

**Members Present:**

Councillor M. Kalivas, Chair  
Councillor J. Baker (late 5:17 pm)  
Councillor T. Blanchard  
Councillor M. McFall (late 4:38 pm)  
Mayor D. Henderson, Ex-Officio

**Staff:**

Mr. B. Casselman, City Manager  
Mr. C. Cosgrove, Director of Operations  
Mr. J. Faurschou, Planner I  
Mr. A. McGinnis, Planner II  
Ms. M. Pascoe-Merkley, Director of Planning  
Ms. L. Murray, Deputy City Clerk (Recording Secretary)  
Mr. D. Paul, Director of Economic Development  
Ms. S. Seale, City Clerk

**Others:**

Ron Zajac, Recorder and Times Newspaper  
Taylor Renkema, 104.9 JRFM

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The Chair called the meeting to order at 4:30 p.m.

**DISCLOSURE OF INTEREST**

Nil.

**DELEGATION(S) AND PRESENTATION(S)**

Nil.

**CORRESPONDENCE**

1. Canadian Renovations 2000 Ltd.  
(Rick Diamond)

Request for exemption from City Noise By-law 138-80.

Mr. Andrew McGinnis, Planner II reviewed the request for the Committee. He explained that the request was to extend the hours for construction from 7:00 pm to 10:00 pm every Monday to Friday and 8:00 am to 7:00 pm on Saturday and Sunday during the month of June.

Mr. McGinnis cautioned the Committee regarding the hours on a Sunday due to the close proximity to many houses of worship. He felt at the very least they might want to only allow the construction after 12:00 noon.

Councillor Kalivas was in agreement and felt that maybe they should just prohibit construction on Sundays all together.

Councillor McFall was in agreement with Councillor Kalivas.

Moved by: Councillor McFall

THAT the hours from Monday to Friday be extended to add 7:00 to 10:00 pm, and Saturday hours be 8:00 to 7:00 pm but construction on Sunday will remain prohibited.

CARRIED

## **STAFF REPORTS**

1. 2013-071-06  
Proposed amendment to Zoning By-law 194-94,  
10/12 Delhi Street and 152 Perth Street, City of Brockville  
Owner: 401 Security Systems Ltd.

Moved by: Councillor McFall

THAT Zoning By-law 194-94 be amended to rezone the rear half of the property located at 10/12 Delhi Street from R3 — General Residential Zone to C2 — General Commercial Zone.

CARRIED

Mr. McGinnis reviewed this report for the Committee.

Councillor Blanchard asked if the two properties will be separated by a fence. Mr. McGinnis responded that it is a requirement of the zoning by-law to provide some type of buffer.

2. 2013-072-06

Proposed Amendment to Sign By-law 84-89  
40 Central Avenue, St. Mary's Catholic High School  
Owner: Catholic District School Board of Eastern Ontario

Moved by: Councillor Blanchard

THAT City of Brockville Sign By-law 84-89 be amended to permit an electronic message board within the existing ground sign located at 40 Central Avenue, City of Brockville to a maximum sign area of 4.46 square metres (48.0 square feet).

CARRIED

Andrew McGinnis, Planner II offered an overview of this report.

3. 2013-074-06

Proposed Amendment to Zoning By-law 194-94  
89 Church Street, City of Brockville  
Owner: Russell & Virginia Armitage  
Applicant: David Duc

Moved by: Councillor McFall

THAT approval be granted to amend City of Brockville Zoning By-law 194-94 to rezone lands with municipal address 89 Church Street to add a bed and breakfast use in addition to the current uses permitted in the R4-X2-8 Zone in effect, with zone provisions to allow 30% open space to recognize existing conditions.

CARRIED

Andrew McGinnis, Planner II reviewed the report for the committee.

Councillor McFall asked if this building was designated as a Heritage Building. Mr. McGinnis responded that it is not designated.

4. 2013-075-06

Brockville Museum Request for  
Transfer of Funds

Moved by: Councillor Blanchard

THAT Council authorize the transfer, to a maximum of \$3,260, from the Brockville Museum Reserve Fund (account 02-5-191954-6436) to be used for the preservation of historical Brockville film.

