

Roll Call

Committee Members:

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

Others:

Councillor H. Noble
Councillor J. Earle

Staff:

Ms. V. Baker (Recording Secretary)
Mr. R. Burke, Fire Prevention Officer
Mr. B. Casselman, City Manager
Mr. J. Faurschou, Planner I
Ms. M. Pascoe-Merkley, Director of Planning
Mr. D. Paul, Director of Economic Development
Mr. A. McGinnis, Planner II
Mr. P. Raabe, Municipal Engineer
Ms. S. Seale, City Clerk

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

CORRESPONDENCE

(i) Mr. Paul Fournier - Garden World

Ms. Pascoe-Merkley addressed the issue of the paved area. She stated that the new paving was too close to the property line and covered more of the property than permitted. The Planning Department has received another drawing from Garden World but not a new/revised site plan application. Ms. Pascoe-Merkley stated that the Planning Department would need to review the submissions, and receive direction from Council regarding the paved area. The Planning and Engineering Departments have concerns about the second entrance on the new plan.

Councillor Baker asked Mr. Fournier about the second entrance. Mr. Fournier stated that the second entrance has been shown on all plans. Mr. Al Phillips had spoken with Mr. Russ Fraser, Supervisor Public Works concerning the installation of the second entrance and Mr. Phillips didn't realize he needed approval or permit for this entrance. Mr. Phillips is prepared to cut back the paving to be in compliance. Mr. Phillips stated that the second entrance was for safety. Mr. Fournier also stated that Mr. Phillips wanted to keep heavily travelled areas as dust free as possible.

Councillor Baker inquired about the drainage on the site. Ms. Pascoe-Merkley stated she did not have the opportunity to review the design, but that paved areas of this size typically required catch basins (to storm water systems) be installed.

Councillor Williams wondered about a permit for the second entrance, pipes for drainage and paving issues. He feels that Mr. Phillips did not follow proper process.

Councillor Kalivas supported that staff review what has been done and make a recommendation on how to proceed. Mr. Fournier stated that Mr. Phillips would like to open in the spring of this year.

Mayor Henderson asked if the project is now stopped. Ms. Pascoe-Merkley said yes at this time that is the understanding. Mayor Henderson asked how long it would take to get back with a report. Ms. Pascoe-Merkley indicated it would be about two weeks. Mayor Henderson inquired what the time lines are. Mr. Fournier stated that they have to construct a building.

Councillor Baker has concerns about how the property has developed. He also expressed concerned with regard to the second entrance and the new building. Mr. Fournier stated that the "temporary" was in reference to the services on site and that the owner has made improvements to the site.

Ms. Pascoe-Merkley stated that there needs to be a submission by the property owner as to what has been developed on site.

Mr. Phillips clarified that it is not two entrances but one entrance and one exit.

Councillor Baker stated that the lot grading plan should be submitted to Planning to show exactly what is there and that a report be brought to committee.

It was noted that the Garden World project would remain on hold until the Planning Department reviews the plans and submits a report to the Committee and direction is provided by Council.

Moved by: Councillor Williams

THAT the Planning Department review the submissions from Garden World regarding the development of the site located on Stewart Blvd. and report to the EDP Committee.

CARRIED

STAFF REPORTS

(i) Economic Development Project Updates – Dave Paul

EDP Strategy Implementation:

Memorial Centre Solar Demonstration Project:

Mr. Paul stated that this was the first and largest project in Canada. There have been no issues.

The China File/Trade Mission/June/Preparation:

Mr. Paul stated that the feedback shows the need to encompass the entire Leeds & Grenville area.

The Immigration File/Grants/Programs:

Mr. Paul stated that three grants were secured last year and that two employees have been hired.

Power Engineer Program/St. Lawrence College:

Mr. Paul stated that the City received a \$150,000 grant and the program is fully subscribed. It will provide technical training certification and is the only one in Eastern Ontario.

County Tourism Strategy Partnership:

Mr. Paul stated that the United Counties of Leeds and Grenville Governance Committee would be meeting this coming Thursday, March 4, 2010.

Information Radio Alternative Strategy for External Funding:

Mr. Paul stated that they were looking at external funding and that between the private and commercial sector they should be able to secure funding for this initiative.

People Attraction Initiative/Relocation Publications/Champions:

Mr. Paul stated that a new relocation book would be available next week.

**(ii) 2010-038-03
Amendment to Drainage By-Law 113-91**

Ms. Pascoe-Merkley spoke to the report showing that this is dealing with low density residential development and in future letter of credit would be required.

Moved by: Councillor Williams

THAT City of Brockville Drainage By-law 113-91 be amended to indicate that under no circumstances shall final grading be deferred for more than a six (6) month period from date of occupancy of a residential dwelling on the lot which is the subject to a deferral arrangement, and to clarify that the deposit taken may be utilized by the City to complete the outstanding grading.

CARRIED

**(iii) 2010-018-02 Site Plan Control Approval Villas of Northridge-Phase II
(Referred from EDP Committee Meeting of February 2, 2010)**

Ms. Pascoe-Merkley addressed the committee concerning this report along with the attached memo.

