

THE NINETY-THIRD MEETING
November 28, 2017

A public meeting of the Township of South Stormont was held at 7 PM at 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
Saadia Jamil, Community Planner

Call Meeting to Order and Opening Remarks

Disclosure of Pecuniary Interest

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

Public Meeting: Application for Plan of Subdivision (Lalande)

Ms. Jamil provided an overview of the public meeting process and advised that notice of public meeting had been mailed on November 8, 2017. The notice was also posted at the property and sent electronically to the prescribed list pursuant to the Planning Act.

Those in attendance were encouraged to provide their contact information on the sign in sheet and that anyone wishing to receive further notice should provide their full name and address to the Clerk or to Alison McDonald, Manager of Planning, Stormont Dundas and Glengarry.

Ms. Jamil advised that correspondence was received from Hydro One stating they had no objections and that two emails were received from the public. One pertaining to community safety and speed control and the second requesting clarification regarding the general use of the lots and the drainage plan.

Those present were then provided with an explanation as to appeal rights.

Following the explanation of appeal rights, Mayor Bancroft invited Kevin MacCulloch and Josh Eamon, EVB Engineering, as agents for the applicant, to present the proposal.

Mr. MacCulloch advised that the proposed subdivision is located north of SDG County Road 2, on the east side of the intersection of Fickes Road and Stratford Boulevard, at Part of Lot 33, Concession 1, geographic Township of Cornwall, Township of South Stormont.

The applicant intends to develop the subject parcel of approximately 3.76 hectares, with a residential subdivision consisting of sixteen (16) residential lots. Access to the subdivision will be provided through a new 20-meter road allowance towards Fickes Road. A cul-de-sac will be provided at the eastern end of the development. The proposed lots will be serviced by full municipal services including municipal water and sanitary sewer.

Following the presentation, Mayor Bancroft invited those present to express support or opposition to the proposal.

Jim Maskell, 27 Chantine Drive, expressed concern with the following:

- storm sewer drainage;
- lot grading relative to the north end of his property; and
- maintaining trees and privacy.

Mr. MacCulloch explained that in developing the detailed design for lot grading the existing topography will be considered. Swales will be necessary as part of the solution.

Mr. Eamon clarified that this development was part of the original Arrowhead development proposal, although modified. Mr. Eamon further stated that the developers wish to maintain as many trees as possible while designing effective lot grading.

Brian Abraham, 39 Chantine Drive requested clarification as to zoning and permitted types of housing. He also inquired as to the intension of the two larger sized lots.

Peter Young, Director of Planning/EDO explained that the holding provision of the zoning will remain until required servicing is in place. He also advised that single family homes with an accessory suite are permitted. This is the zoning that is in place for all of the Arrowhead subdivision.

Mr. Eamon explained that one of the larger lots is intended for the developer to build and the second for an individual seeking a larger lot. They are not intended for semi-detached type housing.

Mr. Abraham requested further clarification as to the swale and rear yard drainage.

Mr. MacCulloch stated that swales will be approximately 1 to 1.5 meters in height working within existing topography.

Mr. Eamon advised that as engineers it is their responsibility to design for proper drainage and unfortunately, cannot provide exact particulars until detailed lot grading and road design plans are complete.

Mr. Abraham also inquired as to designated park land and was advised that the applicants have opted to provide cash-in-lieu of parkland.

Mr. Maskell stated that through previous phases of development the dust problem was significant and requested compensation. Mayor Bancroft expressed understanding with the concern and advised that no compensation would be provided.

Mike Lauzon, 43 Chantine Drive expressed concern with traffic control, speeding, inadequate street lighting and requested clarification as to location of swale construction.

Mr. MacCulloch explained that the swale will be on the newly developed lots.

Mr. Eamon explained that the Township has a subdivision manual that outlines required street lighting for new developments. Unfortunately at the time of the previous development these requirements were not in place.

Paul St. Onge, 4 Stratford Avenue, concurred that traffic and speed are a concern. In particular at the intersection of Chantine Drive and Fickes Road. He also requested consideration for a crosswalk on County Road 2 accessing the recreational trail.

Mayor Bancroft advised that he and the Deputy Mayor will bring the request for safe crossing to the United Counties of SD&G.

Rene Boucher, Chantine Drive requested consideration for shrub clearing to improve line of site when existing the subdivision from Fickes Road onto County Road 2.

Deb Lauzon, 43 Chantine Drive re-iterated concerns with regards to lighting, traffic and speed control.

Mayor Bancroft explained that staff have recorded street lighting concerns and will bring recommendations to Council as part of the budget process. He also stated that Public Works will investigate the traffic and speed concerns.

Mayor Bancroft invited members of Council to comment.

Deputy Mayor Hart inquired as to path of travel for trucks during construction and Mr. Eamon explained that there is an entrance and exit at either end of the subdivision.

Mr. St. Onge inquired as to restrictions on types of construction.

The developers, Kevin and April Lalonde were in attendance and stated that there are no specific restrictions at this time, however there may be guidelines put in place in the future. For example, they appreciate the modern type of homes where exterior finishes may not be brick, however are not siding.

Councillor Smith requesting clarification if the entire property is part of the development.

Mayor Bancroft expressed appreciation to those in attendance and adjourned the public meeting at 7:42 PM.

Mayor

Clerk