS
- BUILDING SETBACK
- 3000m VEGETATION BUFFER
- PROPERTY LINE
- LANDSCAPE SCOPE BOUNDARY
- PERIMETER SECURITY FENCE - ANTI-CLIMBING MESH FABRIC - 5.5m (18') HD, 650mm CANT
- 3000mm ANTI-CLIMBING MESH FABRIC FENCE WITH VISUAL BARRIER - 3.0m (10')
- C - C - C ORNAMENTAL FENCE - 3.0m (10')
- D - D - D DECORATIVE PROPERTY FENCE - 1.8m (6')
- PERIMETER SECURITY FENCE - SOLID PRECAST WALL
- TREE PROTECTION FENCING (TEMPORARY)
- GUARDRAILS
- 150mm CURB
- 150mm DEPRESSIONED CURB (DC)
- CRASH RATED BOLLARDS
- FLAG POLES (3)
- REMOVABLE SECURITY BOLLARDS (3)
- LIGHTING BOLLARDS
- PARKING LIGHTING FIXTURES
- PRECAST CONCRETE UNIT PAVER TWSI
- CAST IRON TWSI SET IN C.I.P. CONCRETE



Project Title:
BROCKVILLE CORRECTIONAL COMPLEX AND ST. LAWRENCE VALLEY CORRECTIONAL AND TREATMENT CENTER

1809 Oxford Avenue, Brockville

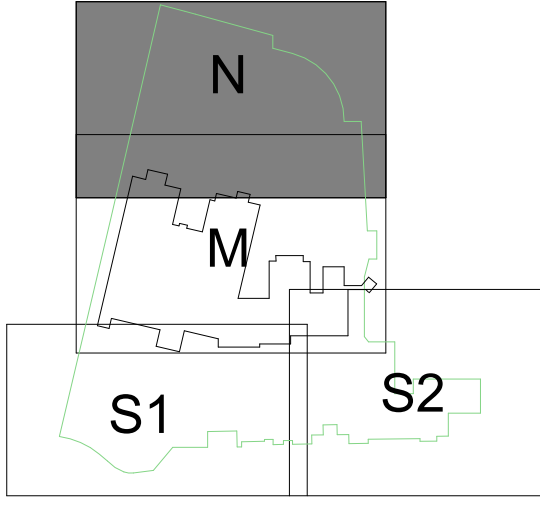
Project Logo: In Co-operation With:

Consultants:



Project Number: CA0048794.52

TRUE NORTH



KEY PLAN

4	ISSUED for SITE PLAN CONTROL & ZONING BY-LAW AMENDMENT	2026-03-16
3	ISSUED for 100% DD SUBMISSION	2026-01-26
2	ISSUED for 50% DD SUBMISSION	2025-11-07
1	ISSUED for SD SUBMISSION	2025-09-30
NO.	ISSUED	DATE

Notes:

Seal:

Permit to practice



Sheet Title:

LANDSCAPE PLAN - NORTH

Drawn By:
S.Boycheva

Date:
2026-03-11

Checked By:
A.Bennell

Scale:
1 : 300

Sheet Number:

LS104

Issued No.

4

Appendix D

Draft Zoning By-law Amendment and Schedule

The proposed zoning changes are indicated by the bolded text.

March 16, 2026

DRAFT BY-LAW NO. 2026-XX

A by-law of the Township of Elizabethtown-Kitley to amend By-law No. 13-21 to change the zoning of the lands legally described as 'Lots 10 to 33, Inclusive, Part of Burchill Avenue, Registered Plan 39 and Part of Lots 5& 6, Concession 1, Municipality of the Township of Elizabethtown-Kitley, United Counties of Leeds and Grenville'.

