

## **Economic Development & Planning Committee**

Tuesday, June 02, 2015, 5:15 pm  
City Hall, Council Chambers

### ***COMMITTEE MINUTES***

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#### **Members Present:**

Councillor J. Baker, Chair  
Councillor L. Bursey  
Councillor M. Kalivas  
Councillor D. LeSueur  
Mayor D. Henderson, Ex-Officio

#### **Others:**

Councillor T. Blanchard  
Councillor P. Deery  
Councillor J. Earle

#### **Staff:**

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

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

### **DISCLOSURE OF INTEREST**

Mayor Henderson declared a conflict with regard to Staff Report No. 2015-062-06, Rockford Forest Subdivision as he has a financial interest in adjacent property on Fitzsimmons Drive.

### **DELEGATIONS AND PRESENTATIONS**

1. Rockford Forest Subdivision  
(Mr. Brendan O'Connor MCIP, RPP)

Mr. O'Connor addressed the Committee regarding Rockford Forest Subdivision application.

## **CORRESPONDENCE**

Nil.

## **STAFF REPORTS**

1. 2015-062-06  
Draft Approval, Proposed Plan of Subdivision  
Part Lot 11, Concession 2, City of Brockville  
Rockford Forest Subdivision  
Owner: Cathedral Enterprises Ltd.  
Agent: Eastern Engineering Group Inc.  
File: 08T-14501

Moved by: Councillor LeSueur

**THAT** approval be granted to the Draft Plan of Subdivision on lands described as Part of Lot 11, Concession 2, City of Brockville, County of Leeds, subject to the following conditions:

- i) That these conditions shall apply to the Draft Plan prepared by Robert J. Jordan, O.L.S., dated 22 July 2014, showing one street, Flanders Road, and Blocks 1 through 12, inclusive, said Road and Blocks being delineated as to use on the afore-mentioned Draft Plan;
- ii) That the proposed Street shown on this Draft Plan shall be dedicated as a public highway to be named "Flanders Road";
- iii) That prior to final approval of the Plan, the Owner shall enter into a Subdivision Agreement with the City of Brockville which shall specify, among other things:
  1. All of the requirements, financial and otherwise, of the City of Brockville concerning, but not limited to, the provision of roads, street lighting, easements and the installation of services, drainage facilities, as well as:
    - a) the provision of screening of dwellings located on Fitzsimmons Drive which back onto Flanders Road, and
    - b) cash-in-lieu of parkland dedication.
  2. The requirement of the Brockville Fire Department for an acceptable number of hydrant locations and capacity and location to ensure emergency services access and firefighting capabilities;

3. The requirements of Canada Post with respect to the location, installation of Community Mailboxes and associated easement(s) and consideration of various conditions as set out by Canada Post. In addition, all such work must comply with current Canada Post requirements as provided by Canada Post at the time of start of construction;
  4. The requirements of Enbridge Gas Distribution Inc., with respect to the provision of easement(s), installation and clearance requirements, a composite utility plan, street grading requirements, field survey information, road cross-sections, and consideration of various other conditions as set out by Enbridge Gas Distribution Inc.;
  5. The requirements of Hydro One Networks Inc. with respect to the installation of electrical servicing, associated easement(s) and restriction of development on the existing 10.06 m easement;
  6. The requirements of Cogeco Cable Canada Inc. with respect to the provision of easement(s) and installation of Cable servicing and associated easement(s);
  7. The requirements of Bell with respect to the provision of easement(s) and installation of communication/telecommunication infrastructure and consideration of various other conditions as set out by Bell;
  8. The developer's responsibility to prepare a Tree Saving Plan and Tree Planting Schedule for each lot for review and approval by the City of Brockville prior to development of each lot.
  9. Placement of a 25 metre buffer around the "Archivable" tree on Lot 6. Removal and subsequent development of the lots affected by the buffer is subject to obtaining written approval from the Ontario Ministry of Natural Resources and Forestry (MNRF).
- iv) 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;
- v) 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;

- vi) 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. 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.
- vii) That no tree clearing shall be permitted until approval of a Tree Saving Plan for each lot or block is approved by the City of Brockville.
- viii) That "Best Management Practices" respecting woodlands, and in particular, Butternut trees as specified in the Environmental Impact Statement (EIS) by Ecological Services be followed. Said practices to include, but not be limited to, continuing the process to address remediation, avoidance measures and removal measures as they apply to Butternut trees identified under the EIS and as confirmed by various applications submitted under the Endangered Species Act as managed by MNRF.
- 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, and the conveyances to the City of Brockville of Blocks 11 and 12 as 0.3 metre reserves.
- 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 sixty (60) 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.

CARRIED

2. 2015-061-06  
Canada 150 Community  
Infrastructure Fund

Moved by: Councillor LeSueur

THAT the City of Brockville apply to the Canada 150 Community Infrastructure Fund for up to \$750,000 out of a total estimated project cost of up to \$2,500,000 for the rehabilitation of the Brockville Railway Tunnel and north gorge for the purposes of opening the entire tunnel for public use.

CARRIED

### **CONSENT AGENDA**

Nil.

*The meeting recessed at 6:19 pm.*

*The meeting resumed at 6:39 pm.*

### **MOTION TO MOVE INTO CLOSED SESSION**

Moved by: Councillor Bursey

Seconded by: Councillor LeSueur

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**

Moved by: Councillor LeSueur

Seconded by: Councillor Kalivas

THAT the EDP Committee rise from Closed Session without reporting.

CARRIED

*The regular meeting reconvened at 8:29 pm.*

### **ADJOURNMENT**

Moved by: Councillor Kalivas  
Seconded by: Councillor Bursey

THAT the Economic Development and Planning Committee adjourned its meeting until the next regular meeting scheduled for July 7, 2015.

CARRIED

*The meeting adjourned at 8:30 pm.*