

Committee Members

Councillor M. Kalivas, Chair  
Councillor J. Baker  
Councillor D. Beatty  
Councillor J. Earle  
Mayor D. Henderson,  
Ex-Officio

Areas of Responsibility

Economic Development  
Planning  
Chamber of Commerce  
DBIA  
Heritage Brockville

Museum Board  
Library Board  
Arts Centre  
Tourism

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**DISCLOSURE OF INTEREST**

**STAFF REPORTS**

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1. 2011-117-11  
Quit Claim Deed  
2 Grant Street

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2. 2011-119-11  
Proposed Draft Subdivision Approval  
Part Lot 13 and Part of Part 1  
Reference Plan 28R-12528  
City of Brockville  
(Wildwood Crescent - Phase II)  
Owner: Spring Valley Homes Ltd., (Michael Veenstra)  
Agent: Collett Surveying Ltd.

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3. 2011-120-11  
Social-Cultural Agreement/Zabaikalsky Region of the Russian  
Federation

**MOTION TO MOVE INTO CLOSED SESSION**

1. 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.

**REPORT OF THE COMMITTEE OF THE WHOLE IN CAMERA**

1. THAT Council rise from Committee of the Whole, In Camera and  
the Chairman report that all recommendations adopted in

**REPORT OF THE COMMITTEE OF THE WHOLE IN CAMERA**

Committee of the Whole, In Camera, be adopted.

**CONSENT AGENDA**

October 25, 2011

**REPORT TO ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE –  
November 1, 2011**

**2011-117-11  
QUIT CLAIM DEED  
2 GRANT STREET**

**S.M. SEALE  
CITY CLERK**

**RECOMMENDED**

THAT Council authorize the City Clerk to execute a Quit Claim Deed for Lots 4 and 5, Block 42, Plan 67; and

THAT the necessary by-law be enacted.

**PURPOSE**

This is a housekeeping matter with regard to the incorrect transfer/registration of land at the Ontario Land Registry Office as a result of an incorrect property description contained in City of Brockville By-law Number 89-73.

**BACKGROUND**

In 1973, By-law Number 89-73 was enacted to designate Thomas Street Park as James O. Cunningham Park. The description contained in the by-law incorrectly referenced Block 42 instead of Block 41. A recent property search resulting from a property transfer divulged the error.

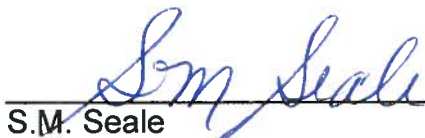
**ANALYSIS/OPTIONS**

Staff has reviewed the documentation provided by the vendor's solicitors and agrees that the amendment is necessary. This recommendation, if approved, will enable the City Clerk to execute the documents required to clear title to this property and correctly identify and designate the property as James O. Cunningham Park.

**FINANCIAL CONSIDERATIONS**

Costs associated with this transaction will be borne by the applicant.

**CONCLUSION**

  
\_\_\_\_\_  
S.M. Seale  
City Clerk

  
\_\_\_\_\_  
B. Casselman  
City Manager



**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – 01 NOVEMBER 2011**

**PROPOSED DRAFT SUBDIVISION APPROVAL**      **M. MAUREEN PASCOE MERKLEY**  
**PART LOT 13 AND PART OF PART 1**                      **DIRECTOR OF PLANNING**  
**REFERENCE PLAN 28R-12528**                                  **J. FAURSCHOU**  
**CITY OF BROCKVILLE**    **PLANNER I**

**FILE: 08T-955001(D)**

- The requirement of the Brockville Fire Department for an acceptable number of hydrant locations and capacity and to ensure emergency services access and fire fighting capabilities;

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- The requirements of Canada Post with respect to the installation of Community Mailboxes and associated easement(s);
  - The requirements of Enbridge Gas Distribution Inc., with respect to installation and clearance requirements, a composite utility plan, street grading requirements, field survey information, current road cross-sections, associated easement(s) and various conditions to be contained in the Subdivision Agreement as set out by Enbridge Gas Distribution Inc.;
  - The requirements of Hydro One Networks Inc. with respect to the installation of electrical servicing and associated easement(s);
  - The requirements of Cogeco Cable Canada Inc. with respect to the installation of Cable servicing and associated easement(s);
  - The requirement of Bell with respect to the installation of Bell servicing;
  - Block A, being a public walkway, shall be opened to the public upon completion of Lots 1, 2, 3, 4 and 30 or upon assurance of safe pedestrian access.
- v) That prior to final approval of the Plan, lot grading, drainage, erosion and sediment control, and services plan with best management practices be prepared by a qualified Professional Engineer for the Owner, to the satisfaction of the City of Brockville and the Cataraqui Region Conservation Authority, and that appropriate text to implement its findings shall be included in the Subdivision Agreement;
- vi) That prior to the final approval of the Plan, a detailed Stormwater Management Brief shall be prepared by a qualified Professional Engineer for the Owner, to the satisfaction of the City of Brockville and the Cataraqui Region Conservation Authority, and that appropriate text to implement its findings shall be included in the Subdivision Agreement;
- vii) That in conjunction with the proposed construction plan the Owner shall provide specific locations and dates (i.e. set-up and removal) for all construction/sales buildings, structures and/or trailers, outdoor toilets, etc.

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Said locations shall be to the satisfaction of the City of Brockville prior to placement. Any and all such temporary structures shall be located only for so long as is necessary for the work in progress.

- viii) That no tree clearing be permitted until approval of a Tree Saving Plan for each lot or block is approved by the City of Brockville.
- ix) That the Owner shall be responsible for all costs involved with lands required to be dedicated, conveyed or granted, including but not limited to, easement(s) over, or under, to the City of Brockville and/or the appropriate authority or authorities;
- x) That prior to Final approval of this Plan, the owner shall pay any and all outstanding taxes levied against the Plan;
- xi) That, if final approval of the Plan is not granted within three (3) years of the date of approval of the Draft Plan, and no extensions have been granted, Draft Plan approval shall lapse in accordance with Section 51(32) of the Planning Act, R.S.O. 1990, c.P.13. It is the sole responsibility of the Owner to make such application for extension of Draft Plan approval; and
- xii) That the Final Plan, as approved by the City of Brockville, must be registered within thirty (30) days of the date of final approval or the City's approval may be withdrawn in accordance with Section 51(59) of the Planning Act, R.S.O. 1990, c.P.13.

