



COMMITTEE MINUTES

Economic Development & Planning Committee

Tuesday, November 1, 2011, 4:00 p.m.
City Hall, Council Chambers

Roll Call

Committee Members:

Councillor M. Kalivas, Chair
Councillor D. Beatty
Councillor J. Earle

Regrets:

Councillor J. Baker
Mayor D. Henderson, Ex-Officio

Staff:

Ms. V. Baker, Clerk's Secretary (Recording Secretary)
Mr. B. Casselman, City Manager
Mr. J. Faurschou, Planner I
Ms. M. Pascoe-Merkley, Director of Planning
Mr. D. Paul, Director of Economic Development
Ms. S. Seale, City Clerk

The Chair called the meeting to order at 4:30 p.m.

DISCLOSURE OF INTEREST

Nil.

STAFF REPORTS

1. 2011-117-11
Quit Claim Deed
2 Grant Street

Moved by: Councillor Beatty

THAT Council authorize the City Clerk to execute a Quit Claim Deed for Lots 4 and 5, Block 42, Plan 67; and

THAT the necessary by-law be enacted.

CARRIED

2. 2011-119-11

Proposed Draft Subdivision Approval

Part Lot 13 and Part of Part 1, Reference Plan 28R-12528

City of Brockville, (Wildwood Crescent - Phase II)

Owner: Spring Valley Homes Ltd., (Michael Veenstra)

Agent: Collett Surveying Ltd.

Moved by: Councillor Earle

1. THAT approval be granted to the Draft Plan of Subdivision on lands described as Part of Lot 13 and Part of Part 1, R.P. 28R-12528, Concession 2, City of Brockville, County of Leeds, subject to the following conditions:
 - i) That these conditions shall apply to the Draft Plan prepared by W. B. Collett, O.L.S., dated 05 August 2011, showing one street, Block A, and Lots 1 through 30, inclusive, said Blocks and Lots being delineated as to use on the afore-mentioned Draft Plan;
 - ii) That the proposed Street shown on this revised Draft Plan, shall be dedicated as a public highway to be named "Wildwood Crescent";
 - iii) That such easements as may be required for services, drainage purposes and the like shall be granted gratuitously to the appropriate authority or authorities, including an easement in favour of the City of Brockville for storm drainage;
 - iv) That, prior to final approval of the Plan, the Owner shall enter into a Subdivision Agreement with the City of Brockville which shall specify, among other things:
 - All of the requirements, financial and otherwise, of the City of Brockville concerning the provision of roads, street lighting, easements and the installation of services and drainage;
 - The requirement of the Brockville Fire Department for an acceptable number of hydrant locations and capacity and to ensure emergency services access and fire fighting capabilities;
 - The requirements of Canada Post with respect to the installation of Community Mailboxes and associated easement(s);
 - The requirements of Enbridge Gas Distribution Inc., with respect to installation and clearance requirements, a composite utility plan,

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- street grading requirements, field survey information, current road cross-sections, associated easement(s) and various conditions to be contained in the Subdivision Agreement as set out by Enbridge Gas Distribution Inc.;
 - The requirements of Hydro One Networks Inc. with respect to the installation of electrical servicing and associated easement(s);
 - The requirements of Cogeco Cable Canada Inc. with respect to the installation of Cable servicing and associated easement(s);
 - The requirement of Bell with respect to the installation of Bell servicing;
 - Block A, being a public walkway, shall be opened to the public upon completion of Lots 1, 2, 3, 4 and 30 or upon assurance of safe pedestrian access.
- v) That prior to final approval of the Plan, lot grading, drainage, erosion and sediment control, and services plan with best management practices be prepared by a qualified Professional Engineer for the Owner, to the satisfaction of the City of Brockville and the Cataraqui Region Conservation Authority, and that appropriate text to implement its findings shall be included in the Subdivision Agreement;
- vi) That prior to the final approval of the Plan, a detailed Stormwater Management Brief shall be prepared by a qualified Professional Engineer for the Owner, to the satisfaction of the City of Brockville and the Cataraqui Region Conservation Authority, and that appropriate text to implement its findings shall be included in the Subdivision Agreement;
- vii) That in conjunction with the proposed construction plan the Owner shall provide specific locations and dates (i.e. set-up and removal) for all construction/sales buildings, structures and/or trailers, outdoor toilets, etc. Said locations shall be to the satisfaction of the City of Brockville prior to placement. Any and all such temporary structures shall be located only for so long as is necessary for the work in progress.
- viii) That no tree clearing be permitted until approval of a Tree Saving Plan for each lot or block is approved by the City of Brockville.

