

**MINUTES
PUBLIC MEETING
LOCKWOOD SUBDIVISION ZBLA
MONDAY, AUGUST 8, 2016
SPENCERVILLE MUNICIPAL OFFICE**

PRESENT:

Mayor Pat Sayeau

STAFF:

Shelbi Deacon, Community Development Coordinator

Katie Morphet, JLR, Township Planning Consultant

Applicant:

Cory Lockwood, Lockwood Brothers Construction

Greg Mignon, Novatech, Developers Planning Consultant

PUBLIC:

Peggy Taylor

Joe Mar-Lelle

Christine Windsor

Beverley Comba

David Comba

Larry Dishaw

Charlie Burris

The Community Development Coordinator (CDC) called the meeting to order at 6:00 pm.

The CDC read the attached notice which explains the Planning Act process for approval and appeals of the amendment and outlined the effect of the amendment. The CAO/Clerk noted that the Zoning By-Law Amendments will rise to for consideration for first and second reading on August 22nd, 2016.

The developer Cory Lockwood and his Planner Consultant Greg Mignon from Novatech Engineering, presented an overview of what is currently draft approved, the proposed changes to the Lockwood subdivision and the proposed zoning by-law amendment.

The CDC asked if anyone wished to make a comment in support or in opposition.

Peggy Taylor asked how many units are proposed to build in this subdivision. The developer responded that they are proposing to construct 106 dwelling units. He indicated that the proposal to allow semi-detached units on a portion of the subdivision resulted from a feasibility analysis of the subdivision they undertook once they purchased the proposed development.

Larry Dishaw asked the applicant if there was to be a sanitary loop and whether it will go through the Adelaide Pumping Station as he has heard that a new pump station would be required to develop these lands. The developer responded that they had done some preliminary test pits and were in the process of reviewing how the subdivision would be serviced.

Larry Dishaw asked if the property to the north between the proposed subdivision and the rail line was Township owned. The developer indicated that he owned this property, not the Township.

Larry Dishaw also asked about parkland to be provided, who pays for any facilities to be constructed in the subdivision and how is stormwater to be managed. The developer responded that that parkland dedicated to the Township is located between the proposed subdivision lots and the existing lots to the south, the developer has to pay for any facilities to be provided and that stormwater is to outfall in a separate dry pond and then into Sawmill creek.

David Comba asked about movement of construction vehicles and existing road quality of St. Lawrence Street. He was concerned that constructions trucks would damage the Street. The Township's Planning Consultant indicated that sole access for construction vehicles onto the site off of Gill and Dishaw Street could be option requested by the Township. This would be undertaken through the process to amend the draft plan.

Charlie Burris asked if the developer had established housing prices. The developer responded that they were still working to determine that.

Beverley Comba asked if they have a proposed start date and wanted to know how long they plan to phase construction. The developer responded that they planned to start construction in a years' time and would hopefully want to complete the subdivision in 5 years but that this would depend on sales.

The CDC reminded the gallery that they can submit written comments to the amendments up until Council does a third reading of the by-law.

Meeting adjourned at 6:29 p.m.

Minutes taken by:



Katie Morphet, MCIP, RPP

SPEAKER NOTES FOR PUBLIC MEETING

GOOD EVENING LADIES AND GENTLEMEN.

TODAY'S MEETING IS A PUBLIC MEETING HELD UNDER THE AUTHORITY OF SECTION 34 OF THE PLANNING ACT. THIS MEETING WAS ALSO ADVERTIZED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING ACT.

THE PURPOSE OF THE MEETING IS TO CONSIDER A ZONING BY-LAW AMENDMENT FOR Part 5, Concession 1 also known as the area just north of the existing meadowlands subdivision in the Village of Cardinal,.

The subject site is designated Urban Settlement Area in the County of Leeds and Grenville's Official Plan and Settlement Policy Area in the Township's Official Plan. The lands are zoned Residential First Density (R1) in the Zoning By-law.

A Draft Approved Subdivision currently exists on the subject lands. The intent of this rezoning application is to allow for the development of Semi-Detached Dwellings as well as the currently permitted Single Detached Dwellings in this proposed subdivision. A portion of the zoning will be changed from Residential First Density (R1) to Residential First Density (R1) and Residential Second Density (R2) to permit the development of Semi-Detached Dwellings.

ANYONE WHO WISHES TO SPEAK IN FAVOUR OF, OR CONTRARY TO THE PROPOSED ZONING BY-LAW AMENDMENT WILL BE GIVEN THE OPPORTUNITY TO DO SO. BEFORE YOU MAKE A PRESENTATION, I WOULD ASK THAT YOU PROVIDE YOUR NAME AND ADDRESS ON THE SIGN IN SHEET PROVIDED.

I AM REQUIRED BY THE PLANNING ACT TO ADVISE YOU THAT IF YOU DO NOT MAKE AN ORAL PRESENTATION TONIGHT OR A WRITTEN SUBMISSION BEFORE THE ZONING BY-LAW AMENDMENT IS ADOPTED BY COUNCIL, YOU WILL NOT BE ENTITLED TO APPEAL THE DECISION OF THE COUNCIL OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL TO THE ONTARIO MUNICIPAL BOARD.

I AM ALSO REQUIRED TO ADVISE YOU THAT IF YOU DO NOT MAKE AN ORAL PRESENTATION TONIGHT OR A WRITTEN SUBMISSION BEFORE THE ZONING BY-LAW AMENDMENT IS ADOPTED BY COUNCIL, YOU MAY NOT BE ADDED AS A PARTY TO THE HEARING OF AN APPEAL BEFORE THE ONTARIO MUNICIPAL BOARD.

IS THERE ANYONE PRESENT WHO WISHES TO SPEAK IN FAVOUR OF OR CONTRARY TO THE PROPOSED AMENDMENT?

AFTER HEARING COMMENTS, ADVISE THOSE PRESENT THAT THE BYLAW TO IMPLEMENT THE ZBLA WILL BE CONSIDERED BY COUNCIL AT THE REGULAR MEETING OF COUNCIL AUGUST 22, 2015. ONCE THE DECISION IS MADE BY COUNCIL AND NOTIFICATION PROVIDED, THERE IS A 21 DAY APPEAL PERIOD.