

**Public Meeting  
Economic Development &  
Planning Committee**

Tuesday, September 06, 2011, 6:00 p.m.  
City Hall, Council Chambers

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**COMMITTEE MINUTES**

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**Roll Call**

**Committee Members:**

Councillor M. Kalivas, Chair  
Councillor J. Baker  
Councillor D. Beatty  
Councillor J. Earle

**Regrets:**

Councillor Mayor D. Henderson, Ex-Officio

**Staff:**

Mr. J. Faurschou, Planner I  
Ms. D. Livingstone, Deputy City Clerk (Recording Secretary)  
Mr. A. McGinnis, Planner II  
Ms. S. Seale, City Clerk

**Others:**

Ron Zajac, Recorder & Times

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Chair Kalivas called the meeting to order at 6:04 p.m.

**ITEM**

1. 2011-086-09  
Proposed Plan of Subdivision  
Part Lot 13 and Part of Part 1  
Reference Plan 28R-12528  
(WILDWOOD CRESCENT – PHASE II)  
Owner: Spring Valley Homes Ltd. (Michael Veenstra)  
Agent: Collett Surveying Ltd. File: 08T-955001(D)

Moved by: Councillor Beatty

THAT Report 2011-086-09 be received as information and that a report on this matter be prepared by staff for consideration of the Environment Planning Development Committee at a future meeting for recommendation to Council.

CARRIED

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Councillor Kalivas, Chair, announced the Public Meeting.

Mr. Faurschou, Planner I, announced that Notice of the Public Meeting for Staff Report No. 2011-086-09 was given in the Recorder and Times Newspaper on August 11, 2011 and a notice was sent to surrounding property owners within 120m (400 feet) of the subject property, a sign was requested to be placed on the property and circulated to various Agencies and Departments.

Councillor Kalivas reviewed the procedures for the Public Meeting

Councillor Kalivas 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 called on the Planner to explain the purpose of the Public Meeting and the nature of the application.

Mr. Faurschou reviewed the report. This is a resubmission of a draft approved plan of subdivision that lapsed in October 2009. The proposed plan of subdivision consists of 30 single detached dwellings, one public street and one Block to accommodate a storm easement and public walkway to provide public access from Wildwood Crescent through to Dana Street Park. The site is disturbed due to previous clearing and blasting undertaken at the time of Wildwood Subdivision-Phase I and occupies approximately 5.59 acres. Surrounding land uses are residential except the adjacent Dana Street Park located south of the subject property. There is no parkland within the proposed development due to the close proximity of Dana Street Park. There are no proposed changes to the existing Official Plan designation. The street layout remains as previously designed.

Chair Kalivas then opened the floor to the Committee for questions and comments.

The following persons spoke in support of the proposed plan of subdivision:

Mr. Michael Veenstra, Spring Valley Homes, PO Box 1543, Brockville, K6V 6E6

Mr. Veenstra spoke in favour of the proposal as outlined by Mr. Faurschou and as previously committed.

Mr. Wilsie Hatfield, 248 Beley St, Brockville, K6V 7J7

Mr. Hatfield is in favour because progress is inevitable and will add to the area but had two questions: When is the construction going to start? And secondly, can the site between houses be kept cleaner during construction?

Mr. Veenstra responded that the project will start once planning approvals have been obtained and financing is in place. Ideally he hopes to start in the spring of 2012.

As for the cleanliness of the site, the site is an abandoned artillery range with approximately 12 inches of overburden. This site requires a lot of expensive work to be done. The blasting component has been done but noted that it is extremely expensive to service the site. Moving material is probably \$200.00 or \$300.00 dollars an hour so moving the material around the site is expensive and regardless of where it is moved on the site it will remain on the site. Mr. Veenstra assured Mr. Hatfield that the site will be cleaned up when the project is completed.

No one appeared in opposition to the project.

The following persons made comments:

Mr. Hamblen, 24 Wildwood Crescent, Brockville.

Mr. Hamblen has no objection to the proposed subdivision. He lives in the area and is familiar with the proposal. His only concern is the lack of access to the greenbelt (Dana Street Park). Mr. Hamblen would like to see everyone have access to a greenbelt in Brockville and specifically would like a walkway put in to Dana Street Park.

Mr. Veenstra responded that Mr. Hamblen is talking about Wildwood Phase 2. The walkway will be put in when that phase II is serviced and it is safe to cross the undeveloped portion of Phase II. At the moment it is not accessible or safe for pedestrians to cross. Mr. Veenstra indicated that the request will be addressed in the tender process and will be installed as soon as possible, likely following development of the intervening lots.

*The Public Meeting concluded at 6:25 P.M.*