



Economic Development & Planning Committee

Tuesday, May 04, 2010, 5:15 P.m.
City Hall, Council Chambers

COMMITTEE MINUTES

Roll Call

Committee Members:

Councillor J. Baker, Chair
Councillor M. Kalivas
Councillor S. Williams

Others:

Mayor D. Henderson

Staff:

Ms. T. Brons, Administrative Coordinator (Recording Secretary)
Ms. M. Pascoe-Merkley, Director of Planning
Mr. J. Farschou, Planner I
Ms. S. Seale, City Clerk

Others:

Mr. Brent Collett, Applicant

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

STAFF REPORTS

1. 2010-073-05
Proposed Amendments to the Official Plan and Zoning By-Law 194-94 Lots 44 to 50, Incl, Block 48, Plan 67, Parts 1, 2 and 3, Registered Plan 28R-12668 City of Brockville, County of Leeds (Downey Street)
Owner: 1681083 Ontario Ltd.

Mr. J. Faurschou, Planner I, provided an overview of the application for amendment to the Official Plan and for amendment to Zoning By-law 194-94 with respect to lands described above.

Mr. Faurschou commented on the alternatives to address the issues raised by correspondence and at the Public Meeting held on April 6, 2010.

Councillor Kalivas requested clarification with respect to the concerns raised by various departments. Mr. Faurschou provided clarification and comments regarding the issues outlined within the report.

Councillor Kalivas questioned "open space storage" and commented that he did not recall open space storage being discussed at the Public Meeting with respect to this application. Ms. M. Pascoe-Merkley noted that the open space storage would be restricted to vehicles, boats and trailers only and would require screening from the street and that no storage would be permitted within the landscaped areas of the site. The Committee requested to incorporate approximately 10% of the lot area for open storage to only be permitted on the west end of the site.

Councillor Williams questioned the wording of an "opaque fence" and asked what type of material would be used. The Committee directed Staff to incorporate a solid wood fence 2.0 meters in height to be maintained along the east and south property lines into the zoning amendment.

Councillor Baker requested clarification with respect to the property assessment. It was noted that all properties are assessed based on their use.

Moved by: Councillor Kalivas

THAT Official Plan Amendment No. 88, to add a special policy applicable to lands described as Lots 44 to 50, inclusive, Block 48, Registered Plan 67, being Parts 1, 2 and 3 on Reference Plan No 12668, City of Brockville, County of Leeds, located on Downey Street, to permit a mini warehouse operation while leaving the subject land designated as "Residential", be adopted; and

THAT Zoning By-law 194-94 be amended to rezone lands described as Lots 44 to 50, inclusive, Block 48, registered Plan 67, being Parts 1, 2 and 3 on Reference Plan No 12688, City of Brockville, County of Leeds, to create a site-specific R4-General Residential Zone to add a mini warehouse as a permitted use with other site-specific elements.

CARRIED

2. 2010-074-05
United Counties of Leeds & Grenville/Ontario Realty Corp. Request for License to Permit the Construction of a Lay-By on Wall Street

Ms. S. Seale, City Clerk provided an overview of Report 2010-074-05.

Ms. Seale noted that this report is specific to the request for license to permit the construction of a lay-by on Wall Street and that further to this project, the applicant will also be replacing the current entrance enclosure located on Wall Street and that the necessary applications will be submitted to the Planning Department at that time.

Moved by: Councillor Williams

THAT Council authorize the Mayor and City Clerk to execute an agreement with the United Counties of Leeds & Grenville and the Ontario Realty Corp. for the construction of a lay-by area on the west side of Wall Street to facilitate off-street loading and unloading of delivery trucks for the Brockville Jail.

CARRIED

CONSENT AGENDA

The following items will be taken to the next regular meeting of Council scheduled for May 11, 2010:

1. 2010-073-05 - Proposed Amendments to the Official Plan and Zoning By-Law194-94 Lots 44 to 50, Incl, Block 48, Plan 67, Parts 1, 2 and 3, Registered Plan 28R-12668 City of Brockville, County of Leeds (Downey Street) Owner: 1681083 Ontario Ltd.
2. 2010-074-05 - United Counties of Leeds & Grenville/Ontario Realty Corp. Request for License to Permit the Construction of a Lay-By on Wall Street.

The meeting adjourned at 6:05 p.m.