

THE ONE HUNDRED AND TWENTY SECOND MEETING
September 26, 2018

A public meeting of Council commenced at 6:00 PM at the South Stormont Town Hall.

Present:

Council: Mayor Jim Bancroft
Deputy Mayor Tammy Hart
Councillor Donna Primeau
Councillor David Smith
Councillor Richard Waldroff

Staff: Loriann Harbers, Director of Corporate Services/Clerk
Peter Young, Director of Planning/EDO
Jesse McPhail, Community Planner

Call Meeting to Order and Opening Remarks

Disclosure of Pecuniary Interest

Mayor Bancroft welcomed those in attendance and introduced Jesse McPhail, Community Planner for the Township of South Stormont.

Public Meeting: Zoning By-law Amendment Nos. Z-2018-12 (Gaucher) and Z-2018-13 (Kruders)

Mr. McPhail provided an overview of the public meeting process and advised that the notices of public meeting had been mailed on September 6, 2018. The notices were also posted at the property and sent electronically to the prescribed list pursuant to the Planning Act. Mr. McPhail also advised that should anyone wish to receive further documentation concerning the application(s) they must provide their name and address to the Clerk.

Amendment No. Z-2018-12 (Gaucher)

Mr. McPhail explained that the purpose of this zoning amendment is to rezone Part of Lot 12, Concession 9, Geographic Township of Cornwall, in the Township of South Stormont, on the corner of Willy Allan Road and Highway 138;

From: "Rural (RU)"
To: "Rural – Special Exception 11 (RU-11)"

The special exception will allow for the establishment of a "Contractors Shop or Yard" on the subject lands as a permitted use, in addition to those uses currently permitted within the Rural (RU) zone.

Mr. McPhail advised that correspondence was received from the Ministry of Transportation (MTO) advising that they did not have any objections; however, it was noted that no direct access would be permitted to Highway 138, and that the applicants would need to sufficiently address stormwater and adequate setbacks.

Mr. McPhail advised that correspondence was received from the Raisin Region Conservation Authority (RRCA) advising that they did not have any objections to the proposal.

In addition, Mr. McPhail advised that four owners of lands near the subject property spoke with staff seeking clarification around the nature of the proposal, and the types of activities/development that would be permitted under the amendment. One of the main concerns raised by landowners was the size of the area being rezoned, as well as the how large the business could potentially grow.

Mr. McPhail explained that the by-law will be considered as part of the regular meeting following this public meeting.

Following Mr. McPhail's explanation of appeal rights, Mayor Bancroft invited questions from the public.

As there were no questions or comments from members of the public, Mayor Bancroft welcomed questions from Council.

Clarification was sought as to how many people were notified of the application and Mr. McPhail advised that 8 notices were sent to landowners within 120 metres of the subject property. Further clarification was sought as to whether those landowners who had concerns were satisfied after speaking to staff and Mr. McPhail advised that none of the landowners who has expressed concerns were present at the public meeting.

Clarification was sought as to what the "Contractors Shop or Yard" be used for. The Applicant, Mr. Gaucher advised that his business is general and landscape contracting.

Clarification was sought as to whether any environmental questions or concerns were raised and Mr. McPhail advised that no environmental concerns were noted.

As there were no further comments, this portion of the meeting was closed.

Amendment No. Z-2018-13 (Kruders)

Mr. McPhail explained that the purpose of this zoning amendment is to rezone Part of Lot 3, Plan 269, Parts 2, 3 and part of Part 1 on Reference Plan 52R-3267, Geographic Township of Osnabrock, in the Township of South Stormont, on Vin Vista Drive and County Road 2;

From: "Open Space (OS)"
To: "Residential Single Services – First (RSS1)"

Pursuant to the conditions of approval for severance applications B-124-15 and B-125-15, the subject properties are being rezoned to RSS1 in order to allow for the lands to be developed as three separate residential lots.

Mr. McPhail advised that correspondence was received from OPG advising that they have been discussing removal of the restrictive covenants and replacement of them with a flooding easement to allow for the lands to be developed. This easement has not been completed to date; OPG has therefore advised the rezoning would be premature until such a time as these matters are sorted.

Mr. McPhail advised that correspondence was received from the Raisin Region Conservation Authority (RRCA) advising that a satisfactory site plan has not been submitted to confirm the suitability of the lots in accordance with the conditions of consent approval.

Following Mr. McPhail's explanation of appeal rights, Mayor Bancroft invited Mr. Kruders, property owner, to address Council. Mr. Kruders advised that he is waiting for OPG to complete paperwork so the matter can move forward.

Mayor Bancroft advised that Council will not consider the proposed amendment until such a time as the items raised by OPG have been sufficiently addressed.

As there were no further comments, Mayor Bancroft expressed appreciation to those in attendance and adjourned the public meeting at 6:20 PM.

Mayor

Clerk