#### **ORIGIN AND BACKGROUND:**

Collett Surveying Ltd., acting as Agent for Spring Valley Homes Ltd., owner of lands described as Part of Lot 13 and Part of Part 1, R.P. 28R-12528, City of Brockville, County of Leeds, has made application for a proposed Plan of Subdivision to develop a residential subdivision.

The subject lands are a portion of those lands which were the subject of a previously approved draft plan of subdivision (Hunters Hill Subdivision) that lapsed in October 2009.

The subject lands are located south of Beley Street. The proposed plan of subdivision indicates the creation of thirty (30) lots for single detached residential dwelling units, one (1) public street and one (1) Block. All development will be on the continuation of the

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existing Wildwood Crescent which is in turn accessed from Beley Street. All residential lots have frontage on the proposed new street. A sketch showing the lands which are the subject of the application and how they interconnect with the existing portion of Wildwood Crescent is attached to this report as **Schedule “A”**. The subject lands are currently vacant.

### **Site Characteristics:**

#### **Official Plan and Zoning Information:**

Official Plan Designation<sub>(existing)</sub>: Residential  
 Official Plan Designation<sub>(adopted June 14, 2011)</sub>: Neighbourhood Area

Existing Zoning: H1-R2 Single Unit Residential Zone  
 H1-R3-X8-1 General Residential Site Specific Zone

The H1 Holding Zone Prefix refers to the need to ensure full municipal services.

The details of the current R3-X8-1 Site Specific Zone which applies to the subject lands was initiated in 1997 following appropriate Planning Act procedures, including public notice, public meetings, report and By-law, are summarized as follows:

#### ***“R3-X8-1 Zone***

*The uses permitted in the R3-X8-1 Zone shall be limited to single unit dwellings and semi-detached dwellings only.”*

*The minimum lot frontage, within the R3-X8-1 Zone, for single unit dwellings shall be 15.2 metres (50 feet) and for semi-detached dwellings shall be 21.3 metres (70 feet).”*

An excerpt from City of Brockville Zoning By-law 194-94, as amended, showing current zoning on the subject land and surrounding zoning and street patterns has been attached to this report as **Schedule “B”**.

The subject land is the extension of the existing portion of Wildwood Crescent, a subdivision currently under development, and represents the completion of the crescent. There are three (3) undeveloped building lots remaining within Wildwood Phase I Subdivision.



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The land is relatively level and has extensive disturbance dating from blasting and clearing operations associated with Wildwood Crescent - Phase I development. Remaining vegetation is primarily located on the perimeter of the area.

Total Area: 2.2623 Hectares/22623.0 m<sup>2</sup> (5.59 acres)  
 General Shape: rectangular

Surrounding Land Use:

North: R3-General Residential Zone occupied by semi-detached dwellings fronting on Beley Street.

West, East, south-east: R2-Single Unit Residential Zone occupied by single detached dwellings fronting on Beley Street.

South-west: O.S.-Open Space Zone occupied by Dana Street Park.

Easement:

A storm sewer is to be located on Block 'A'. Block 'A' will also accommodate a sidewalk leading from the extension of Wildwood Crescent to Dana Street Park.

**ANALYSIS:**

Proposed Draft Plan of Subdivision:

The proposed draft Plan of Subdivision, identifies development of a subdivision consisting of thirty (30) single detached residential dwelling units, one (1) public street and one Block (1) to accommodate a storm sewer and public walkway to provide public access from Wildwood Crescent through to Dana Street Park, a public park also accessed from Dana Street, and public pathways from Colonel Douglas Crescent and Row Place for a total of thirty (30) building lots and thirty (30) dwelling units. The proposed lots shall be accessed from the extension of Wildwood Crescent.

i) Residential Lots:

The proposed dwelling types are permitted under the R2-Single Unit Residential Zone and under the R3-X8-1 Zone.

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The frontages of the proposed lots range from 14.0 metres (45.9 feet) to 16.4 metres (53.8 feet). Access and full municipal servicing is to be from Wildwood Crescent.

ii) Block "A":

Block "A" on the draft plan is a rectangular parcel of land located on the south side of the proposed subdivision. Block A is to be conveyed to the city for use as a pedestrian walkway from the extension of Wildwood Crescent through to Dana Park. The pathway shall be 3.0 metres in width and hard surfaced to the satisfaction of the City of Brockville. In addition, Block "A" will be used for an underground storm sewer and for City vehicles servicing the walkway and storm sewer.

Servicing of the Plan:

Sanitary sewers, storm sewers and watermain to service the extension of Wildwood Crescent shall be connected to existing services located on Wildwood Crescent.

Public Participation:

The application has proceeded through the normal review process. On 06 September 2011, a Public Meeting was held by the Economic Development and Planning Committee (EDP Committee-Report No. 2011-086-09). Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper on 11 August 2011 and was circulated to property owners within 120 metres (400 feet) of the subject property. Comments from City Departments and affected agencies were also solicited. Signs were placed on the Wildwood Crescent frontage of the subject property.

The minutes of the Public Meeting are attached as **Schedule "C"**. Written comments received to-date are summarized below or are attached as **Schedule "D"** to this report.

Correspondence Received in Response to Circulation and Notice of Public Meeting of 06 September 2011 and to-date (**Schedule "D"**):

1. C. Cosgrove, Director of Operations (*Memo dated August 24, 2011*)

*"The Operations Department has the following comments concerning the Draft Subdivision dated August 5, 2011, submitted by Collett Surveying Ltd.*

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*In addition to being part of a storm easement, as noted on the plan, Block 'A' must also allow for a walkway to connect Wildwood Crescent to the Dana Street park. The walkway is to be constructed at the developer's expense."*

2. Steve Allen, C.E.T., Engineering Technologist (*Memo dated August 19, 2011*)

*"The Environmental Services Department has reviewed the request for subdivision approval dated August 11, 2011 and does not have any concerns with the application."*

3. Chief John Gardiner, Brockville Police Service (*Memo dated August 16, 2011*)

*"No concerns."*

4. Randy Burke, CFPO, Brockville Fire Department (*Memo dated August 30, 2011*)

*"After reviewing the plans for the above-noted project, please be advised that further information is required to provide comments (location of existing and proposed hydrants)."*

5. John La Chapelle, MCIP, RPP, Manager-Development and Municipal Services Ontario - Bell, (*letter dated October 18, 2011*)

The Developer is responsible to provide various information, data, infrastructure, cost, responsibilities, etc. Details are described on the attached letter dated October 18, 2011.

