

THE NINTY-SEVENTH MEETING
January 10, 2018

Public and regular meetings of Council commenced at 6:00 PM at the South Stormont Town Hall.

Public Meeting: 6:00 PM

Present:

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

Regrets: Mayor Jim Bancroft

Staff: Debi LucasSwitzer, Chief Administrative Officer
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

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

Public Meeting: Application for Plan of Subdivision (3939227 Canada Inc.)

Ms. Jamil provided an overview of the public meeting process and advised that notice of public meeting had been mailed on December 9 and 21, 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 comments were received from TransNorthern Pipelines Inc., Union Gas, Canada Post and RRCA with respect to the subject application. TransNorthern Pipelines noted that a pipeline crosses the subject parcel towards the northern portion of the proposed subdivision, and a locate needs to be undertaken to ensure that the construction is undertaken safely. Union Gas outlined in their comments that as a condition of approval, the applicant shall provide to Union Gas the necessary easement and/or agreements required by Union Gas for the provision of gas services. RRCA and Canada Post outlined no objections to the subject proposal and requested conditions for draft plan approval. One letter was received from a member of public outlining concerns with respect to the subject application. The letter outlined that the proposed subdivision would lead to increased traffic on Manning Road and Moulinette Road.

Ms. Jamil explained the process of review and next steps in the process. Those present were then provided with an explanation as to appeal rights.

Following the explanation of appeal rights, Deputy Mayor Hart 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 along Manning Road, immediately west of the existing Parkway Estates Subdivision within the village of Long Sault, at Part of Lot 1 and 2, Concession 2, Geographic Township of Osnabruck, Township of South Stormont.

The applicant intends to develop the subject parcel of approximately 3.81 hectares, with a residential subdivision consisting of eight (8) residential lots. Each of the proposed lots will be serviced by municipal water and a private septic system. Further, municipal infrastructure including surface drainage, asphalt driveway connections to the existing Manning Road and utilities will be provided to the proposed subdivision. The retained parcel of approximately 69 hectares is zoned Rural and two access are proposed on Manning Road should future development occur.

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

The developer, Heidi Roy explained that the addition of the road allowances were suggested through consultation with the Township and Counties and are not intended for development at this time.

Allan Whorrall, 5 Dale Street expressed comments in favour of the proposal.

George Blake, 9 Abigail Crescent requested clarification as to whether plans are in place for cable and other utilities.

Mr. Eamon explained that EVB Engineering needs to evaluate such matters and that such details have not yet been decided.

Mr. Blake also expressed concerns over drainage.

Mr. Eamon advised that drainage will be required and will be provided for through rough lot grading.

Mr. Blake requested further clarification on the sale price of lots.

Mr. Eamon advised that sale price has not been decided yet as it is too soon to make that determination.

Mike Szymkowiak, 15821 Manning Road also expressed concerns over drainage.

Mr. Eamon clarified that drainage has not yet been confirmed however a detailed review will take place at the appropriate time.

Noella Whorrall, 5 Dale Street requested clarification as to whether services such as cable and Bell will be provided overhead or underground.

Mr. Eamon advised that such details have not yet been worked out at this stage of the development.

Deputy Mayor Hart invited members of Council to comment.

Councillor Primeau requested clarification on when lots will be for sale and Heidi Roy, as the applicant, advised that it would be depend on when the process is complete.

Councillor Waldroff requested clarification on drainage and whether the area is properly prepared for future development.

Mr. MacCulloch explained existing drainage and advised that a review of detailed designs will be required.

Councillor Smith inquired as to whether the lots will be sold or developed personally and whether any building restrictions will be put in place.

Mrs. Roy stated that they would like to sell the lots to families to build their own homes and there are no specific restrictions at this time, however there may be guidelines put in place in the future.

Mr. Blake inquired as to a requirement for a subdivision agreement.

Mr. Eamon explained that agreements follow later in the planning process but do not address specifications such as brick etc.

Members were advised that comments would be provided to the United Counties of SDG.

Deputy Mayor Hart expressed appreciation to those in attendance and adjourned the public meeting at 6:30 PM.

Regular Meeting: 7:00 PM

Present:

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

Regrets: Mayor Jim Bancroft

Staff: Debi LucasSwitzer, Chief Administrative Officer
Kevin Amelotte, Director of Parks and Recreation
Gilles Crepeau, Fire Chief
Hilton Cryderman, Director of Building/CBO
Ross Gellately, Director of Public Works
Loriann Harbers, Director of Corporate Services/Clerk
Cindy Piche, Director of Finance/Treasurer
Peter Young, Director of Planning/EDO

1. Call Meeting to Order and Opening Remarks

2. The Lord's Prayer

3. Confirmation of Agenda

a) Additions Deletions or Amendments: All matters listed under Consent Agenda are considered routine and will be enacted by one motion.
Should a Council member wish an alternative action from the proposed

CARRIED

12. Motions and Notices of Motions

13. Miscellaneous Business

14. Unfinished Business Summary

15. Ratification By-law

Resolution No. 006/2018

Moved by Councillor Primeau

Seconded by Councillor Smith

That By-law No. 2018-003 to adopt, confirm and ratify matters dealt with by resolution, be read and passed in open Council, signed and sealed this 10th day of January, 2018.

CARRIED

16. Closed Meeting

17. Adjournment by Resolution

Resolution No. 007/2018

Moved by Councillor Waldroff

Seconded by Councillor Smith

That Council adjourn this meeting at 7:29 PM and return to the call of the chair.

CARRIED

Mayor

Clerk