

THE FOURTEENTH MEETING  
March 25, 2015

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Public and regular meetings of Council were held at the South Stormont Town Hall on Wednesday, March 25, 2015.

Public Meeting 6:00 PM

Present

Council: Mayor Jim Bancroft  
Deputy Mayor Hart  
Councillors Donna Primeau (6:05 PM), David Smith and Richard Waldroff

Staff: Hilton Cryderman, Stephanie Liscomb, Betty de Haan, and Loriann Harbers

SDG Counties: Jack Sullivan, Ben de Haan

A public meeting commenced at 6:00 PM to consider a draft plan of subdivision and two zoning amendment applications.

Plan of Subdivision: Arrowhead Development Company

Following the Mayor's introduction, Planning Technician Stephanie Liscomb provided an overview of the proposed plan of subdivision and advised that notice had been provided by first class mail in addition to being posted at the property.

The applicant, Irene Cameron, and Josh Eamon, WSP Inc. were in attendance to address any questions concerning the applications.

Josh Eamon provided an overview of the proposed development. The applicant intends to develop the parcel of land for a residential use development consisting of 16 residential lots, 4 blocks, and one remainder residential lot. Access to the lands will be provided from SDG County Road 36.

Mr. Eamon explained that drainage, stormwater management and access to parkland to the west have been considered in the draft plan.

George Blake, 9 Abigail Crescent and owner of a vacant lot on George Patrick Drive, expressed concerns concerning the assessed value of lots in the area because the proposed lots are smaller than others in the Arrowhead development. Additionally, he requested clarification concerning grading and drainage in the area.

Ms. Cameron advised that the property was previously a small farm and that the suggested use would increase lot value. Josh Eamon explained that the drainage design for Phase 7 is contained on the subject area as is consistent with the rest of the development. As such, the grading and drainage designs proposed will not affect the rear of his lot on George Patrick Drive.

Clarification was sought as to home size, being 1500 square feet for a bungalow and 1900 square feet for a two story home.

Mr. Eamon advised that final lot grading design will be presented for the Township's approval as part of the subdivision agreement process.

Council inquired as to the existing farmhouse. Ms. Cameron advised that it has been renovated to complement the subdivision.

Stephanie Liscomb advised of correspondence received concerning the plan of subdivision from the following:

Brian Merkley, 1 Forest Hill Road: parkland access

Giselle Jolicoeur, 5 Connor Crescent: request for future information

Bob Nicholls, 9 Forest Hill Road: access from County Road 36

Members were advised that access to parkland will be made available through a block dedicated for a walkway between 2 residential lots. It was also noted that although access from County Road 36 was a concern when developing Phases 5 and 6, the proposed entrance has been relocated and now meets site guideline requirements.

It was suggested that the speed limit be reduced on County Road 36. SD&G Director of Transportation and Planning, Ben de Haan advised that a review will be undertaken to determine whether a speed limit reduction is warranted. It was noted that the speed limit has recently been reduced from 80 km per hour to 60.

The public meeting portion concerning the Arrowhead plan of subdivision was concluded.

#### Zoning Amendment No. Z-2015-03 (Cameron)

The purpose of this zoning amendment is to rezone Part Lot 34, Concession 1, being Part 1 on Reference Plan 52R-3540, geographic Township of Cornwall, Township of South Stormont, to permit a 16 lot residential subdivision including 4 blocks, and the existing retained single detached dwelling having recently been connected to municipal sewer services, as shown on the Key Plan,

From: "Residential Single Services – First – Special Exception - Three (RSS1-3)"

To: "Residential Serviced – First – Special Exception – Four (RS1-4)" and

"Residential Serviced – First – holding (RS1-h)

A holding (h) provision will be implemented on the portion of the property that is subject to an Application for Plan of Subdivision in order to delay development until municipal services are available to the site. The Special Exception designation for the residential lot allows for the setbacks of the existing building to be deemed compliant with the by-law.

Following the Mayor's introduction, Planning Technician Stephanie Liscomb provided an overview of the proposed amendment and advised that notice had been provided by first class mail in addition to being posted at the property.

The applicant, Irene Cameron and Josh Eamon, WSP Inc. were in attendance to address questions concerning the proposed amendment.

Stephanie Liscomb advised of correspondence received concerning the proposed zoning amendment from the following:

Brian Merkley, 1 Forest Hill Road: parkland access

Giselle Jolicoeur, 5 Connor Crescent: request for future information

Bob Nicholls, 9 Forest Hill Road: access from County Road 36

Those present were provided with information regarding the next steps, as prescribed in the *Planning Act*.

The portion of the public meeting concerning Zoning Amendment No. Z-2015-03 was concluded.