*"We have no conditions /objections to the above application as submitted."*

6. Mark VanTol, Distribution Planner, Hydro One Networks Inc., (*e-mail dated August 29, 2011*)

*"...defer system analysis until the request for design is presented to my group."*

7. Christie MacIsaac, Environmental Planner-CRCA, (*see letter dated August 29, 2011*)

*"Staff have no objection to the approval of application 08T-955001D provided the*

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*following are required as a condition of draft plan approval, to be fulfilled prior to final approval of this subdivision:*

1. *That a lot grading and drainage plan and a sediment and erosion control plan be completed and approved to the satisfaction of the City of Brockville ('City') and the Cataraqui Region Conservation Authority ('CRCA'), and be included in the Subdivision Agreement between the owner and the City.*
2. *That a detailed stormwater management plan be prepared by a qualified Professional Engineer and approved to the satisfaction of the City and th CRCA, and that appropriate text to implement its findings be included in the Subdivision Agreement."*
8. Guy Lafrance, Outside Plant Lead Hand – Cogeco Cable Canada Inc. (See letter dated 31 August 2011)
  - Notice of start date is requested;
  - Cable service will be provided through joint trenching;
  - Easements may be required at the developer's expense.
9. Jim Arnott, Municipal Coordination Advisor, Distribution Asset Management – Enbridge Gas Distribution Inc. (See letter dated 20 September 2011)
  - Developer to contact Enbridge Customer Connections Department at their earliest convenience to discuss installation and clearance requirements for service and metering facilities;
  - Developer is responsible to prepare a composite utility pan that allows for the safe installation of all utilities, including required separation between utilities;
  - Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities;
  - Developer shall grade all streets to final elevation prior to installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines;
  - Developer shall provide current town approved road cross-sections showing all utilities in the configuration proposed for all street widths within the development.
10. William D. Hamblen, Resident 42 Wildwood Crescent (see attached undated letter)

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Concern regarding timing for development of pedestrian access to Dana Street Park.

11. Helen Rudl, Resident 84 Beley Street (*see attached letter dated August 18, 2011*)

See attached letter.

**Issues Raised At the Public Meeting (See Schedule “C”):**

- i) Block “A”:

Block “A” is proposed to be conveyed to the City. The purpose of Block “A” is to accommodate a 3.0 metre wide paved sidewalk for north-south pedestrian access to and from Dana Street Park and to provide a link to access Mac Johnson Conservation Area located further to the north. Block “A” is to be underlain by a storm sewer. The concern expressed respecting Block “A” was not with respect to its use, but rather regarding the timing for completion of the pathway early in the development process.

**Official Plan Considerations** (current Official Plan):

The subject lands are currently designated “Residential” under the Official Plan for the City of Brockville and are located within Planning District No. 8.

The Residential classification of land means that the predominant use of land so designated shall be for a variety of residential dwelling types, with the more specific location of low, medium or high density residential districts to be identified either through secondary plans, through other Official Plan policy directives, or in the implementing zoning by-law. Given the language of the Planning District No. 8 policies, which state that Planning District (No. 8) represents the major area of residential growth potential for the City during the planning period and beyond”, the proposed plan of subdivision is in keeping with the intent of the Official Plan.

As the proposed zoning relates to new residential development under draft plan of subdivision, the proposal is consistent with the Official Plan.

**Official Plan Considerations** (Official Plan adopted by Council on 14 June 2011):

The subject lands are designated “Neighbourhood Area” under the Official Plan adopted by

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Council on 14 June 2011 for the City of Brockville.

The “Neighbourhood Area” classification of land means that the predominant use of land so designated shall be for a variety of residential dwelling types consistent with various land use and built form policies identified under Policy 4.3.3. As the proposed development retains the existing R3-X8-1 residential zoning currently in place and relates to new residential development identified under draft plan of subdivision, the proposal is consistent with the Official Plan adopted by Council on 14 June 2011.

Planning Act Considerations:

The Planning Act, R.S.O. 1990, c.P.13, Section 51 (24) requires the approval authority (Council) to consider the following:

*51(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to the following:*

- (a) *The effect of development of the proposed subdivision on Matters of Provincial Interest:*

Provincial Policy Statement Considerations:

The Provincial Policy Statement (P.P.S) 2005, issued under authority of Subsection 3(5) of the Planning Act R.S.O. 1990, and in effect at the time of the filing of the subject Applications is the relevant document to be considered respecting these planning matters. The P.P.S. provides direction on matters of provincial interest related to land use planning and development. In exercising their respective authority on planning matters, decisions by both the Council of the Corporation of the City of Brockville and the Ontario Municipal Board “shall be consistent with” policy statements issued under the Act.

Part V of the PPS sets out various policies which describe the areas of Provincial interest. Not all policies in the PPS are relevant to the planning matter under consideration, and thus, only those relevant portions will be discussed in this report.

Part V, Section 1 is entitled “Building Strong Communities”. Section 1.1 focuses on developing strong communities through managing and directing land use to achieve efficient development and land use patterns focusing growth within established

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settlement areas to ensure that development occurs in areas which represent logical expansion of existing public services facilities and infrastructure and which represent efficient use of land and resources.

Part V, Section 1.4 is entitled "Housing". Section 1.4 focuses on creating and maintaining a full range of housing forms and densities designed to be affordable to moderate and lower income households. This to be achieved in part through residential intensification and cost effective development.