- (ix) That the Owner shall be responsible for all costs involved with lands required to be dedicated, conveyed or granted, including but not limited to, easement(s) over, or under, to the City of Brockville and/or the appropriate authority or authorities;
- x) That prior to Final approval of this Plan, the owner shall pay any and all outstanding taxes levied against the Plan;
- xi) That, if final approval of the Plan is not granted within three (3) years of the date of approval of the Draft Plan, and no extensions have been granted, Draft Plan approval shall lapse in accordance with Section 51(32) of the Planning Act, R.S.O. 1990, c.P.13. It is the sole responsibility of the Owner to make such application for extension of Draft Plan approval; and
- xii) That the Final Plan, as approved by the City of Brockville, must be registered within thirty (30) days of the date of final approval or the City's approval may be withdrawn in accordance with Section 51(59) of the Planning Act, R.S.O. 1990, c.P.13.

CARRIED

3. 2011-120-11

Social-Cultural Agreement/Zabaikalsky Region of the Russian Federation

Moved by: Councillor Beatty

THAT the Economic Development and Planning Committee recommend to Council the ratification of a Social-Cultural Agreement between the Chitinsky district of the Zabaikalsky Region of the Russian Federation and the Corporation of the City of Brockville, being a protocol agreement identifying a number of arts and cultural exchanges between the two districts for the purposes of enhancing culture diversity amongst both jurisdictions and further encouraging immigrant investment and attraction associated with the directives of our economic development office, and further;

THAT the Mayor present duly, the endorsed documents to both the Governor and Minister of Culture during a scheduled visitation in early 2012 to Brockville.

CARRIED

CORRESPONDENCE

Ms. Pascoe Merkley introduced correspondence received November 1, 2011, from Jordan & Wiseman Surveying Ltd. concerning 653973 Ontario Ltd., Part Lot Removal.

Moved By: Councillor Earle

THAT the Economic Development & Planning Committee recommend that a by-law be enacted to exempt the land described as Lots 8, 9 & 10, Registered Plan 375, designated as Parts 17 and 18, Reference Plan 28R-13180, City of Brockville, County of Leeds, from Part Lot Control (Bridlewood Subdivision – Phase 5 – File 267-10 under the Planning Act with the by-law to expire November 8, 2013.

CARRIED

MOTION TO MOVE INTO CLOSED SESSION (4:50 p.m.)

Moved by: Councillor Beatty
Seconded by: Councillor Earle

THAT pursuant to Municipal Act, 2001, Section 239 Sub. 2 (c), Council resolve itself into the Committee of the Whole, In Camera, closed to the public to consider:

1. a proposed or pending acquisition or disposition of land by the municipality or local board.

CARRIED

REPORT OF THE COMMITTEE OF THE WHOLE IN CAMERA (5:06)

Moved by: Councillor Earle
Seconded by: Councillor Beatty

THAT Council rise from Committee of the Whole, In Camera and the Chairman report that all recommendations adopted in Committee of the Whole, In Camera, be adopted.

CARRIED

CONSENT AGENDA

Moved by Councillor Beatty

THAT the following items be placed on the Consent Agenda:

1. 2011-117-11
Quit Claim Deed
2 Grant Street
2. 2011-119-11
Proposed Draft Subdivision Approval
Part Lot 13 and Part of Part 1
Reference Plan 28R-12528
City of Brockville
(Wildwood Crescent – Phase II)
Owner: Spring Valley Homes Ltd., (Michael Veenstra)
Agent: Collett Surveying Ltd.
3. 2011-120-11
Social-Cultural Agreement Zabaikalsky Region of the
Russian Federation
4. 653973 Ontario Ltd.
Part Lot Removal

CARRIED

The meeting adjourned at 5:08 p.m.



**JORDAN
& WISEMAN
SURVEYING LTD.**

33 PERTH STREET
P.O. Box 485
BROCKVILLE
ONTARIO K6V 5V7

TELEPHONE: (613) 342-7525
FAX: (613) 342-9513

November 01, 2011

City of Brockville
P.O. Box 5000,
Brockville, ON
K6V 7A5

Attention: Maureen Pascoe-Merkley, Director of Planning

Dear Mrs. Pascoe-Merkley:

**Re: 653973 Ontario Ltd.
Part-Lot Control removal**

As discussed, this letter is for the purpose of requesting an extension in the time line for Part-Lot Control By Law No. 054-2008. This by-law came into effect on May 13, 2008 for a three year time period. There is still one vacant parcel in the project with an adjoining parcel that remained undeveloped up until this past August. These lands are owned by Joe Malovic under his numbered company, 653973 Ontario Ltd. and are being developed by Bridlewood Homes Ltd.

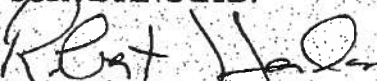
The legal description for the amending by-law should read as follows;

PARCELS in the City of Brockville, in the County of Leeds, being composed of all that portion of Lots 8, 9 & 10, on Registered Plan 375, designated as Parts 17 & 18 on reference plan 28R-13180.