Zoning Amendment No. Z-2015-03 (Bruining Bros Enterprises Inc.)

The proposed amendment for the subject property is as follows:

The owner wishes to build up to three (3) multi-unit dwellings or combination thereof.

The purpose of this zoning amendment is to revise the special exception zoning on Part of Lot 18, Concession 2, being Part 1 on Reference Plan 52R-3749, save and except Parts 1, 2, 3, and 4 on Reference Plan 52R-5509 and Parts 1, 2, 3, and 4 on Reference Plan 52R-7346 in the geographic Township of Osnabrock, Township of South Stormont, as shown on the Key Plan. The additional exception will permit a maximum number or combination of three (3) apartment dwellings and/or townhouses dwellings.

The holding provision will be removed once services have been made available to the subject property.

Following the Mayor's introduction, Planning Technician Stephanie Liscomb provided an overview of the proposed amendment and advised that notice had been provided by first class mail in addition to being posted at the property.

Mayor Bancroft invited those wishing to speak to the proposal to provide their name and address.

Jean Guy Geoffroy, 5399 Woodlands Drive, inquired if adequate services are available and was advised that yes, services are available. He further inquired as to an additional access point onto Woodlands Road as safety and traffic at the intersection of Woodlands Drive and Santa Cruz is a concern.

Hilton Cryderman, Director of Building/CBO advised that eventually Oak Street [*Oak Street was noted incorrectly; Wales Drive is the correct street*] from the west will connect to Woodlands Drive, however this is not proposed in the near future.

Mr. Geoffroy advised that he is interested in seeing development move forward, however is concerned that there has not been adequate planning and preparation done for this development. There does not appear to be a clear understanding of what the project will entail.

Members were advised that this public meeting is to address the zoning amendment application and that the specifics concerning traffic will be addressed through the site plan process.

Timothy Willard, 5393 Woodlands Road, expressed safety concerns about the intersection and the greater number of vehicles using the entrance.

Stephanie Liscomb explained that the traffic concerns can be addressed in the site plan process, should the zoning amendment be successful. She further described the type of development that is being proposed, being apartment buildings and/or townhouses.

Tracy Dubeau, 5397 Woodlands expressed concern with traffic safety, access and services.

Clarification of the location of Oak Street was provided.

David Lussier, 14977 County Road 2 requested clarification that drainage issues and stormwater management would be addressed as part of the site plan approval process.

Those present were provided with information regarding the next steps, as prescribed in the *Planning Act*.

The public meeting adjourned at 6:47 p.m.

A regular meeting of Council commenced at 7:00 PM at the South Stormont Town Hall.

#### Regular Meeting 7:00 PM

##### Present

Council: Mayor Jim Bancroft  
Deputy Mayor Tammy Hart  
Councillors Richard Waldroff, David Smith and Donna Primeau  
Staff: Hilton Cryderman  
Betty de Haan  
Johanna Barkley  
Gilles Crepeau  
Ross Gellately  
Loriann Harbers  
Kevin Amelotte  
Stephanie Liscomb

#### **Call to Order/Opening Remarks**

#### **The Lord's Prayer**

#### **Confirmation of Agenda**

#### **Disclosure of Pecuniary Interest**

Deputy Mayor Hart declared a potential conflict of interest with regards to Action Request No. A-09-2015 Lalonde Road, due to her husband's business relationship with the potential buyer.

#### **Petitions and Delegations**– nil.

**Correspondence** – February 13 to March 19, 2015  
Received and filed.

#### **Motions**

##### Resolution No. 082/2015 – Action Request Surface Treatment Tender

Moved by Deputy Mayor Hart, Seconded by Councillor Smith

Be it resolved that Council accepts and approves the recommendation presented in Report No. PW-07-2015 awarding Tender No. 05-2015 for surface treatment to Smiths Construction Company.

Carried.

##### Resolution No. 083/2015 – Action Request Granular Tender

Moved by Councillor Waldroff, Seconded by Councillor Smith

Be it resolved that Council accepts and approves the recommendation presented in Report No. PW-08-2015 awarding Tender No. 04-2015 for the supply and delivery of granular materials to Cornwall Gravel Company Ltd.

Carried.

Resolution No. 084/2015 – KIR: 2015 Weed Spraying

Moved by Councillor Smith, Seconded by Councillor Waldroff

Be it resolved that Council receives the Key Information Report explaining the Township's 2015 roadside weed spraying program.

Carried.

Resolution No. 085/2015 – Action Request Plan of Subdivision Arrowhead Phase 7

Moved by Councillor Smith, Seconded by Councillor Waldroff

Be it resolved that Council accepts and approves the recommendation presented in Report No. P-07-2015 in support of the plan of subdivision proposed by Arrowhead Development Company in Part Lot 34, Concession 1.

