

**Public Meeting
Economic Development &
Planning Committee**

Tuesday, April 01, 2014, 6:00 pm
City Hall, Council Chambers

COMMITTEE MINUTES

Committee Members:

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

Regrets:

Councillor M. McFall

Others:

Councillor T. Blanchard

Staff:

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

The Chair called the meeting to order at 6:01 p.m.

ITEM

1. 2014-040-04
Proposed Amendment to Zoning By-law 194-94
Lot 28, Part of Lot 29, Block A, Plan 214
City of Brockville
Owner: Nathan Richard
File: D14-173

Moved by: Councillor Beatty

THAT Report 2014-040-04 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 February 27, 2014 and was circulated to property owners with 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 194-94.

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. McGinnis provided a summary of the application.

Mr. Richard, Applicant, spoke to the application. He explained that the type of homes that are selling within Brockville and semi-detached more so than single residential homes. It is an infill project so no new/extended services are required. He explained that the initial design includes more off street parking than most homes to address the concerns raised by the neighbours.

Mrs. Laurie Richard spoke in favour of the application.

Mr. Jim Baxter noted his opposition to the application. He indicated that he had made a written submission.

Mr. Jay Terrill also spoke in opposition to the application. He spoke to Mr. Richards comments regarding infilling. He indicated that the lot had already been severed once. He noted that the semi-detached sales that Mr. Richards referenced are bungalows and not three story homes.

Mr. Ken Sine spoke in opposition and provided a written submission. He noted that he is concerned with parking on the street.

Mrs. Donna Burrows spoke in opposition of the application to change from single family residential to semi-detached.

Mr. Russ Gaskin noted his opposition to the application. He indicated that he supports single family units.

Mr. Tim Froats noted his opposition to the application.

Mr. Richard addressed some of the concerns raised. He reiterated that there are many bungalows selling within the City but this would offer a variety to the neighbourhood. He noted the new developments which included semi-detached homes.

Mrs. Carol Billings spoke with regard to the traffic and the potential cars parking on the street.

Mrs. Gail Walsh commented that the rustic lot their family owns is not planned for development and many children play there.

Mrs. Elizabeth Thorpe concerned that lot is too small for a semi-detached home.

Mrs Richard indicated that the setbacks meet or exceed the setback requirements.

Mrs. Mary Jane Froats concerned that semi-detached would be very boxy on this small lot.

The meeting adjourned at 6:36 pm.

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