

**Public Meeting
Economic Development and
Planning Committee**

COMMITTEE MINUTES

Tuesday, January 16, 2007, 7:00 p.m.
City Hall - Council Chambers

ROLL CALL

COMMITTEE MEMBERS:

Councillor J. Baker, Acting Chair
Councillor G. Beach

ABSENT:

Councillor M. Kalivas

OTHER COUNCILLORS:

Councillor H. Noble

STAFF:

Ms. J. Amini, Administrative Coordinator, Clerk's Office (Recording Secretary)
Mr. B. Casselman, City Manager
Mr. J. Faurschou, Planner I
Ms. M. Pascoe Merkley, Director of Planning
Mr. P. Raabe, Municipal Engineer

OTHERS:

Ron Zajac, Recorder and Times Newspaper

The Chair called the meeting to order at 7:00 p.m.

1. **2007-009-01**
PROPOSED AMENDMENT TO ZONING
BY-LAW 194-94, 16 REYNOLDS DRIVE
CITY OF BROCKVILLE, COUNTY OF LEEDS
OWNER: 1015583 ONTARIO LTD. (C/O JOHN & JOANNE FULLARTON)
APPLICANT: BROCKVILLE AND DISTRICT SHRINE CLUB
FILE: D14-116

Moved by: Councillor Beach

THAT Report 2007-009-01 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee at a future meeting for recommendation to Council.

CARRIED

Councillor Baker, Acting Chair, announced the public meeting.

Mr. J. Faurschou, Planner I, announced that Notice of the Public Meeting for Staff Report No. 2007-009-01 was given in the Recorder and Times Newspaper on December 19, 2006, and a notice was sent to surrounding property owners within 120 meters of the subject property and circulated to various agencies and departments.

Councillor Baker asked that any person wanting further notice of the passage of the proposed amendment should give their full name, address and postal code to the Secretary prior to leaving the meeting.

Councillor Baker reviewed the procedures for the Public Meeting.

Councillor Baker called on the Planner to explain the purpose of the Public Meeting and the nature of the application.

Mr. Faurschou, Planner I, reviewed the proposed Amendment to Zoning By-law 194-94 respecting 16 Reynolds Drive, City of Brockville.

The following persons spoke in support of the proposed amendment.

Mr. Gary Tristram, 65 King Street East, Brockville, K6V 1V2, Agent and Executive Director of the Brockville and District Shrine Club stated that the Brockville and District Shrine Club has been looking to acquire a property since it sold its former facility on the 2nd Concession. Currently, the Shrine Club is meeting at the Brockville

Country Club. He noted that the Clubs General Meetings are held once a month with between 20 and 25 members attending and its Executive Meetings are also held once a month with between 8 and 10 members attending. He noted that the majority of the members are older and as such, tend to car pool to the meetings so the 12 parking spaces available at the property would be sufficient. He further noted that the meetings run from 7:00 p.m. to 9:00 p.m. There will be no liquor license for the facility and no rental of the facility for receptions and such. This building will be used for meetings only and office areas where files may be stored. He noted that the Shrine Club will be sponsoring a child from Chernobyl who will receive treatment at the Shriners Hospital in Montreal and the Club requires a facility to accommodate wheel chairs. Lastly, Mr. Tristram stated that the Shrine Club has been doing an active search for the last 2 ½ years for a property and this property is the first suitable property they have been able to come up with.

Councillor Beach noted the limited number of parking spaces and stated that he is not sure how many cars can be accommodated. Mr. Tristram stated that the parking area will accommodate easily 12 cars however most members car pool. Mr. Tristram also noted that if this property is deemed to be too small, there is the option of converting it to a residential unit for an elderly Shriner. He noted that the former property on the 2nd Concession was so big and expensive to run that the Club couldn't handle it whereas this property is easily handled.

Councillor Baker asked if the change in zoning is for future uses. Mr. Faurschou stated that the change in zoning is site specific to allow a limited number of uses on the property including the club. The most that Council would see is a front and rear unit, or semi detached home.

No persons spoke in opposition to the proposed amendment.

No persons came forward requesting further passage of the proposed Zoning By-law amendments.

