



MINUTES

SIXTY-SEVENTH MEETING OF THE SIXTH COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS

The Sixty-Seventh Meeting of the Sixth Council of the Corporation of the Municipality of South Dundas was a joint public meeting with the Township of South Stormont and was held at the George Jowett Memorial Hall in Riverside Heights at 7:00 p.m., January 26, 2017.

Present:

Council of the Municipality of South Dundas:

Mayor Evonne Delegarde
Deputy Mayor Jim Locke
Councillor Marc St. Pierre
Councillor Bill Ewing
Councillor Archie Mellan

Staff of the Municipality of South Dundas:

Chief Administrative Officer/Treasurer, Shannon Geraghty
Director of Corporate Services/Clerk, Brenda Brunt
Director of Planning & Enforcement, Don Lewis

Council of the Township of South Stormont:

Mayor Jim Bancroft
Deputy Mayor Tammy Hart
Councillor Donna Primeau
Councillor David Smith

Regrets: Councillor Richard Waldroff

Staff of the Township of South Stormont:

Director of Corporate Services/Clerk, Loriann Harbers
Director of Planning/EDO, Peter Young
Planning Technician, Saadia Jamil

Staff of the United Counties of SDG:
Manager of Planning, Alison McDonald

Guests:
Mike Humphrey, Senior Real Estate Associate, Ontario Power Generation (OPG) and Ray Davies, Real Estate Strategy Manager, Ontario Power Generation (OPG)

The main intent of this special meeting was to hold a joint public meeting with the Township of South Stormont to consider an Application for Plan of Subdivision by applicant Ontario Power Generation on Ault Island.

WELCOME AND CALL TO ORDER

Mayor Delegarde welcomed those in attendance to the public meeting for the application for Plan of Subdivision from OPG on Ault Island. It was noted that the joint public meeting between the Municipality of South Dundas and the Township of South Stormont is being held on behalf of the United Counties of SDG.

DECLARATION OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF – Nil

OPENING STATEMENT FOR PUBLIC MEETING UNDER THE PLANNING ACT

Director Lewis, Municipality of South Dundas, proceeded to explain the proceedings of the meeting. He advised that no decisions will be made this evening and comments made this evening will be considered and submitted to the respective municipalities for consideration. Ms. McDonald was introduced to those in attendance and it was noted that she would be available for questions and submissions. Attendees were asked to submit names and addresses to the respective Municipal Clerk or Alison McDonald, should they wish to receive further notice about the proposed Plan of Subdivision.

PUBLIC MEETING – Application for Plan of Subdivision (Ault Island)

Director Young, Township of South Stormont provided an overview of the subdivision application process and where the present application falls in the prescribed process.

Mr. Humphrey, OPG was invited forward to provide an overview of the proposed Plan of Subdivision application. He explained that the application proposes a total of 9 residential lots on Ault Island between the two municipalities. He proceeded to explain the studies completed to date and the reasons for the proposed layout of the subdivision.

Director Young advised that notice of the meeting was mailed out and posted at the property on December 23, 2017. Notice of the public meeting was also circulated by advertisement in a local newspaper on January 4, 2017.

Director Young advised that written comments were received from Hydro One and Enbridge without objections. He noted that preliminary comments were also received from South Nation Conservation, and their Hydrogeologist Michael Melaney who was also in attendance this evening.

Attendees were advised that written comments were received from Marjorie Bender expressing drainage concerns, loss of wetlands, water levels as a result of Lake St. Lawrence and the potential increase in the number of septic systems and the impact on existing systems.

Written comments were received from Miva Snyder expressing concern with the effect on wells on the island, wetland and habitat effects and drainage outlets.

Mayor Bancroft proceeded to Chair the next portion of the meeting and invited anyone wishing to speak to rise, state their name for the record and proceed.

Glen Lawrence, 13853 Willbruck Drive, requested clarification as to the actual shoreline on the drawing provided. The shoreline and drainage easements were identified by the OPG representatives.