CARRIED

5. 2013-076-06  
Proposed use of Municipal Building  
for Homeless Shelter,  
1807 County Road 2 East, Elizabethtown-Kitley  
Applicant: Fresh Wind Community Residence Inc.

Moved by: Councillor McFall

1. THAT the proposal from Fresh Wind Community Residence Inc., attached to Report 2013-076-06 requesting use of the former WPCC administration building at 1807 County Road 2 East as a homeless shelter be received, and
2. THAT Fresh Wind Community Residence Inc. be advised that the City of Brockville views the request as being premature at this time.

CARRIED

Ms. Pascoe Merkley, Director of Planning reviewed this report for the Committee. She added that the County of Leeds and Grenville is currently conducting a study on homelessness in this area and feels they would be better equipped to make a decision once this study is complete.

Councillor Bursey expressed concerns with the lack of shelter for Brockville's homeless people. He offered statistics that indicate the city is unable to meet the needs.

Councillor Blanchard felt this was a social service which is handled by the County.

Mayor Henderson agreed that this should be handled by staff at the County who are trained to deal with these things.

### **ECONOMIC DEVELOPMENT UPDATES**

1. Comprehensive Zoning By-law

Ms. Pascoe Merkley gave a brief update on the status of the progress of the new Zoning By-law. She explained that a project initiation meeting was held by the Steering Committee on June 4 with MMM Group consultants. They discussed the schedule for completion of the new zoning by-law. Ms. Pascoe Merkley added that a discussion paper will be produced in the first phase of the project, and it is anticipated that this will be presented to Council on Sept. 24, with Sept. 25 being the targeted date for an Open House and meetings with stakeholders. She added that it is anticipated that the new zoning by-law would be ready for adoption by next year at this time.

2. Development Update

Ms. Pascoe Merkley explained that the site plan submission for redevelopment of the former Woolworths/Liquidation World site, 36-42 King Street West, has been received and is under review. She displayed a rendering of the proposed façade. Ms. Pascoe Merkley informed the Committee that amongst others, Heritage Brockville will have the opportunity to review and comment. She added that staff anticipates that the project will commence in the summer months.

**NEW BUSINESS - REPORT FROM MEMBERS OF COUNCIL**

Nil.

**CONSENT AGENDA**

Moved by: Councillor Blanchard

THAT the following items be placed on Consent Agenda:

1. Correspondence  
Request for exemption from City Noise By-law
2. 2013-071-06  
Proposed Amendment to Zoning By-law 194-94  
10/12 Delhi Street and 152 Perth Street, City of Brockville  
Owner: 401 Security Systems Ltd.
3. 2013-072-06  
Proposed Amendment to Sign By-law 84-89  
40 Central Avenue, St. Mary's Catholic High School  
Owner: Catholic District School Board of Eastern Ontario
4. 2013-074-06  
Proposed Amendment to Zoning By-law 194-94  
89 Church Street, City of Brockville  
Owner: Russell & Virginia Armitage  
Applicant: David Duc
5. 2013-075-06  
Brockville Museum Request for  
Transfer of Funds

6. 2013-076-06

Proposed use of Municipal Building for  
Homeless Shelter, 1807 County Road 2 East, Elizabethtown-Kitley  
Applicant: Fresh Wind Community Residence Inc.

CARRIED

**MOTION TO MOVE INTO CLOSED SESSION (5:30 PM)**

Moved by: Councillor McFall

THAT pursuant to Municipal Act, 2001, Section 239, Sub. 2, (c), the Committee resolve itself into Closed Session to consider:

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

CARRIED

**REPORT OF THE COMMITTEE FROM CLOSED SESSION (5:55 PM)**

Moved by: Councillor Blanchard

THAT the EDP Committee rise from Closed Session without reporting.

CARRIED

**ADJOURNMENT**

Moved by: Councillor McFall

THAT the Economic Development and Planning Committee adjourned its meeting until the next regular meeting scheduled for July 2, 2013.

CARRIED

*The meeting adjourned at 5:59 p.m.*