Part V, Section 1.6 is entitled "Infrastructure and Public Service Facilities" and promotes the optimization of municipal services and public health facilities as the preferred form of servicing for settlement areas. Servicing addresses water, sewage, transportation and infrastructure corridors and waste management.

Part V, Section 2 is entitled "Wise Use and Management of Resources" and deals with agricultural policies, mineral resources, natural heritage, water quantity and quality and cultural heritage and archeological resources. The site is not an agricultural site and no indication has been brought forward that the site is of archeological or cultural significance. In addition, the entire site has been extensively disturbed during the blasting and clearing undertaken for Wildwood Subdivision-Phase I.

Part V, Section 3 is entitled "Protecting Public Health and Safety" and deals with natural hazards and man-made hazards.

All of the above noted directives found in Part V, Sections 1, 2 and 3 of the PPS point towards support for the additional dwelling units which are being sought through this request for draft plan of subdivision. Specifically, the proposed development is located on vacant lands within the settlement area of the City and utilizes full municipal servicing with additions being made to the existing servicing infrastructure only so far as to ensure servicing is looped through the subdivision.

Access to the subdivision is from Beley Street (local road) via Wildwood Crescent-Phase I which is accessed from established Colonel Curry Drive (local road), Windsor Drive (arterial road) and Kensington Parkway (collector road). The area is serviced by the Blue Bus North route which provides access to many parts of the City either directly or via connection to the other transit routes. The proposed development is to be made up of single detached dwellings consistent with those existing to the west, south and east. Affordable housing is unlikely within this

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subdivision due to the dwelling type proposed, since it is a resubmission of a previously draft approved subdivision which was the result of extensive review and consultation.

In brief, the proposed subdivision is consistent with the PPS.

(b) *Whether the subdivision is premature or in the public interest;*

The proposed plan of subdivision is not premature and represents the logical extension of Wildwood Crescent and associated utilities and dwellings of a vacant parcel of land lying within an area of existing residential development. The proposed plan of subdivision is in the public interest in that it represents development of new freehold dwellings on a vacant parcel of land within an area identified for residential development within the City.

(c) *Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;*

The bulk of the subject lands are designated as "Residential" under the current Official Plan and "Neighbourhood Area" under the Official Plan adopted by Council on 14 June 2011, both of which documents identify the area for residential development as proposed. In addition, the proposed plan of subdivision is a lapsed portion of a previously draft approved subdivision.

Accordingly, the proposed subdivision is in conformity with the existing and future Official Plan and is in conformity with the adjacent plans of subdivision

(d) *The suitability of the land for the purposes for which it is to be subdivided;*

The site is located within an area of the City designated for residential development. The site is generally consistent with surrounding lands although some degree of fill will be required for most lots to bring the site up to a suitable grade for development. Blasting was required and completed at the time of Wildwood Phase I based on previous design requirements which remain consistent with those proposed for Wildwood Phase II development. Various design features are required to be incorporated into the subdivision with regard to the adjacent lands and Dana Street Park. Specifically, a public walkway shall be graded and paved to a minimum width of 3.0 meters and underlain by a storm sewer. In addition, various easements will be required to accommodate servicing within the subdivision.



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The proposed plan of subdivision therefore represents suitable efficient, orderly development of new residential housing.

- (e) *The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

The Operations Department-Engineering Division has confirmed that street layout as proposed is acceptable. The Operations Department-Engineering Division shall review design drawings showing layout, width, grade, etc., prior to the matter being returned to Council for final approval of Plan of Subdivision.

Streets are required to be conveyed to the City. The proposed name for the street is Wildwood Crescent. This is an extension of an existing street by the same name to complete a crescent development, and is consistent with the name of the existing Phase I section of the subdivision.

Access is from Beley Street and Wildwood Crescent, both of which are local roads and constructed to accommodate the type of development currently being proposed. The Operations Department-Engineering Division has confirmed that the additional traffic generated from the proposed development can be accommodated on the surrounding road systems.

- (f) *The dimensions and shapes of the proposed lots;*

The dimensions, shapes and layout of the proposed the lots, consisting of thirty (30) detached building lots (30 dwelling units) in an R2-Single Unit Residential Zone and an R3-X8-1 Zone, may be developed in compliance with requirements under City of Brockville Zoning By-law 194-94, as amended.

- (g) *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

The basic restrictions to development are as per Zoning By-law 194-94, as amended.

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*(h) Conservation of natural resources and flood control;*

The subject land has not been identified as being an area with notable natural resources and is not in close proximity to any water courses or flood prone areas.

*(i) The adequacy of utilities and municipal services;*

The Operations Department-Engineering Division has confirmed that adequate capacity in the existing sanitary and storm sewers and watermain is available to service the proposed subdivision. The Operations Department-Engineering Division shall review servicing plans prior to the matter being returned for consideration of final approval of Plan of Subdivision.

Similarly, utilities have not indicated any issues concerning the ability to service the area. The developer is responsible to contact the various private utilities and meet all requirements for servicing by those agencies.

*(j) The adequacy of school sites;*

The proposed subdivision is located within the catchment area for the public and separate school boards. Given the small scale of the proposed subdivision, no additional school sites are required to service the potential occupants of the subdivision.

*(k) The area of land, if any, within the proposed plan of subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Development of new residential land is subject to either dedication of five percent (5%) of the total land area as public parkland or a cash-in lieu of parkland payment equal to five percent (5%) of the value of the land determined as of the day before the day of the approval of the draft Plan of Subdivision.

The proposed subdivision is being developed immediately adjacent to parklands occupied by the Dana Street Park. Parkland dedication was made at the time of approval for the overall Hunters Hill Subdivision. No additional parkland or cash-in-lieu payment is required.

The timing for completion of the walkway along proposed Block "A" can be specified in the Subdivision Agreement such that it will address the desire of existing and

PROPOSED DRAFT SUBDIVISION APPROVAL – PLAN OF SUBDIVISION  
PART OF LOT 13 AND PART OF PART 1, R.P. 28R-12528, CITY OF BROCKVILLE  
OWNER: SPRING VALLEY HOMES LTD., (MICHAEL VEENSTRA)  
AGENT: COLLETT SURVEYING LTD.  
FILE: 08T-955001(D)

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future residents for access to be completed as early in the development process as possible.