Carried.

Resolution No. 086/2015 – Action Request Bruining Bros. Enterprises Zoning Amendment

Moved by Councillor Waldroff, Seconded by Deputy Mayor Hart

Be it resolved that Council accepts and approves the recommendation presented in Report No. P-09-2015 in support of Zoning Amendment No. Z-2015-04 (Bruining Bros. Enterprises).

Carried.

Resolution No. 087/2015 – Consent Application No. B-12/15

Moved by Deputy Mayor Hart, Seconded by Councillor Primeau

Be it resolved that Council accepts and approves the recommendation presented in the Action Request dated March 25, 2015 for Consent Application No. B-12/15 (Manning).

Carried.

Resolution No. 088/2015 – Consent Application No. B-18/15

Moved by Deputy Mayor Hart, Seconded by Councillor Smith

Be it resolved that Council accepts and approves the recommendation presented in the Action Request dated March 25, 2015 for Consent Application No. B-18/15 (Clark).

Carried.

Resolution No. 089/2015 – Action Request Fire Master Plan

Moved by Deputy Mayor Hart, Seconded by Councillor Waldroff

Be it resolved that Council accepts and approves the recommendation presented in Report No. FD-03-2015 and awards RFP No. 03-2015 for professional services to prepare a Fire Master Plan to Dillon Consulting.

Carried.

Resolution No. 090/2015 – Action Request Lalonde Road

Moved by Councillor Waldroff, Seconded by Councillor Smith

Be it resolved that Council accepts and approves the recommendation presented in Report No. A-09-2015 concerning Lalonde Road.

Carried.

Resolution No. 091/2015 – Action Request Close and Sale of Road Allowance

Moved by Deputy Mayor Hart, Seconded by Councillor Waldroff

Be it resolved that Council accepts and approves the recommendation presented in Report No. A-10-2015 in response to a request to close and sell a road allowance between Lots 24 and 25 in Concession 6, former Township of Cornwall.

Carried.

Resolution No. 092/2015 – Notice: Water and Sewer Rate By-law

Moved by Councillor Primeau, Seconded by Deputy Mayor Hart

Be it resolved that Council gives notice of their intention to pass a by-law establishing rates for the supply of water and sewer services at the April 8, 2015 regular meeting, or on a subsequent meeting date.

Carried.

Resolution No. 093/2015 – Autism Awareness Day: April 2

Moved by Councillor Waldroff, Seconded by Councillor Smith

Whereas World Autism Day will be recognized on April 2<sup>nd</sup>, 2015 in Canada;

And whereas Autism Spectrum Disorder (ASD) affects more than 100,000 Ontarians. ASD is now recognized as the most common neurological disorder affecting 1 in every 94 children, as well as their friends, family and community;

And whereas ASD is a spectrum disorder, which means it not only manifests itself differently in every individual in whom it appears, but its characteristics will change over the life of each individual as well. A child with ASD will become an adult with ASD;

And whereas Autism Ontario is the leading source of information and referral on autism and one of the largest collective voices representing the autism community. Since 1973, Autism Ontario has been providing support, information and opportunities for thousands of families across the province;

And whereas Autism Ontario is dedicated to increasing public awareness about autism and the day-to-day issues faced by individuals with autism, their families and the professionals with whom they interact. The association and its chapters share common goals of providing information and education, supporting research and advocating for programs and services for the autism community.

Now therefore be it resolved that Council hereby declares April 2, 2015 as World Autism Awareness Day in the Township of South Stormont.

Carried.

**Discussion**

Upper Tier Update: members were advised of recent updates in the SD&G County Transportation and Planning Departments.

**By-Laws**

Resolution No. 094/2015 - By-Laws

Moved by Councillor Smith, Seconded by Deputy Mayor Hart

Be it resolved that the following By-laws be read and passed in open Council, signed and sealed this 25<sup>th</sup> day of March, 2015:

- |          |  |
|----------|--|
| 2015-037 | A By-law to Enter into an Agreement with Kenyon Auto Centre        |
| 2015-039 | A By-law to Amend By-law No. 2011-100 (Bruining Bros. Enterprises) |

Carried.

**New Business**

Members inquired as to SD&G Counties scheduling a meeting to consider round-a-bout construction in Long Sault; to date, no meeting date has been set.

Discussion ensued concerning the recent power outage and Woodland Villa.

**Closed Session**

**Adjournment**

Resolution No. 095/2015 - Adjournment

Moved by Councillor Smith, Seconded by Deputy Mayor Hart

Be it resolved that Council adjourn this regular meeting of Council at 7:30 p.m. and return to the call of the chair.

Carried.

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Mayor

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Clerk