

COMMITTEE MINUTES

Members Present:

Councillor J. Baker, Chair
Councillor L. Bursey
Councillor M. Kalivas
Councillor D. LeSueur
Mayor D. Henderson, Ex-Officio

Other Councillors:

Councillor T. Blanchard
Councillor P. Deery

Staff:

Mr. J. Faurschou, Planner I
Ms. S. MacDonald, City Clerk
Mr. A. McGinnis, Planner II
Ms. L. Murray, Deputy City Clerk (Recording Secretary)
Ms. M. Pascoe-Merkley, Director of Planning

The Chair called the meeting to order at 6:43 pm.

DISCLOSURE OF INTEREST

Nil.

MOTION TO MOVE INTO CLOSED SESSION (5:00 pm)

Moved by: Councillor Bursey

THAT pursuant to Municipal Act, 2001, Section 239, Sub. 2, (c), the Committee resolve itself into Closed Session to consider:

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

CARRIED

REPORT OF THE COMMITTEE FROM CLOSED SESSION

Moved by: Councillor Kalivas

THAT the EDP Committee rise from Closed Session and that all motions in the closed session be adopted.

CARRIED

DELEGATIONS AND PRESENTATIONS

Nil.

CORRESPONDENCE

Nil.

STAFF REPORTS

1. 2015-027-04
Proposed Plan of Subdivision and Proposed Amendment to City of Brockville
Zoning By-Law 050-2014 Part of Lots 15, 19 and 22, Plan 206,
Centre Street-Phase II, City of Brockville
Owner: Brockville Centre Development Corporation
Agent: PMP 7904274 Canada Inc. – Ms. Jane Almond

Moved by: Councillor LeSueur

1. THAT Zoning By-law 050-2014 be amended to rezone lands described as Part Lot 22, Plan 206, being Part 2, Reference Plan 28R-12501, City of Brockville, County of Leeds, being shown as Block 9 on the Draft Plan of Subdivision, to R3-8 General Residential Special Exception Zone to add “street townhouse dwelling” as a permitted use in addition to all other uses permitted within the R3-2-General Residential, Special Exception, Zone;
2. THAT approval be granted to the Draft Plan of Subdivision on lands described as Part of Lots 15, 19 and 22, Plan 206, being Parts 2 and 5, Reference Plan 28R-12501, City of Brockville, County of Leeds, subject to the following conditions:
 - i) That these conditions shall apply to the Draft Plan prepared by Robert J. Jordan, O.L.S., dated 04 December 2013, showing Blocks 1 through 9, inclusive, said Blocks being delineated as to use on the afore-mentioned Draft Plan;

- ii) That such easements as may be required for services, drainage purposes and the like shall be granted gratuitously to the City and to the appropriate authority or authorities;
- iii) 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:
 - (a) 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, drainage facilities, and cash-in-lieu of parkland dedication, among other things;
 - (b) The requirement of the Brockville Fire Department for an acceptable number of hydrant locations and capacity and location to ensure emergency services access and fire fighting capabilities;
 - (c) The requirements of Canada Post with respect to the location, installation of Community Mailbox(s) and associated easement(s) and consideration of various conditions to be contained in the Subdivision Agreement as set out by Canada Post. In addition, all such work must comply with current Canada Post requirements as provided by Canada Post at the time of start of construction;
 - (d) The requirements of Enbridge Gas Distribution Inc., with respect to the provision of easement(s), installation and clearance requirements, a composite utility plan, street grading requirements, field survey information, road cross-sections, and consideration of various other conditions as set out by Enbridge Gas Distribution Inc.;
 - (e) The requirements of Hydro One Distribution with respect to the installation of electrical servicing and associated easement(s);
 - (f) The requirements of Cogeco Cable Canada Inc. with respect to the provision of easement(s) and installation of Cable servicing and associated easement(s);
 - (g) The requirements of Bell with respect to the provision of easement(s) and installation of communication/telecommunication infrastructure and consideration of various other conditions as set out by Bell;
 - (h) The developer's responsibility to prepare a Tree Saving Plan and Tree Planting Schedule for each lot for review and approval by the City of Brockville prior to development of each lot.