- (l) *The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The physical layout of the plan is such that servicing costs for single detached dwellings and for street construction is optimized within the parameters of Zoning By-law 194-94 and builds on existing municipal services and infrastructure. Given the scale of the plan, incorporating specific energy conservation features is limited to efficient street orientation, efficient use of existing services and efficient building construction. The Ontario Building Code, particularly now following amendments brought forward under the Green Energy Act, includes extensive criteria for ensuring energy efficiency in new construction.

- (m) *The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.*

The entire City of Brockville is designated as a site plan control area by by-law passed under subsection 41(2) of the Planning Act, R.S.O. 1990 c.P. 13. However, in Brockville, construction of single detached dwellings is exempt from Site Plan Control approval.

Based upon a review of the proposed plan of subdivision in light of the criteria established under Section 51(24) of the Planning Act, it is apparent that the proposed plan of subdivision should be approved.

#### **POLICY IMPLICATIONS:**

The proposed development is consistent with City policies and with existing zoning. The recommendations in this report will ensure that appropriate conditions of approval are in place to guide completion of the design and ultimately, the development of the subject lands.

Additionally, the dwelling type anticipated by this development is consistent with the family friendly focus of the Community Strategic Plan 2009.

**PROPOSED DRAFT SUBDIVISION APPROVAL – PLAN OF SUBDIVISION**  
**PART OF LOT 13 AND PART OF PART 1, R.P. 28R-12528, CITY OF BROCKVILLE**  
**OWNER: SPRING VALLEY HOMES LTD., (MICHAEL VEENSTRA)**  
**AGENT: COLLETT SURVEYING LTD.**  
**FILE: 08T-955001(D)**

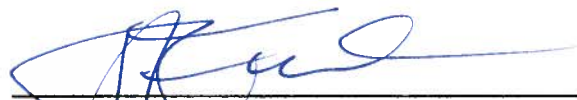
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### **FINANCIAL IMPLICATIONS:**

All costs associated with the preparation and registration of documentation necessary for final approval and registration of the proposed Plan of Subdivision are the responsibility of the owner. All other financial matters as specified in this report and determined through the Subdivision Agreement (i.e. posting of financial securities, conveyance of lands, improvement of public spaces, etc.) are the responsibility of the Owner.

### **CONCLUSIONS:**

The application for approval of a preliminary plan of subdivision, submitted by Collett Surveying Ltd., acting as Agent for Spring Valley Homes Ltd., owner of lands described as Part of Lot 13 and Part of Part 1, R.P. 28R-12528, City of Brockville, County of Leeds, for the extension of Wildwood Crescent has been given full review by City departments, external agencies and the public. It is appropriate to support the approval of the plan of subdivision, subject to conditions, as outlined in the recommendations to this report.



