



## **COMMITTEE MINUTES**

## **Economic Development & Planning Committee**

Tuesday, April 06, 2010, 5:15 p.m.  
City Hall - Council Chambers

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### **Roll Call**

#### **Committee Members:**

Councillor J. Baker, Chair  
Councillor M. Kalivas  
Councillor S. Williams  
Mayor D. Henderson, Ex-Officio

#### **Staff:**

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

#### **Others:**

The Chair called the meeting to order at 5:15 p.m.

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### **STAFF REPORTS**

1. 2010-049-04  
Interagency Agreement with State of Washington for  
Inspection of Factory Assembled Structures

Ms. Maureen Pascoe-Merkley, Director of Planning provided an overview of the report.

The purpose of this recommendation is to provide the authority necessary to the Mayor and Clerk to enter into an Agreement with the State of Washington to accept delegated authority from the State of Washington for inspection of factory assembled structures constructed by Maple Leaf Environmental Equipment in Brockville.

There were no concerns with respect to this report.

Moved by: Councillor Williams

THAT the Mayor and Clerk be authorized to execute an Interagency Agreement with the State of Washington to provide for inspection authority over factory assembled structures built in Brockville.

CARRIED

2. 2010-052-04  
Site Development Issues  
Brockville Landscape Depot  
663 Stewart Boulevard, City of Brockville  
Owner: 2159203 Ontario Ltd.  
Applicant/Agent: Brent Collett, Collett Surveying Ltd.  
File: D11-396

Mr. A. McGinnis provided an overview of Report 2010-052-04.

The purpose of the report is to update the Economic Development Committee and Council of the issues pertaining to the proposed expansion of Brockville Landscape Depot, 663 Stewart Boulevard.

The applicant has informed staff of his intention to use the storm water retention area as a storage area for large rocks/boulders and additional bulk items. Planning staff is of the opinion that the site is large enough to accommodate storage elsewhere and that the "Proposed Storm Water Retention Area" in the southwest corner of the property needs to be grassed, either seeded or sodded. It was noted by the Planning Department that the use of storm water retention area for material storage is not a practice that should be encouraged.

Councillor Kalivas questioned the rationale behind the water retention issue. Mr. A. McGinnis noted that the Engineering Department has confirmed that gravel will work as a drainage method but believes the site is already over-maximized in that area. Mr. McGinnis commented that the Planning Department is concerned about dust from gravel cover.

Councillor Baker commented that he is concerned about dust from gravel.

Councillor Williams commented that it is not normal procedure to have so many changes made to this site without approval since the original site plan was brought forward. Councillor Williams noted that he supports making the water retention area grass covered.

Councillor Baker indicated that he would prefer to see grass as opposed to gravel to protect the zoning of the property.

Mr. Fournier, on behalf of the applicant, stated that this site is a good example of what businesses on highway 29 should look like. Mr. Fournier noted that a Landscaping Depot is commercial use and the 80% landscaping rule does not work for this site. Mr. Fournier commented that this type of development was not considered when the 1994 zoning by-law was adopted.

Mayor Henderson questioned if the applicant had considered porous asphalt rather than gravel.

Maureen Pascoe-Merkley made a point of clarity and noted that in the discussion with the applicant the Planning Department noted the need for an area for storm water retention and not for storage of material.

Mr. Collett noted that if too much of the area is restricted it would cause problems with vehicles getting in and out.

Councillor Kalivas noted that he would like to see an engineering report with respect to the water retention area before making a decision.

Ms. M. Pascoe-Merkly noted that the Cataraqui Region Conservation Authority (CRCA) will be looking at the storm water management report with respect to capacity and quality and further noted that a storm water retention area should not be used for material storage.

Ms. M. Pascoe-Merkley, Director of Planning requested that the applicant provide all of the details of the plans for use of the property to the Engineering Department. MPM - engineering needs the details from the applicant.

Moved by: Councillor Kalivas

THAT we accept the site plan as presented with modification conditional upon confirmation from the Engineering Department regarding the Storm Water Retention Area.

CARRIED

3. 2010-054-04  
Friendship Agreement - China Mission

Ms. S. Seale, City Clerk provided an overview of Report 2010-054-04.

Ms. Seale noted that at the last meeting of Council the Mayor and Director of Economic Development were authorized to join the China mission in June 2010 and recommends that this Agreement of Friendship be endorsed as a gesture to indicate support of this friendship to promote tourism, economic development and immigration along the St. Lawrence River - Thousand Island Corridor. It was noted there are no direct financial implications associated with this.

Moved by: Councillor Kalivas

THAT the City of Brockville endorse the Agreement of Friendship and Cooperation between the City of Brockville, the Township of Augusta, the Township of Edwardsburgh/Cardinal and the Township of Leeds and the Thousand Islands and authorize the Mayor to sign the appropriate document.

CARRIED

4. Courthouse Green Concept - Genivar

S. Seale provided a verbal overview of the plans put forward by the Thomson Rosemount Group for the Courthouse Green Project.

There were no concerns with respect to the proposed plans. This matter will be brought back to the Committee at a future date.

**CONSENT AGENDA**

The following items were listed under the consent agenda:

1. Report 2010-049-04 – Interagency Agreement with State of Washington for Inspection of Factory Assembled Structures
2. 2010-052-04 – Site Development Issues – Brockville Landscape Depot

3. 2010-054-04 – Friendship Agreement – China Mission.

The meeting adjourned at 7:05 p.m.