2. **2007-010-01**
PROPOSED AMENDMENT TO THE OFFICIAL PLAN
AND TO ZONING BY-LAW 194-94
STEWART BOULEVARD
OWNER: BROCKMOOR DEVELOPMENTS CORPORATION LTD.
APPLICANT: B. COLLETT, O.L.S.
FILE: 266-79, D14-117

Moved by: Councillor Beach

THAT Report 2007-010-01 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee at a future meeting for recommendation to Council.

CARRIED

Councillor Baker, Acting Chair, announced the public meeting.

Mr. J. Faurschou, Planner I, announced that Notice of the Public Meeting for Staff Report No. 2007-010-01 was given in the Recorder and Times Newspaper on December 21, 2006, and a notice was sent to surrounding property owners within 120 meters of the subject property.

Councillor Baker asked that any person wanting further notice of the passage of the proposed amendment should give their full name, address and postal code to the Secretary prior to leaving the meeting.

Councillor Baker reviewed the procedures for the Public Meeting.

Councillor Baker called on the Planner to explain the purpose of the Public Meeting and the nature of the application.

Ms. Pascoe Merkley, Director of Planning, reviewed the proposed Amendments to Official Plan and Zoning By-law 194-94 respecting Part Lot 15, Conc. 2, City of Brockville.

The following persons spoke in support of the proposed amendment.

Brent Collett, Collett Surveying, 75 King Street East, Brockville, K6V 5V2, Agent, noted that when the applications were submitted, they were rushed and in error, the application was filed based on the thought that a Landscaping Contractor was to be developed here, however it has since been determined by Mr. Al Phillips of Garden

World that the property would house a Landscaping Depot which will contain offices, retail and rentals, bulk landscape materials and the potential for leasing out equipment. The area would be a mix of asphalt and interlocking paving stones. Lot 3 off of Centennial Road is to be sold for future residential development. There will be buffering for sight lines however there is no need for municipal services. The lands to the south, identified in the drawing as Lot 2, are for future commercial use and would have to go through Site Plan Approval. Municipal Services would be addressed at that time.

Mr. John Graziano, 813 Lindsay Place, Brockville, K6V 6G9, eluded to further development being residential and asked what limits will be set to the attractiveness of a residential development after this is put in place. These developments are more attractive but no one will develop at \$450,000 home near here. People are concerned with ground water and traffic and he cannot see a great residential development taking place. This will restrict who builds north and east of this. You cannot guarantee residential development north and east of this site. This is a one shot deal for the owner of the property.

Councillor Baker, noting concerns of future uses of parcels 2 and 3, asked Mr. Collett for clarification. Mr. Collett noted that Mr. Paul Veenstra. will be acquiring parcel 3 for residential development and parcel 2 is to be zoned commercial for a future Brockmoor development. Until there is sewer capacity, the residential development will not go forward. With respect to what else will be developed in this area, the radio station and the Brockville Animal Hospital are already in place and not going anywhere.

Ms. Pascoe Merkley clarified that this is not a residential zone, it is zoned rural and the City needs to come up with a scheme of how it wants to see this area developed. It is abutting residential development and we need to keep this in mind. The commercial portion of the proposal is part of the application before the Committee. This is premature respecting servicing and the only land use that we have information about is the landscaping contractor. A C4 zone provides a host of commercial uses and Ms. Pascoe Merkley provided the uses from the zoning by-law. Mr. Collett stated that a C4 zoning was chosen as this is what the surrounding area is already zoned as well as being more lucrative to any potential purchaser.

The following persons spoke in opposition to the proposed amendment.

Ms. Carol Ann Brandow, 814 Lindsay Place, Brockville, K6V 6H1, asked if residents would be provided notification if the zoning were to change or if the property owner begins clearing trees. Ms. Pascoe Merkley confirmed that if the applicant wishes to have Council consider amendments to the Official Plan or Zoning By-law, surrounding property owners would be notified. For now, there is no change being

proposed to the north of the Brockville Animal Hospital. There is nothing preventing land owners from clearing trees etc. on their property, however the City does keep an eye on grading to ensure it does not impact neighbouring properties.