Mr. Randy Burke, Chief Fire Prevention Officer stated that parking on that roadway restricts fire truck access. He stated that typical materials used for construction of today's residential properties are more flammable and the installation of a sprinkler system could be considered.

Councillor Baker asked if the wording change to the Site Plan Control Agreement is acceptable. Mr. Fournier stated that it was.

Councillor Williams re-iterated that the main issues were snow plowing and garbage collection. Councillor Baker stated that the garbage issue has some solutions. He said there is usually a fee for service delivery on private developments and that free collection will not likely be supported by Council. Councillor Kalivas agrees with Councillor Baker but the City has undertaken an Integrated Waste Master Plan which will provide recommendations regarding this type of development. The study is not yet complete.

Mr. Fournier views these developments as a partnership with the City. He stated that the City has permitted garbage pick up around the city. This presents marketing concerns for this developer. Mr. Fournier showed photos of two of these similar developments in Belleville. Mr. Fournier stated that the city would be setting standards with this project for future applicants.

Councillor Williams inquired if there was a small snowplow that could be used in this development. Mr. Raabe confirmed that the Public Works division does this type of snow plowing on smaller lanes but his is in addition to the regular snow plowing. Mr. Fournier stated that if the condominium corporation was to contract a private snow removal company it would cost approximately \$4000, whereas he estimates the City cost to be 1/3 of that total. Councillor Baker wondered if the City sent a smaller plow, if there would be complaints from householders as to the conditions of the road and that the snow would have to be taken away because of the restricted area.

Councillor Noble stated that people have the right to have snow plowing and garbage pickup as they pay taxes and that the City is getting tax money and also getting new housing that is needed.

Councillor Earle wonders if a ½ ton snow plow could push the snow if there were a big snow fall. Then this problem turns into a snow removal issue.

Moved by Councillor Williams

THAT Site Plan Approval be granted for the creation of a forty-eight (48) unit townhouse complex located on Liston Avenue, City of Brockville, subject to satisfying all requirements of the Cataraqui Region Conservation Authority. Said development shall be in accordance with the following drawings:

- i) "SKETCH ILLUSTRATING SITE PLAN", Issued by COLLETT SURVEYING LTD., File No. 6504-MSP18, dated 08 December 2009, as revised;
- ii) "SKETCH ILLUSTRATING PROPOSED LANDSCAPING", Issued by COLLETT SURVEYING LTD., File No. 6504-MSP19-LANDSCAPE, dated Dec 2009, as revised;
- iii) "LOT GRADING AND DRAINAGE, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. LG01, dated Nov 2009, as revised.
- iv) "LOT GRADING AND DRAINAGE, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. LG02, dated Nov 2009, as revised.
- v) "LOT GRADING AND DRAINAGE, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. LG03, dated Nov 2009, as revised.
- vi) "SANITARY/STORM/WATERMAIN CONSTRUCTION, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. C01, dated Nov 2009, as revised.
- vii) "SANITARY/STORM/WATERMAIN CONSTRUCTION, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. C02, dated Nov 2009, as revised.
- viii) "SANITARY/STORM/WATERMAIN CONSTRUCTION, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-

- 09-114-00-KN, Drawing No. C03, dated Nov 2009, as revised.
- ix) "SANITARY/STORM/WATERMAIN CONSTRUCTION, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. C04, dated Nov 2009, as revised.
- x) "PROPOSED 4-UNIT TOWNHOUSE BLOCK "A, B, F, G & K"", Issued by SIDENHAM DESIGNS, Project No. Liston –A,B,F,G,K, Drawing No. A1, dated Jan., 2010, as revised.
- xi) "PROPOSED 5-UNIT TOWNHOUSE BLOCK "C & E", Issued by SIDENHAM DESIGNS, Project No. Liston –C,E, Drawing No. R1, dated Jan., 2010, as revised.
- xii) "PROPOSED 6-UNIT TOWNHOUSE BLOCK "D, I, & J", Issued by SIDENHAM DESIGNS, Project No. Liston –C,E, Drawing No. R2, dated Jan., 2010, as revised; and

THAT the Site Plan Control Agreement be amended to include:

"THAT the Owner shall notify all potential purchasers of lots, and shall cause to be inserted in the deed for all such lots, a clause to the effect that the design does not meet City of Brockville standard and at no point will the City consider assumption of the right-of-way or infrastructure associated with the development"; and

THAT the request by the developer for consideration of assumption by the City for snow plowing be denied; and

THAT the request from the developer for consideration of refuse collection be considered after the completion of the Integrated Waste Master Plan.

MOTION TO MOVE INTO CLOSED SESSION (7:04 p.m.)

Moved by Councillor Kalivas

THAT pursuant to Municipal Act, 2001, Section 239 Sub. 2, c, Council resolve itself into the Committee of the Whole, In Camera, closed to the Public to Consider:

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

The meeting adjourned at 7:58 p.m.