The Council of the Township of Elizabethtown-Kitley, pursuant to Section 34 of the Planning Act, R.S.O. 1990, enacts as follows:

1. Section 8.1.4 of By-law No. 13-21, entitled "Township of Elizabethtown-Kitley Zoning By-law" is amended to add a new Special Exception Zone with the following provisions shown in **bold**:

4. Special Exception Zones

1. **I-XX (1804 County Road 2, Lots 10 to 33, Inclusive, Part of Burchill Avenue, Registered Plan 39 and Part of Lots 5& 6, Concession 1, Elizabethtown-Kitley)**

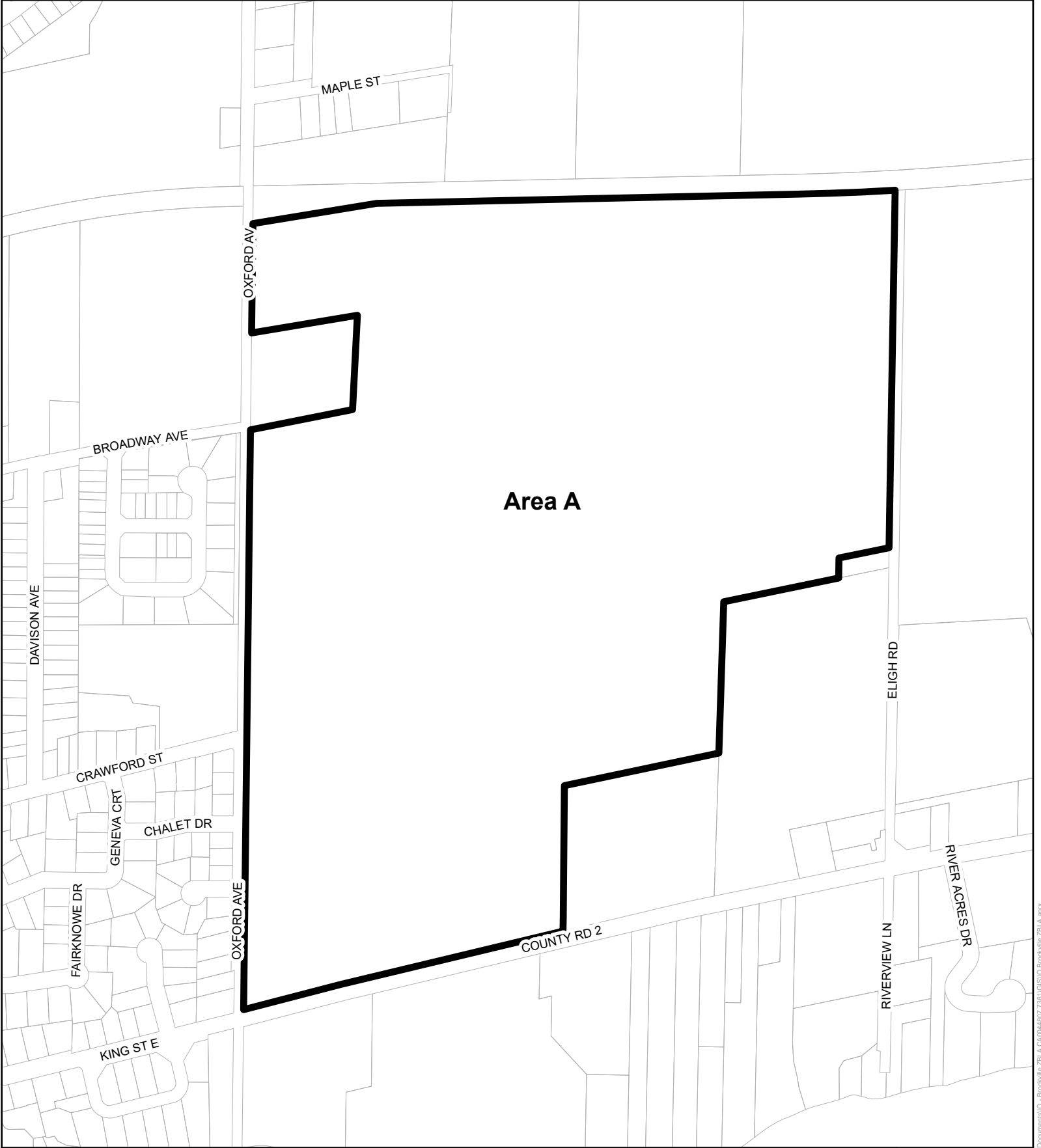
- Notwithstanding the provisions of this By-law to the contrary, on the lands zoned **I-XX**, the following provisions shall prevail:

- a) **Minimum required parking: 600 spaces**
 - b) **Minimum accessible parking: 10 spaces**
 - c) **Minimum driveway access to parking areas – width: 16 m**

