

**Public Meeting
Economic Development &
Planning Committee**

Tuesday, September 02, 2014, 6:00 pm
City Hall, Council Chambers

COMMITTEE MINUTES

Committee Members:

Councillor M. McFall, Chair
Councillor D. Beatty
Councillor M. Kalivas
Councillor D. LeSueur
Councillor Mayor D. Henderson, Ex-Officio

Staff:

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

The Chair called the meeting to order at 6:00 p.m.

Councillor McFall declared a conflict of interest with regard to Report 2014-097-09, as the applicant is a client. Councillor Kalivas assumed the Chair for this item.

ITEM

1. 2014-097-09
Proposed Amendment to Zoning By-Law 050-2014
Part Lot 15, Concession 2, Stewart Blvd.
City of Brockville
Owner: 121414 Canada Ltd.
Applicant: 534499 Ontario Limited
File: D14-001

THAT Report 2014-097-09 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.

CARRIED

Mr. A. McGinnis, Planner II, announced that the Notice of Public Meeting respecting the application for Zoning By-law Amendment was advertised in the Brockville Recorder and Times Newspaper on August 7, 2014 and was circulated to property owners within 120.0 metres (400.0 ft.) of the subject property. In addition, a sign was posted on the

subject property advising that the lands are the subject of an Application for Amendment to the City of Brockville Zoning By-law 050-2014

Councillor Kalivas, Acting Chair, 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 Kalivas reviewed the procedures for the Public Meeting.

Mr. Rick Walker, Walker Developments spoke in favour of the application. Mr. Walker explained that he was looking at the development for automobile use as the current Toyota dealership property is small. He stated he would like bigger service bays and have a service drive-through which would be difficult to accommodate at the present site. The land will be purchased with the intent of servicing the property at a cost of \$350,000 plus the new development charges.

Mr. Robert Fraser of 1324 Windsor Drive, Brockville spoke to the application and asked whether the unsold lands located behind the severed lands would be serviced also. Ms. Pascoe-Merkley stated that those lands would be serviced in the future through the extension of Laurier Blvd.

Councillor McFall re-assumed the Chair.

The meeting adjourned at 6:23 pm

The Request for Information Sheets are on file in the Clerk's Office.

The Chair called the meeting to order at 6:25 pm

2. 2014-096-09
Proposed Plan of Subdivision
Part Lot 11, Concession 2
City of Brockville
Rockford Forest (Formerly Deer Trails)
Owner: Cathedral Enterprises Ltd.
Agent: Eastern Engineering Group Inc.
File: 08T-14501

THAT Report 2014-096-09 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development and Planning Committee at a future meeting for recommendation to Council.

CARRIED

Mr. A. McGinnis, Planner II, announced that the Notice of Public Meeting respecting the Proposed Plan of Subdivision was advertised in the Brockville Recorder and Times Newspaper on August 7th, 2014 and was circulated to property owners within 120.0 metres (400.0 ft.) of the subject property. In addition, a sign was posted on the subject property advising that the lands are the subject of a Proposed Plan of Subdivision. Councillor McFall, Chair, asked that any person wanting further notice of the passage of the proposed Plan of Subdivision should give their full name, address and postal code to the Secretary prior to leaving the meeting.

Councillor McFall reviewed the procedures for the Public Meeting.

Mr. Brian Tuttle, Eastern Engineering, Agent for the Applicant, stated that a draft plan had previously been approved and has now lapsed. The current proposal is consistent with the previously approved plan.

Mr. Roger Fulford of 1436 Flanders Road stated that there was certainly a need for one story town houses and asked that construction vehicles be prohibited from using Flanders Rd. and alternately use Laurier Blvd. to enter and exit. He suggested leaving the barricade at the end of Flanders Rd. to control traffic.

Mr. Eugene Grady of 66 Hillcrest Dr. suggested that the road way be changed to the east side rather than the west side. This would allow the residents of Hillcrest Dr. to connect to the City services and provide additional privacy. He asked if the properties behind Hillcrest Dr. would be fenced. Mr. Tuttle responded that a sanitary sewer easement would be from Laurier Blvd. and there would be an outlet in the current plan with the side that it is on. There was no discussion on fencing.

Ms. Krista Ng of 1026 Fitzsimmons Dr. would like to see as many trees as possible saved. She asked what the construction time line would be. Mr. Tuttle stated that construction would start in the spring of 2015 at Laurier Blvd.

The meeting adjourned at 6:51 pm

The Request for Information Sheets are on file in the Clerk's Office.