**J. Faurischou, MCIP, RPP**  
**Planner I**

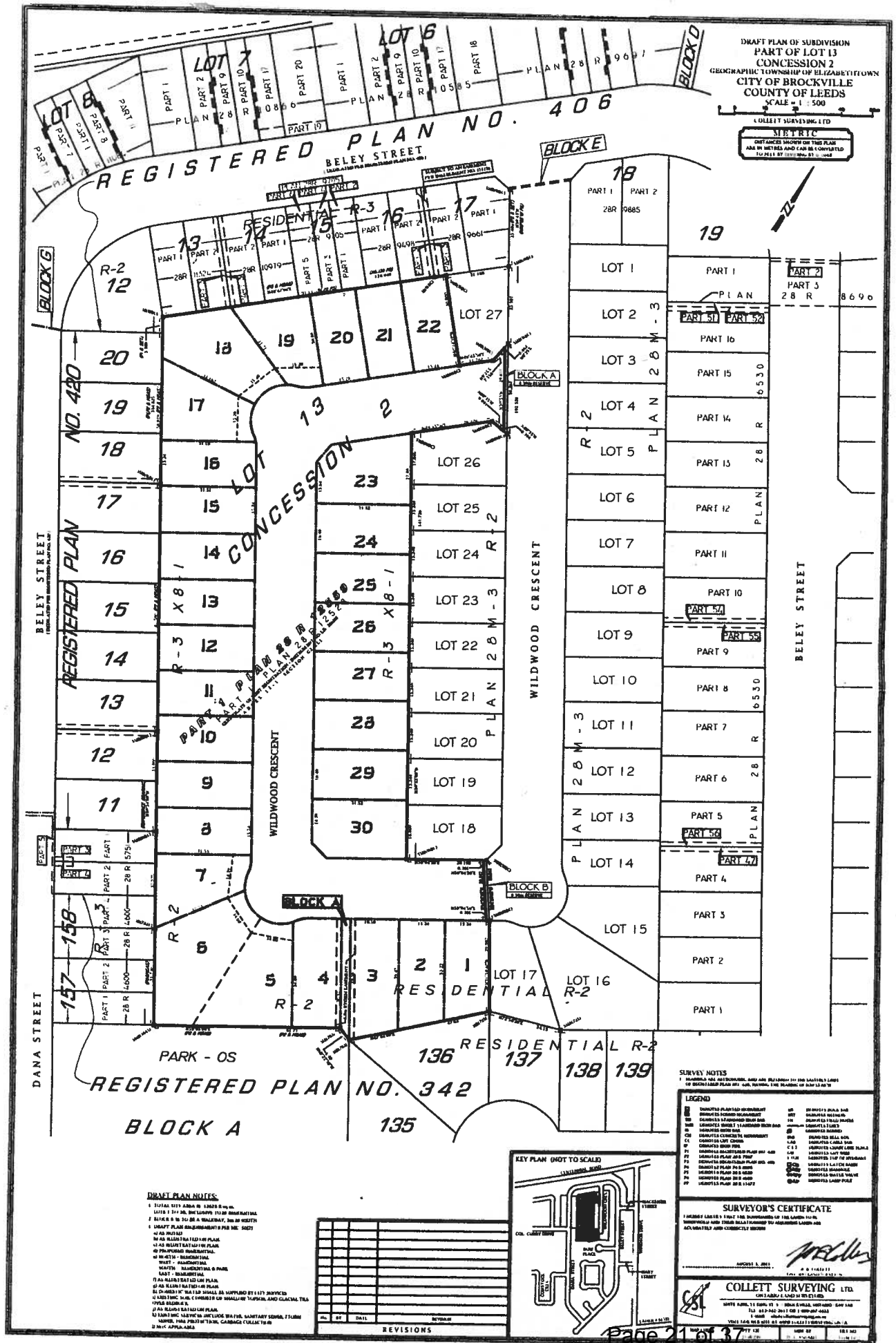


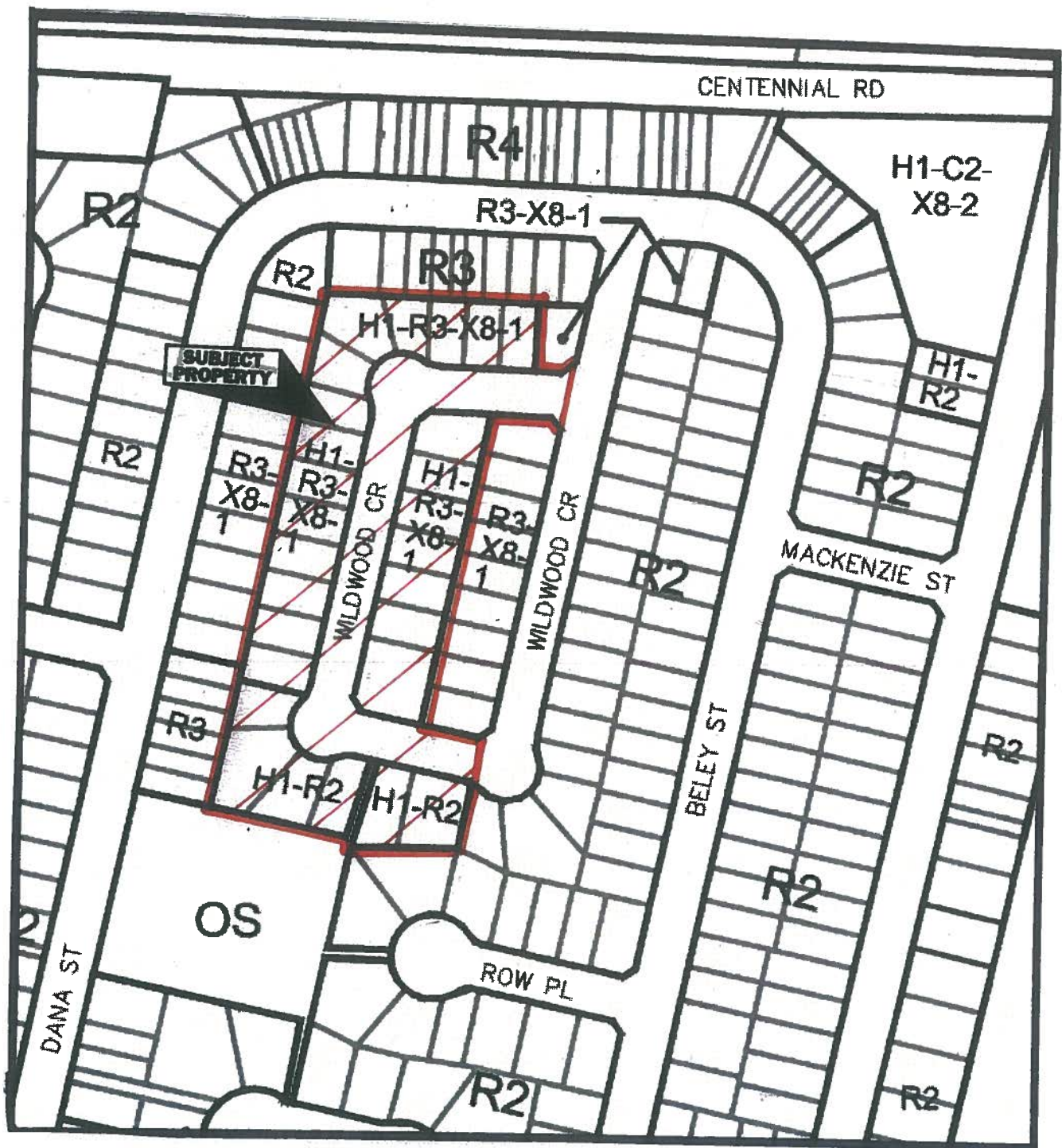
**M. Pascoe Merkley, MCIP, RPP**  
**Director of Planning**



**B. Casselman**  
**City Manager**

# SCHEDULE "A" - REPORT 2011-119-11





Excerpt from: Plate "A" to City of Brockville Zoning By-law 194-94, as amended





**Public Meeting  
Economic Development &  
Planning Committee**

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

**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

---

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

---

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.*

## SCHEDULE "D" - REPORT 2011-119-11



### CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0

Phone: (613) 546-4228 Fax: (613) 547-6474

E-mail: crca@cataraquiregion.on.ca Website: www.cataraquiregion.on.ca

August 29, 2011

File: SUB/BR

#### Sent by Email

Mr. Jonathan Faurschou  
Planner  
City of Brockville – Planning Department  
One King Street West  
Brockville ON K6V 7A5

Dear Mr. Faurschou:

**Re: Application for Subdivision Approval (08T-95501D)**  
**Wildwood Crescent, Phase II**  
**City of Brockville**  
**Waterbody: Buells Creek**



Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted application for subdivision approval and offer the following comments for the consideration of the City and for action/response by the applicant. The following information was reviewed by staff:

- Draft Plan of Subdivision of Part of Lot 13, Concession 2, Part of Part 1, Reference Plan 28R-12528, Geographich Township of Elizabethtown, City of Brockville, County of Leeds; prepared by Collett Surveying Ltd., dated August 5, 2011.

#### Summary of Proposal

The draft plan of subdivision is a resubmission of a previous approved draft plan of subdivision that lapsed in October 2009. An application for subdivision approval has been re-submitted with respect to the subject lands for the development of thirty (30) single detached dwelling units on the undeveloped portion of Wildwood Crescent. The application states that no changes are being proposed from the previously approved draft plan of subdivision.