- iv) 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;
- v) That prior to final approval of the Plan, the developer shall enter into a cost sharing agreement with the City of Brockville for various storm sewer, sanitary sewers, water mains, road work, sidewalks, electrical and street lighting construction, beyond and within limits of the Plan, and engineering design. The extent of said agreement is at the discretion of the City of Brockville;
- 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 shall be permitted until approval of a Tree Saving Plan for each lot or block is prepared utilizing best management practices to be identified in the Subdivision Agreement and as approved by the City of Brockville.
- ix) That prior to Final approval of this Plan, the subject land lying within IPZ-2 shall be assessed and approved as per requirements under the Clean Water Act, 2008.
- x) That prior to Final approval of this Plan, a walkway connection between Centre Street and the Junic lands shall be examined and assessed for feasibility. Should such a walkway connection be determined to be feasible, the creation and or location of the said walkway shall be to the satisfaction of the City of Brockville prior to placement;
- xi) That prior to Final approval of this Plan, the owner shall pay any and all outstanding taxes levied against the Plan;

- xii) 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
- xiii) That the Final Plan, as approved by the City of Brockville, must be registered within sixty (60) 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

Mr. Faurschou, Planner 1 reviewed the report for the committee.

Councillor Deery asked for confirmation that any concerns raised at the Public Meeting had been addressed. He felt there were specific concerns around excessive speed on Centre Street. Mr. Faurschou confirmed that they had dealt with any concerns directly related to planning. He will follow up with the Operations Department regarding measures to slow traffic down.

- 2. 2015-029-04
Proposed Amendment to Zoning By-Law 050-2014
22 Perth Street, City of Brockville
Owner: The Dawson Real Estate Group
Agent: Joseph Madigan

Moved by: Councillor Kalivas

THAT Zoning By-law 050-2014 be amended to rezone lands described as Lot 13, Block 44, Plan 67, City of Brockville, County of Leeds, with municipal address 22 Perth Street, from MD – Mixed Use Downtown Zone to MD – Mixed Use Downtown Special Exception Zone, to permit residential occupancy of the ground floor space, in addition to all other uses permitted within the MD – Mixed Use Downtown Zone, be approved.

CARRIED

3. 2015-033-04

Request to deem lots not registered parts of Bridlewood Subdivision
Registered Plan 375, Brockville
Owner: 653973 Ontario Ltd.
Applicant: Wilson/Evely

Moved by: Mayor Henderson

THAT Part Lot 4 and Lot 135, Registered Plan 375, City of Brockville, County of Leeds,
be deemed not registered.

CARRIED

4. 2015-034-04

Bud's on the Bay Request for License to permit
a patio on Broad Street road allowance

Moved by: Councillor Bursey

THAT Council authorize the Mayor and City Clerk to execute a licence agreement with
John Ackerman, Owner, Bud's on the Bay Restaurant for the use of a portion of land on
the east side of Broad Street road allowance for a patio as per the submitted drawing.

CARRIED

5. 2015-039-04

CIP- Downtown Program Guidelines
Facade Improvement Grant (FIG) and
Residential or Commercial Conversion/
Rehabilitation Grant (RCCR) Programs
and Priority for 2015 Funding

Moved by: Councillor Bursey

THAT the program guidelines for the Downtown Community Improvement Plan's
Facade Improvement Grant Program and Residential or Commercial
Conversion/Rehabilitation Grant Program be reaffirmed with priority for 2015 funding of
eligible projects to be weighted in favour of rehabilitation or improvements to older
building stock.

CARRIED

NEW BUSINESS - REPORTS FROM MEMBERS OF COUNCIL

Nil.

BRAINSTORMING

Ms. S. MacDonald, City Clerk informed the committee that an appeal had been received regarding the request to remove the Heritage designation at 40 Crawford Avenue. This is now in the hands of the Ontario Heritage Trust and it will likely take 4 to 6 weeks before there is a mediator appointed.

CONSENT AGENDA

Moved by: Councillor Bursey

THAT the following items be placed on the Consent Agenda:

1. 2015-027-04
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2. 2015-029-04
Proposed Amendment to Zoning By-Law 050-2014
22 Perth Street, City of Brockville
3. 2015-033-04
Request to deem lots not registered parts of Bridlewood Subdivision
Registered Plan 375, Brockville
4. 2015-034-04
Bud's on the Bay Request for License to permit
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5. 2015-039-04
CIP- Downtown Program Guidelines
Facade Improvement Grant (FIG) and Residential
or Commercial Conversion/Rehabilitation Grant (RCCR) Programs
and Priority for 2015 Funding

ADJOURNMENT

Moved by: Councillor Kalivas

THAT the Economic Development and Planning Committee adjourned its meeting until the next regular meeting scheduled for May 5, 2015.

CARRIED

The meeting adjourned at 7:23 pm.