

Committee Minutes

ROLL CALL

COMMITTEE MEMBERS:

Councillor M. Kalivas, Chair
Councillor G. Beach
Councillor J. Earle
Mayor D. Henderson, Ex-Officio

OTHERS:

Councillor H. Noble
Councillor S. Williams

STAFF:

Ms. T. Brons, Administrative Coordinator (Recording Secretary)
Mr. B. Casselman, City Manager
Mr. J. Faurschou, Planner I
Mr. A. McGinnis, Planner II
Ms. M. Pascoe Merkley, Director of Planning
Mr. D. Paul, Director of Economic Development
Mr. P. Raabe, Municipal Engineer
Ms. S. Seale, City Clerk

The Chair called the meeting to order at 4:00 p.m.

DELEGATIONS

- (i) Brockville and District Chamber of Commerce
Kim Barr of the Brockville and District Chamber of Commerce presented a Power Point Presentation to provide an overview of the Tourism Leadership program and what they accomplished over the past year. An overview of the 2008 and

2009 events was provided for information purposes.

Ann McDonald of the Brockville and District Chamber of Commerce provided an overview of their financial statements and noted that they are currently operating within their budget.

The Strategic Planning Session for 2010 will be provided to the Committee in the near future.

Mayor Henderson asked the Chamber representatives what types of marketing is being done through the Chamber of Commerce with respect to the 2010 55+ Games. It was noted that in addition to the Tourism Guide and including the Senior Games in the Trade Show, other promotional tools are being worked on.

Councillor Beach questioned if the Chamber of Commerce is planning on budgeting for marketing of the Senior Games in 2010. It was indicated by the Chamber representatives that the marketing pieces that have to be done have used up all of the money that has been provided by the city. It was noted that the Chamber of Commerce will continue to educate and promote the city with respect to the Senior Games as well as hold sessions to members to aid in marketing their business around the Senior Games.

STAFF REPORTS

- (i) 2009-153-10
Proposed Amendments To The Official Plan and Zoning
By-Law 194-94
4 Schofield Avenue, City of Brockville
County of Leeds
Owner: Blair Savage
Files: 266-87, D14-138

Mr. J. Faurschou presented Report 2009-153-10 which recommended approval of the application for amendment to the Official Plan, and application for amendment to Zoning By-law to allow conversion of the building at 4 Schofield Avenue to a triplex dwelling. It was noted that the applicant intends to renovate the existing building to create two dwelling units in the lower level and a single dwelling unit on the main floor. The proposed amendment to the Official Plan would redesignate the subject lands to

"residential".

To date there have been no objections or concerns noted with this application.

Moved by: Councillor Earle

1. **THAT** the Official Plan Amendment No. 87 be adopted to redesignate lands described as Part of Lot D, Block 40, Plan 67, City of Brockville, County of Leeds with municipal address of 4 Schofield Avenue from "Commercial - General" to "Residential" and to repeal Policy 7.5(5): and,
2. **THAT** Zoning By-law 194-94 be amended to zone lands described as Part of Lot D, Block 40, Plan 67, City of Brockville, County of Leeds with municipal address of 4 Schofield Avenue to R3 – General Residential Zone, to permit a triplex dwelling.

CARRIED

- (ii) 2009-154-10
Site Plan Control Approval
Villas of North Ridge - Phase 1
Owner: 1178420 Ontario Ltd.
Agent: Collett Surveying Ltd.
File: D11-391

Mr. J. Faurschou presented Report 2009-154-10.

The purpose of this application is to consider approval for the creation of a four unit townhouse complex. This complex is Phase 1 to a larger project (Villas of North Ridge) that will have fifty-two townhouse units in total. Phase II of Villas of North Ridge will be brought forward as a separate application for site plan approval. It was noted that all comments related to this development have been received and those received by the Engineering Department are currently being addressed.

It was noted by the applicant that a meeting with the Engineering Department is required to discuss paving issues and other matters concerning the project. Mr. P. Raabe, Municipal Engineer recommended that the paving be done in one single cut and that

the City should not allow for multiple road cuts. Mr. P. Raabe confirmed that a meeting with the applicant will take place as soon as possible as the applicant is eager to begin construction.

Moved by: Councillor Beach

THAT Site Plan Approval be granted for the creation of a four (4) unit townhouse complex located on Liston Avenue, City of Brockville. Said development shall be in accordance with the following drawings:

- i) "4 UNIT DRAINAGE PLAN – 52 UNIT PRIVATE DEVELOPMENT, LISTON DRIVE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. C01, dated 04 September 2009, as revised;
- ii) "4 UNIT SERVICING AND LOT GRADING PLAN, LISTON DRIVE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. C02, dated 04 September 2009, as revised;
- iii) "PROPOSED 4-UNIT TOWNHOUSE BLOCK "H"", Issued by SIDENHAM DESIGNS, Project No. Liston –H, Drawing No. A1, dated Sept 2009, as revised.