2. The Zoning Map (Schedule A3 – Elizabethtown-Kitley South) of By-law No. 13-21, entitled "Township of Elizabethtown-Kitley Zoning By-law" is amended by rezoning the lands on Attachment 1 to this by-law as follows:

To rezone the lands identified as Area A from Institutional (I) Zone to Institutional Exception XX (I-XX) Zone

ENACTED AND PASSED this _____ day of _____, 2026



- Area A to be rezoned from I to I-XX



Township of Elizabethtown-Kitley

**This is Attachment X to
Zoning By-law 2026-XX**

Prepared by WSP
March 2026



1:6,000

Appendix E

Provincial Order in Council 551/2025



Order in Council 551/2025

On the recommendation of the undersigned, the Lieutenant Governor of Ontario, by and with the advice and concurrence of the Executive Council of Ontario, orders that:

WHEREAS the Minister of Citizenship and Multiculturalism (the “Minister”) is responsible for the administration of the *Ontario Heritage Act* (the “OHA”);

AND WHEREAS clause 25.2 (2) (a) of Part III.1 of the OHA, provides that this Part applies to property that is owned by the Crown in right of Ontario or by a prescribed public body;

AND WHEREAS pursuant to subsection 25.2 (3) of the OHA the Minister may prepare heritage standards and guidelines which shall, (a) set out the criteria and the process for the identification of properties referred to in subsection (2) that have cultural heritage value or interest; and set standards for the protection, maintenance, use and disposal of property referred to in clause (a);

AND WHEREAS pursuant to subsection 25.2 (5) of the OHA the heritage standards and guidelines prepared by the Minister shall be approved by the Lieutenant Governor in Council (the “LGIC”);

AND WHEREAS the Standards and Guidelines for Conservation of Provincial Heritage Properties were prepared by the then Minister of Tourism and Culture and approved by the LGIC on April 28, 2010 and came into effect July 1, 2010;

AND WHEREAS under subsection 25.2 (7) of the OHA, the LGIC may exempt any property from some or all of the heritage standards and guidelines, if the LGIC is of the opinion that

such exemption could potentially advance one or more of the following provincial priorities: transit, housing, health and long-term care, other infrastructure or such other priorities as may be prescribed;

AND WHEREAS His Majesty the King in Right of Ontario as represented by the Minister of Infrastructure or a legal predecessor thereof is the registered owner of certain Government property, as defined in the *Ministry of Infrastructure Act, 2011* which is described in Schedule “A” attached hereto (the “Lands”);

AND WHEREAS the Solicitor General has identified that the Lands are needed for other infrastructure;

AND WHEREAS the Minister of Infrastructure on behalf of His Majesty the King in Right of Ontario will undertake to satisfy any obligations that pertain to consultation with Indigenous peoples that exist in respect of the advancement of the provincial priorities on the Lands to which this exemption would apply, and to provide accommodation in respect of such obligations, where necessary;

AND WHEREAS the LGIC is of the opinion that such exemption could potentially advance other infrastructure;

NOW THEREFORE pursuant to subsection 25.2(7) of the OHA, the Lands are hereby exempt from the Standards & Guidelines for Conservation of Provincial Heritage Properties effective as of the date this Order in Council is approved and ordered.

Schedule A (<https://www.ontario.ca/page/schedule-order-council-5512025>)

Ministry of Citizenship and Multiculturalism

Approved and Ordered: May 01, 2025

Updated: May 15, 2025

Published: May 15, 2025

Schedule - Order in Council 551/2025

Order in Council 551/2025

Schedule A:

Former Brockville Psychiatric Hospital Property – Legal Description:

Firstly:

PIN 44160-0288 (LT) being Lots 22-33 Plan 39; Part Lot 5 Concession 1 Elizabethtown as in

E13026; Elizabethtown-Kitley

Secondly:

PIN 44160-0088 (LT) being Lots 10-21 Plan 39; Part Lot 6 Concession 1 Elizabethtown as in

25E4312 & 25E4325, except E16343; S/T LR95953; Elizabethtown-Kitley

Thirdly:

PIN 44160-0287 (LT) being Burchill Ave Plan 39; N of LR293559 except LR70182;

Elizabethtown-Kitley

Order in Council 551/2025 (<https://www.ontario.ca/orders-in-council/oc-5512025>)

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