Lammy Vogel, 821 Colonel Curry Drive, Brockville, K6V 6L9, noted that with respect to grading, she was provided a letter when she purchased her property stating that she could not change the grading. She further noted that there is an easement along her home and she cannot change that either. She asked if this would be affected. Councillor Baker stated that the easement could be for a variety of things such as hydro, cable or city cables and you cannot build on an easement. Mr. Raabe offered to assist Ms. Vogel in determining the owner of the easement.

Adrian Geraghty, 820 Colonel Curry Drive, Brockville, K6V 6G7, stated that he is concerned that the north end in the future remains residential. He asked when building this site, will the traffic come up Col. Curry Dr. and enter the property from the back or will it come off of Stewart Blvd. as he has seen in the past, vehicles using this roadway across the property despite Col. Curry Dr. being a dead end street. Councillor Baker asked if heavy trucks are banned from Kensington Parkway. Mr. Raabe confirmed that heavy trucks are banned from Kensington Parkway unless doing work in the area however he sees no advantage to trucks using Col. Curry Dr. and the Operations Department would encourage that they use Stewart Boulevard. Councillor Baker asked if the City could stop up and close Col. Curry Dr. Ms. Pascoe Merkley stated that the City has a 0.3 metre reserve to prohibit crossing of any traffic.

Councillor Beach stated that he is not sure of the difference between a Landscaping Contractor and a Landscaping Depot however he agrees with past comments that the City should know who we are and where we are going. With the absence of a new Official Plan, we are not sure where we are going and many developments are piecemeal. He also noted a potential for contamination and the absence of services here.

Councillor Baker asked if the City could treat parcel 2 and 3 separately. Ms. Pascoe Merkley stated that parcel 3 gets created if you allow for severances and parcel 3 is relevant to any future planning of new streets and servicing. Councillor Baker asked Mr. Raabe if Stewart Blvd. is the only place to where you can service parcels 1 and 2. and is Centennial Rd. the only place to service parcel 3. Mr. Raabe stated that Stewart Blvd. is the only place to service parcels 1 and 2 however parcel 3 would be serviced from MacOdrum Dr. and by allowing the severance of parcels 1 and 2, you are limiting services from Stewart blvd. Councillor Baker asked where the letter is from the Health Unit. Ms. Pascoe Merkley stated that the City did not receive any correspondence from the Health Unit. Councillor Baker stated that he would be surprised if the Official Plan update would not support what is being applied for here.

Councillor Noble stated that this is a swamp area that is being infilled and he is not sure of the effects on septic systems. At some point in time, services will be extended to the area and the cost of those services will have to be determined, noting that in the past, there have been agreements with other developments on Stewart Blvd. identifying cost sharing measures.

Mr. Collett noted that what Councillor Noble saw infilled was the front end of the property as this is a low area. Parcel 3 is a remainder of what is being proposed and would remain the same if this proposal was not on the table. Brockmoor Development has a lot of experience in development and would not do something to jeopardize the value of their land. This will come when the Official Plan gets updated.

Councillor Noble asked Ms. Pascoe Merkley how servicing is paid for. Ms. Pascoe Merkley stated that there are options to consider, one being through a Local Improvement in which the cost is divided out amongst benefitting property owners. Development is driven by the developer and the installation of services is borne by the developer. If a business on the opposite side of the road benefits from these services, the City will help recover the cost for the developer. Sometimes you have up front contributions or attempts are made to recover costs in the future when a property owner ties into the services. Councillor Noble stated that he is concerned with taxpayers having to pick up the bill in the future and should we not have a written agreement with the developer. Councillor Baker noted the agreements between Ford Electric and the KIA Dealership for the cost sharing of future servicing further north on Stewart Blvd.

Mr. Wilfred Mann, 816 Colonel Curry Drive, Brockville, K6V 6G7, asked if when a development is planned, it is required that municipal services are in place prior to the development since presently there are problems with the wells and septic tanks in this area. Ms. Pascoe Merkley stated that it is the City's policy that development occurs on municipal services. The City looks at a plan of extending services when needed and that is why we need to look at how we want to see this area developed in the most beneficial way.

2. **ADJOURNMENT**

The meeting adjourned at 8:22 p.m. The next Economic Development and Planning Committee meeting is scheduled for Tuesday February 6, 2007.