I trust this will be satisfactory for now. If you require anything further please contact me at this office.

Yours truly,

**JORDAN & WISEMAN
SURVEYING LTD.**


Robert J. Jordan, O.L.S.

Encl.
c.c: Joe Malovic

ROBERT J. JORDAN
B.A., B.Sc., O.L.S.

SURVEY RECORDS OF:
K. M. WISEMAN O.L.S.
T. J. INGRAHAM O.L.S.
W. J. SALTER O.L.S.



ONTARIO LAND SURVEYORS

THE CORPORATION OF THE CITY OF BROCKVILLE

By-Law Number 054-2008

By-law to Remove Certain Lands described Lots 4 to 14, 66 to 73 and 136, Registered Plan 375, City of Brockville, County of Leeds, from Part Lot Control (Bridlewood Subdivision – File 267-10 – Report 2008-062-05)

WHEREAS all property within registered Plans of Subdivision in Ontario is subject to the provisions of Part Lot Control; and

WHEREAS Subsection 7 of Section 50 of The Planning Act, R.S.O. 1990, c.P.13, authorizes a municipality to pass a by-law exempting certain lands from the provisions of Part Lot Control; and

WHEREAS it is deemed expedient to exempt certain lands in the City of Brockville, described as Lots 4 to 14, 66 to 73 and 136, Registered Plan 375, City of Brockville, County of Leeds, from Part Lot Control to permit lot realignment within Phase 5 of Bridlewoods Subdivision.


NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BROCKVILLE HEREBY ENACTS AS FOLLOWS:

1. THAT Subsection 5 of Section 50 of the Planning Act, R.S.O. 1990, c.P.13 does not apply to the following lands:

Lots 4 to 14, 66 to 73 and 136, Registered Plan 375, City of Brockville, County of Leeds

2. THAT this By-law shall remain in effect until the 13th day of May, 2011, at which time it shall become null and void.

Given under the Seal of the
Corporation of the City of Brockville
and passed this 13th day of May 2008



Mayor



Clerk

SHEA

PIN 44181-00

PART 10
73
28.372 (ME)
(28.40 PI)
N42°33'00"W

PART 9
72
N42°33'00"W

PART 8
71
N42°33'00"W

PART 7
70
N42°33'00"W

PART 6
69
N42°33'00"W

PART 5
68
N42°33'00"W

PART 4
67
N42°33'00"W

PART 3
66
N42°33'00"W

PART 2
65
N42°33'00"W

PART 1
64
N42°33'00"W

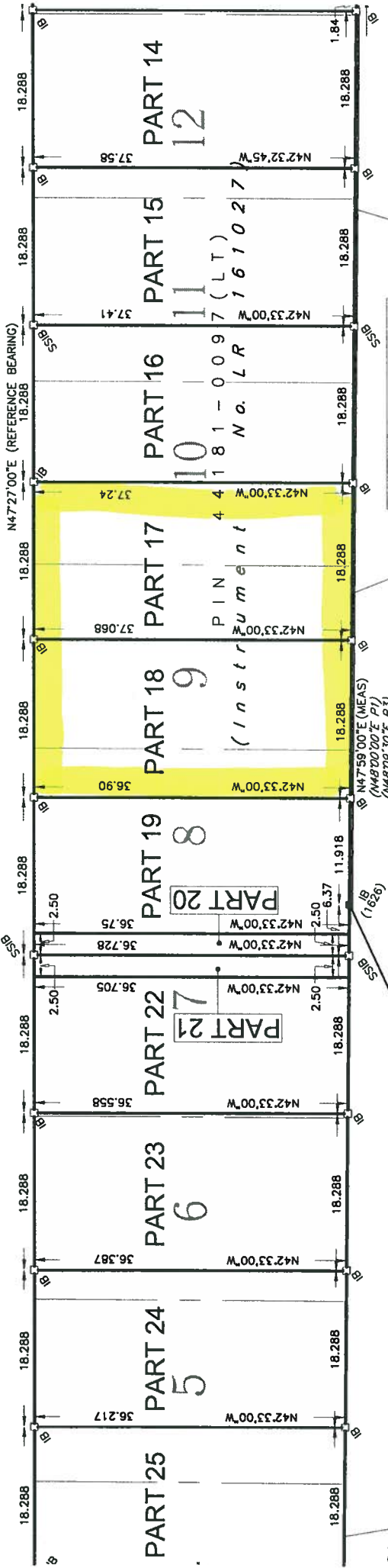
PART 0
63
N42°33'00"W

PART 0
62
N42°33'00"W

FITZSIMMONS DRIVE

(Dedicated by Registered Plan 375)

PIN 44181-0366(LT)



PIN 44181-0396(LT)

81

BLOCK C
0.300 RESERVE
PIN 44181-0416(LT)

ROAD

REGISTERED PLAN 426

ANDERS

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