

**TOWNSHIP OF SOUTH STORMONT
MINUTES**

THE SIXTEENTH MEETING
March 27, 2019

Council Present	Mayor Bryan McGillis Deputy Mayor David Smith Councillor Andrew Guindon Councillor Jennifer MacIsaac Councillor Cindy Woods
Staff Present	Debi LucasSwitzer, Chief Administrative Officer Loriann Harbers, Director of Corporate Services/Clerk Peter Young, Director of Planning/EDO Jesse McPhail, Community Planner

1. Call Meeting to Order and Opening Remarks

A public meeting of Council commenced at 6:00 PM at the South Stormont Town Hall. Mayor McGillis welcomed those in attendance.

2. Disclosure of Pecuniary Interest

3. Public Meeting

Public Meeting: Zoning By-law Amendment No. Z-2019-02 (Emard)

Jesse McPhail, Community Planner, provided an overview of the public meeting process and advised that the notices of public meeting had been mailed on March 7, 2019. The notices were also posted at the property and sent electronically to the prescribed list pursuant to the Planning Act. Director Young also advised that should anyone wish to receive further documentation concerning the application(s) they must provide their name and address to the Clerk.

Mr. McPhail explained that the purpose of this zoning amendment is to rezone part of 23 Moulinette Road, from "Residential Serviced – First (RS1)" to "Residential Serviced – Multiples – Special Exception 9 (RS3-9)".

The applicant is proposing to construct a four (4) unit townhome on the subject property, which is not permitted under the current zoning. A special exception has also been requested to allow the following RS3 zone provisions to be reduced:

- Minimum frontage reduced from 29 m (95 ft) to 12.54 m (41 ft);
- Minimum front yard setback reduced from 6 m (19.69 ft) to 2.24 m (7.35 ft);
- Minimum exterior side yard setback reduced from 6 m (19.69 ft) to 3.05 m (19.69 ft);
- Minimum exterior side yard setback reduced from 6 m (19.69 ft) to 2.24 m (7.35 ft);
- Minimum rear yard setback reduced from 10 m (32.81 ft) to 9.34 m (30.64 ft).

Mr. McPhail advised that Raisin Region Conservation Authority (RRCA) informed that the applicant has been in contact with them regarding a preliminary Butternut Assessment to evaluate the two (2) Butternut trees on the property, prior to development. RRCA further advised that

stormwater management will be required and subject to approval via the site plan process.

The United Counties of SDG have advised of no concern with the proposed rezoning.

Members were advised that 3 written submissions were received expressing concern regarding public safety, protection of the existing home due to the historical significance and the loss of greenspace.

Mr. McPhail provided an explanation as to appeal rights and encouraged anyone wishing to receive further notice to advise the Clerk and add their name to the sign in sheet.

It was explained that the by-law would not be considered this evening, that this is an opportunity for Council to hear comments and ask questions. A report with recommendations will be presented at a forthcoming meeting where Council will have the opportunity to pass, amend, defer or defeat the application.

Mayor McGillis welcomed those wishing to speak to come forward with their name and address.

Arlene Barnhart, 4 Bethune Avenue, expressed concerns regarding safety due to the proposed entrance on Manning Road, accommodating the mature trees, identifying the butternut trees and requested consideration for single family homes as an alternative.

Robert Kyte, 15907 Manning Road, expressed concern about the butternut trees, sewer easement access and location and public safety due to the proposed entrance on Manning Road. Mr. Kyte also advised that he had submitted his concerns in advance in writing.

Mike Szymkowiak, 15821 Manning Road, expressed concern about the proposed entrance and traffic on Manning Road. He inquired as to why the entrance could not come from Moulinette Road and if not, would there be consideration for a sidewalk in the future.

Martin Cameron, representing the applicant explained that SDG Counties was approached in this regard and the preference was to have the entrance off of Manning Road.

Sharon Gallinger, 63 Saunders Avenue, conveyed her desire for Council to consider their roles as stewards of the Township and her concern with the large degree of exemptions to the RS3 zoning proposed.

Gillian Gardner, 38 Frost Avenue, shared her memories of the property and provided background on the uniqueness of the property for Long Sault residents from a historical perspective. Ms. Gardner also expressed concern with the number of exemptions to the zoning standards proposed.

Simon Lavalee, 15904 Manning Road, expressed concern with traffic safety due to the entrance on Manning Road, and requested the butternuts be left to grow as they are.

Maria D'Annibar, Johnson Crescent, described the beauty of the existing home on the property and expressed concern that it is possible, one day that the home could be demolished and row houses erected.

Helen Dunlop, 21 Mille Roches Road, requested Council look at development from a broader perspective and not one application at a time. She also encouraged Council to acknowledge the historical significance of the existing home on the property.

Mr. Cameron, on behalf of the applicant was invited forward and provided clarification with the following:

- The applicant, who also owns the properties to the south, is intending to develop this property for a different type of tenant; the units will be accessible and only 1 storey.
- The applicant intends to include a "tulip" style entrance to the site, which should alleviate traffic concerns.
- Mr. Cameron explained provisions in the Provincial Policy Statement and Official Plan and how the necessary measures are being met.
- Mr. Cameron explained that when the butternut trees are classified, a plan for replacement and their future will be implemented.
- Members were advised that following the zoning amendment process, site plan development will commence.
- Mr. Cameron clarified that there are no intentions to demolish the existing home.

Gillian Gardner, 38 Frost Avenue, advised that although the Provincial Policy standards are being advocated for, she is concerned about meeting local standards. She inquired if three units with less revisions to the setbacks as opposed to 4 would be sufficient.

Mr. Cameron advised that it is a possibility and stated that the location for this type of development, being close to the "downtown core" is preferable.

Ms. Gardner inquired if conservation and natural environment protection would be addressed through the site plan process and was advised that this is one of the considerations during site plan.

Mr. McPhail further explained the site plan process.

Ms. Gallinger again requested that Council consider the outcome of approving this application.

Graham Barkley, 43 Mille Roches Road, requested consideration for fire safety and fire and emergency rescue as part of the development.

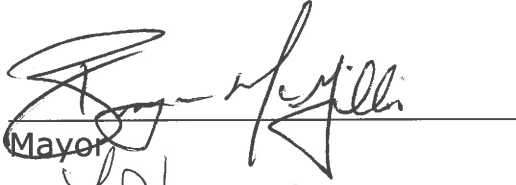
Director Young advised that the Fire Department is part of the site plan review process at the Township.

Mayor McGillis welcomed questions from Council.

Concerns were expressed with regards to the entrance and fire safety.

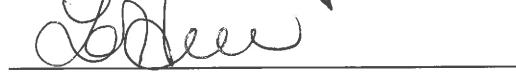
4. Adjournment

Mayor McGillis expressed appreciation to those in attendance and adjourned the public meeting at 7:05 PM.



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Mayor



Handwritten signature of the Clerk over a horizontal line.

Clerk