The subject property is south of Centennial Road, west of Beley Street and east of Dana Drive. The subject property is approximately 5.9 acres and is currently vacant. The property is designated 'Residential' in the City of Brockville Official Plan and zoned 'H1-R3-X8-1' and 'H1-R2' in the implementing Zoning By-law.

#### Discussion

The main interest of the CRCA with respect to the present application is the adequate provision of stormwater management. CRCA staff request to review the following documents upon their completion:

- Grading and Drainage Plan
- Stormwater Management Plan
- Erosion and Sediment Control Plan

Mr. Jonathan Faurschou (DPA 08T-95501D – Wildwood Crescent)  
August 29, 2011

SUB/BR

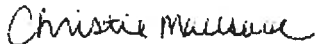
**Recommendation**

Staff have no objection to the approval of application 08T-95501D provided that the following are required as a condition of draft plan approval, to be fulfilled prior to final approval of this subdivision:

1. That a **lot grading and drainage plan** and a **sediment and erosion control plan** be completed and approved to the satisfaction of the City of Brockville ('City') and the Cataraqui Region Conservation Authority ('CRCA'), and be included in the Subdivision Agreement between the Owner and the City.
2. That a **detailed stormwater management plan** be prepared by a qualified Professional Engineer and approved to the satisfaction of the City and the CRCA, and that appropriate text to implement its findings be included in the Subdivision Agreement.

If there are any questions about the above, please contact the undersigned at 613-546-4228 extension 236 or by e-mail at [macisaac@cataraquiregion.on.ca](mailto:macisaac@cataraquiregion.on.ca).

Yours truly,



Christie MacIsaac BSc, MPI  
Environmental Planner

Cc: Brent Collett – Collett Surveying Inc. (Applicant), via email

Development & Municipal Services Control Centre  
Floor 5, 100 Borough Drive  
Scarborough, Ontario  
M1P 4W2  
Tel: 416-296-6291 Toll-Free: 1-800-748-6284  
Fax: 416-296-0520

**Bell**

October 18, 2011

City of Brockville  
Planning Department  
P.O.Box 5000, 1 King Street West  
Brockville, Ontario  
K6V 7A5

Attention: Jonathan Faurschou

Dear Sir/Madam:

RE: Draft Plan of Subdivision  
Wildwood Cres  
Your File No: 08T-955001(D)  
Bell File No: 46845



Further to our comments of August 24, 2011 Bell Canada is pleased to provide the following additional comments.

A detailed review of the Draft Plan of Subdivision has been completed.

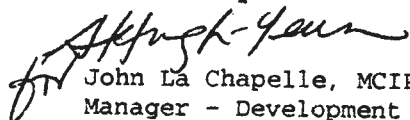
The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).


The following paragraph(s) are to be included as Conditions of Draft Plan of Subdivision Approval:

1. We have no conditions/objections to the above application as submitted.

Should you have any questions please contact Sandra Hugh-Yeun at 416-296-6590.

Yours truly

  
John La Chapelle, MCIP, RPP  
Manager - Development & Municipal Services

E-MAILED TO B. ALLETT  
I M. VEENSTRA ON  
18 OCT. 2011  


## Jon Faurschou

---

**From:** Mark.VanTol@HydroOne.com  
**Sent:** Monday, August 29, 2011 10:28 AM  
**To:** Jon Faurschou  
**Subject:** Brockville subdivisions

Hi Jon,

As discussed, my group typically looks at the impact of subdivisions only once a submission has been made to request an electrical design. The principle reason for this is that any system upgrades that may be required are issued in a reactive manner, and for the most part are not proactive. The only proactive changes we make are instances where the demonstrated growth of a municipality is unusually rapid.

If you have any subdivision proposals that could be considered unusually large, I have no issue providing comment up front. Otherwise, my preference is to defer any system analysis until the request for design is presented to my group.

I hope that helps clarify things. If you have any additional questions, please feel free to contact me for further clarification. I'd be happy to help if I can.

Regards,

**Mark van Tol**  
**Distribution Planner**  
**Hydro One Networks Inc.**  
**Desk: 705-719-5703**  
**Cell: 705-346-0575**



---

**From:** Jon Faurschou [mailto:jfaurschou@brockville.com]  
**Sent:** Monday, August 29, 2011 10:00 AM  
**To:** VAN TOL Mark  
**Subject:** FW: test

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# COGECO

31 August, 2011

City of Brockville,  
Planning Department,  
1 King Street West,  
P.O. Box 5000,  
Brockville, Ontario.  
K6V 7A5



**RE: Wildwood phase 2**

**File No.: 08T955001(D)**

Please be advised that we have reviewed the draft plan of the Wildwood phase 2 subdivision in Brockville, United Counties of Leeds Grenville.

COGECO Cable Cornwall will be providing cable service to this area by utilizing joint trenching with Cornwall Electric and Bell Canada pending corporate budgetary approval.

We would appreciate receiving information pertaining to the approximate start date of the project, to assist us in effectively forecasting our portion of the work. **Easements may be required if we don't have sufficient room to place pedestals, this would be at the developers expense.** If you require additional information in regards to this matter, please do not hesitate to call our office.

Yours truly,

*Guy Lafrance*

Guy Lafrance,

Outside Plant Lead Hand.

ENBRIDGE GAS DISTRIBUTION INC.

500 Consumers Road  
North York ON M2J 1P8

SEPTEMBER 20<sup>TH</sup>, 2011

Mailing Address  
P.O. Box 650  
Scarborough ON M1K 5E3

**JONATHAN FAURSCHO  
PLANNER  
PLANNING DEPARTMENT  
CITY OF BROCKVILLE  
ONE KING STREET WEST,  
P.O. BOX 5000  
BROCKVILLE, ON K6V 7A5**



Dear Sirs:

**RE: NOTICE OF AN APPLICATION FOR APPROVAL OF  
A PLAN OF SUBDIVISION  
DRAFT PLAN OF SUBDIVISION  
SPRING VALLEY HOMES  
WILDWOOD CRESCENT, PHASE II  
FILE NO.: 08T-95501(D)**

Enbridge Gas Distribution has no objections to the application as proposed.