CARRIED

- (iii) 2009-160-10
Removal of Part Lot Control From
Lot 261 and 262, Plan 375 and
Removal of H1 Holding Symbol
Lot 261, Plan 375
Aspen Drive, City of Brockville (Bridlewood Subdivision)
Owner: 653973 Ontario Limited
Agent: Jordan and Wiseman Surveying Ltd.
File: 08T04502

Mr. J. Faurschou, Planner I presented Report 2009-160-10.

The purpose of this request is to consider removal of Part Lot Control from Lots 261 and 262, Plan 375, City of Brockville, to

permit lot realignment and to consider the removal of "H1" holding symbol from Lot 261, Plan 375, City of Brockville to permit development in accordance with the zoning in effect on the subject lands.

The subject lands were subdivided under the Registered Plan 375 (Bridlewood Subdivision) and to date the lands remain undeveloped.

It was noted that the Operations Department and the Engineering Division have reviewed the request and have no objections to the proposal. The Planning Department indicated their support of the request.

Moved by: Councillor Earle

1. THAT a by-law be enacted pursuant to Section 50(7) of the Planning Act R.S.O. 1990 to remove Lots 261 and 262, Plan 375, City of Brockville, County of Leeds, from Part Lot Control.

2. THAT a by-law be enacted pursuant to Section 36 of the Planning Act, R.S.O. to remove the "H1" holding symbol on Lot 261, Plan 375, City of Brockville, County of Leeds.

CARRIED

- (iv) 2009-161-10
Extension of Registration of Final Plan
of Subdivision, Part of Lot 11, Conc. 2
City of Brockville, County of Leeds
Flanders Road, Phase II
Owner: John Cassell, O/A Cass Dev Ltd.
Agent: Eastern Engineering Group Inc.
File: 08T-06501A

Mr. J. Faurschou provided an overview of Report 2009-161-10.

The purpose of this report is to recommend a further extension of the date on which the Flanders Road Phase II Plan of Subdivision is to be registered. It was noted that the initial extension for registration of Final approval was granted based on the need to resolve various title issues which have since been resolved. The request for further extension is based on the inability to finding a buyer for the property.

The Planning Department recommends the extension of the time frame for registration of Final Plan of Subdivision for an additional 18 months in order to ensure that an Agreement is executed, and to enable the developer to arrange the sale of the subject land to another developer. Therefore, the date of registration of Final Plan of Subdivision would then be moved to March 7, 2011.

Moved by: Councillor Beach

THAT the date for registration for final approval of the Flanders Road Phase II Plan of Subdivision on lands described as Part of Lot 11, Concession 2, City of Brockville, County of Leeds be extended for an additional eighteen (18) months from the current extended date of Final Approval.

CARRIED

- (v) 2009-162-10
Enforcement of City of Brockville
Sign By-Law 84-89

Councillor Kalivas, Chair, requested clarification regarding the issues identified with the sign by-law at the August 25th meeting.

Councillor Beach noted that one of the issues was the wording within the by-law that authorized staff to fine both the owner of the property where the sign is placed as well as the person using the sign.

Councillor Williams indicated that questions regarding the exclusion of certain signs within the by-law and consistency of sign placement were raised.

Chair Kalivas wants to ensure that the necessary questions from the last meeting have been addressed.

Ms. S. Seale, City Clerk noted that this type of ticketing is done as a last resort and noted that the staff work with business owners before tickets are issued.

Councillor Earle stated that he is uncomfortable fining business owners that are trying to survive during tough economic times and does not feel that signage is a real problem within the City of

Brockville.

Ms. Seale advised the committee that Staff are only requesting that the process be changed in order to simplify it and are not trying to change what is already in place.

Councillor Williams stated that he feels the sign by-law should remain in place in order to protect the City.

Councillor Noble noted that currently people obey the sign by-law and therefore it would be unfair to not enforce it on those who do not. Councillor Noble also commented that there is no point in having a by-law in place if it is not enforced.

Mayor Henderson noted that the City has a sign by-law in place that has been well received the DBIA and that the rules are being obeyed by most therefore it is unfair to not enforce it on those that are not.

Chair Kalivas indicated that the Committee should go with what staff are proposing.

Moved by: Councillor Beach

1. **THAT** Report 2009-162-10 respecting Sign By-law enforcement be received as information; and
2. **THAT** amendments to Sign By-law 84-89 to facilitate Short Wording be endorsed.

CARRIED

- (vi) 2009-165-10
Public Review Response
To The Initial Proposed
Built Environment Standards

Ms. S. Seale, City Clerk provided Report 2009-165-10 to the Committee.

The purpose of the report is to provide information regarding AMO's message to the province with respect to Accessibility and Municipalities at Risk with Initial Proposed Built Environment

Standard and to recommend that Council support the Case for Harmonization of the AODA Standards.

There were no questions or objections with respect to the recommendation.

Moved by: Councillor Earle

THAT Council endorse ***The Case for Harmonization of the AODA Standards*** model proposed by the Association of Municipalities of Ontario and include the model in the City of Brockville's public review response to the province regarding the initial proposed Built Environment Standard.

CARRIED

MOTION TO MOVE INTO CLOSED SESSION