At this time this is not a commitment by Enbridge Gas Distribution to service this site, to service this site by a given date or that there will be no costs for servicing this site.

The applicant is to contact the Enbridge Customer Connections Department at their earliest convenience to discuss installation and clearance requirements for service and metering facilities.

In the event that easements are required to service this development the applicant will provide easements at no cost to Enbridge Gas Distribution.

Enbridge Gas Distribution requests that the following conditions be included in the subdivision agreement.

The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.

Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities.

The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.

The developer shall provide current Town approved road cross-sections showing all Utilities in the configuration proposed for all of the street widths within the development.

Yours truly,

JIM ARNOTT  
Municipal Coordination Advisor  
Distribution Asset Management  
(416) 758-7901  
(416) 758-4374 – FAX

JA:rv



~~Untitled~~

42 Wildwood Cres.,  
Brockville, Ont.,  
Aug. 22, 2011.

Planning Committee,

Re-File 08T-955001(D)  
Wildwood Cres. Phase 2.

Dear Members,

My concern here is that a walk way to green space (park) be completed at the beginning of this development ,not at the end.

I am sure everyone on the planning committee wants us to have access to a green space.

Sincerely,



William D. Hamblen



Aug 18 / 20 11.

Director of Planning Department

Dear Sir;

On Aug. I received a notice that on Wildwood Crescent that Spring Valley Homes

Are planning on building 30 single detached homes.

Now I am sorry to say I am not in favor of these detached home, begin build.

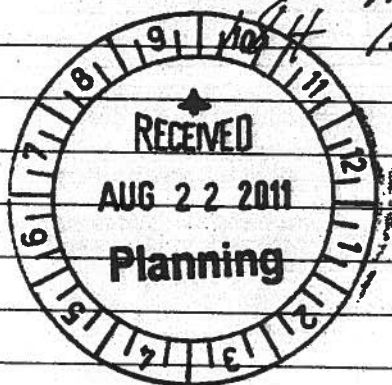
What myself and my sons expected would be private homes begin build on that property.

Your Truly.

Helen Rudl.

Beley St.

Brockville  
Ont.



**October 26, 2011**

**REPORT TO ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE –  
November 1, 2011**

**2011-120-11**

**SOCIAL-CULTURAL AGREEMENT /Zabaikalsky Region of the Russian Federation  
DAVID C. PAUL  
DIRECTOR OF ECONOMIC DEVELOPMENT AND TOURISM**

**RECOMMENDED**

THAT the Economic Development and Planning Committee recommend to Council the ratification of a Social-Cultural Agreement between the Chitinsky district of the Zabaikalsky region of the Russian Federation and the Corporation of the City of Brockville, being a protocol agreement identifying a number of arts and cultural exchanges between the two districts for the purposes of enhancing culture diversity amongst both jurisdictions and further encouraging immigrant investment and attraction associated with the directives of our economic development office, and further;

THAT the Mayor present duly, the endorsed documents to both the Governor and Minister of Culture during a scheduled visitation in early 2012 to Brockville.

**PURPOSE**

To enter into a Social-Cultural Agreement with the Russian Municipality which was presented during an economic/immigration mission in August 2011 in the subject area.

**BACKGROUND**

- In August 2011 an outbound mission to the subject Russian community was coordinated through local Russian investors that were introduced in person to the City in March 2011
- The August mission was to provide assistance, direction and coordination associated with the Ontario Provincial Nomination Program, and further, continue the promotion of immigrant investment attraction with the focus on potential downtown/waterfront opportunities that was presented during the mission
- Russian investors are returning in November 2011 and additional personnel in January 2012 to further their discussions and negotiations associated with various business opportunities

- Investors have established the required trust fund in Canada and will remain on a short term basis for up to 6 months in both Brockville and Toronto to further both the process of future immigration and the transfer of investment capital to identify projects. A profile of the investors is consistently aligned to the targeted description of Canadian immigration being highly skilled individuals with capital to invest in Canadian developments and real estate.
- Our clients currently are engineers and architect with a successful business base which was confirmed and validated during the August visit
- The Social-Cultural Agreement was an additional agenda item added during the mission for the purposes of endeavoring to expand on acquaintances/relationships that were introduced by the investors from the eastern Siberian province. An audience with the Governor/Premier and his Minister of Culture and Economic Development were coordinated to further establish the credibility and authenticity of the agreement.
- Plans for a visit by the Russian delegation is scheduled in the new year which will include these high ranking diplomats

## **ANALYSIS**

- The Social-Cultural Agreement is one of intent and does not present any financial exposure associated with the terms of the agreement
- The wording of the subject agreement is similar to language utilized in previous agreements associated with our Friendship Agreement-1000 Islands/China as well as intent identified in the two previous twinning agreements between Ontario California and Mildura Australia.
- The agreement identifies theatrical, musical and other artistic group touring as well as individual performers that ultimately could be exchanged pending the necessary financial fundraising associated with such touring groups
- Most of the exchange can be provided in terms of advice and direction from established cultural activities and facilities in Canada
- Agreements between foreign jurisdictions do have the potential of the economic development exchange and related opportunities depending on the actions of the two communities and the level of intent to execute the various articles of the agreement.

## **POLICY IMPLICATIONS**

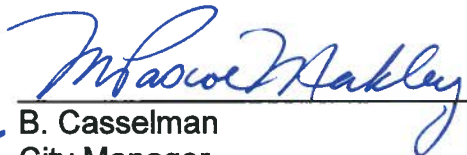
None.

## FINANCIAL CONSIDERATIONS

No direct financial implications or exposure associated with the Social-Cultural Agreement.

## CONCLUSION

The authorization of the subject agreement and the ultimate presentation in 2012 will provide a positive and open forum of dialogue and exchange between two jurisdictions.

  
\_\_\_\_\_  
D. Paul  
Director of Economic Development  
\_\_\_\_\_  
D. Cyr  
Director of Finance  
\_\_\_\_\_  
B. Casselman  
City Manager