PUBLIC MEETING – Application for Plan of Subdivision-Ault Island (Cont'd)

Robert Gillard, 13902 Willbruck Drive, expressed concern with the water levels and explained that in spring season, the water can come as high as the mailboxes on Willbruck Drive. Mr. Humphrey explained that with a designed drainage plan and having the drain cleared, the water level should not be a concern. The building footprints have been established outside the hazard area, meeting and exceeding flood regulations.

Mr. Gillard inquired if any lots have been sold. Mr. Humphrey advised that two lots adjacent to the proposed subdivision, were severed earlier in the process and have been sold.

Marjorie Bender, 13897 Willbruck Drive, expressed disappointment with the loss of the wetland and the fluctuation of the water level. Ms. Bender asked if there is a limit as to the number of installed septic systems and the effects on existing systems and wells as she had experienced dirty water at the same time the test wells were being drilled.

Mr. Humphrey explained that the hazard lands as they are defined on the drawing are intended to protect the wetlands and habitat in the area. He further explained that the Conservation Authorities have been involved in the design, particularly where septic systems are required and the design reflects their input.

Mr. Davies added that the hydrogeological study that was completed as part of the application process suggests that the existing water table should not be affected.

Patty Gunther, 14106 Willbruck Drive, inquired as to the size of the proposed lots. The applicant explained that the lots are approximately 0.69 to 1.3 acres in size. Ms. Gunther further inquired about the anticipated depth of the wells. Mr. Humphrey advised that the test wells are approximately 18 – 21 metres deep. Ms. Gunther asked if the wells would be cased in cement and Mr. Humphrey agreed to investigate this inquiry and advise.

Ms. Gunther advised that she had received correspondence concerning an endangered species on the island. Mr. Humphrey acknowledged this fact and stated that the species is located on the shoreline and the proposed design does not permit development near the shoreline.

PUBLIC MEETING – Application for Plan of Subdivision-Ault Island (Cont'd)

Don McElheran, 14074 Willbruck Drive questioned why is OPG is developing these lots. Mr. Humphrey explained that OPG is looking to maximize property worth for the benefit of shareholders.

Mr. McElheran further inquired with respect to hydro availability from the road side as opposed to the water side. He also suggested that OPG may wish to investigate having natural gas availability and explained that this would benefit the community as a whole.

Kevin Stewart, 14058 Willbruck Drive requested clarification about the proposed hydro line.

Frances Marin, 13986 Willbruck Drive, required clarification about the hazard limit designation as displayed on the proposal. Mr. Humphrey explained that no development can take place within the hazard limit area.

Miva Snyder, 13857 Willbruck Drive, Stated that in her experience, the first 4 lots are wet year round. Mr. Humphrey explained that from an elevation perspective and with the clearing of the drainage ditch, the water will flow.

Rob Childerhose, 14090 Willbruck Drive, commented on drainage direction of the island, stating the water drains to the interior.

Moyra Workman, 13861 Willbruck Drive, advised that the water levels are going to increase and was concerned that the proposal does not reflect this. Mr. Humphrey explained that this has been taken into consideration through the hazard limits.

Mr. Lawrence requested clarification as to the footprints on the drawing. Mr. Humphrey explained the layout, including the building footprint and the septic layout.

Mr. McElheran requested that the drainage plan in particular be reviewed closely. Mr. Humphrey advises that Golder and Associates has prepared a draft and it has been submitted to the two Conservation Authorities for their review and comments.

Mr. Childrehouse commented on proposed completion of previous phases of Ault Island development and the potential for added traffic.

PUBLIC MEETING – Application for Plan of Subdivision-Ault Island (Cont'd)

Ms. Workman requested clarification as to the proposed width of the lots. The OPG representative explained that the proposed lots are between 30 – 40 metres (100 feet +/-) on the road side.

Mayor Bancroft thanked those in attendance for their questions and invited members of Council to speak.

Councillor St. Pierre requested clarification with regards to elevation and the 100 year flood plan. Mr. Humphrey advised that the Conservation Authority guidelines state an elevation of 74.62 metres and the proposed subdivision elevation is 76.2 metres. Mr. St. Pierre also inquired as to homeowners bringing fill onto the property. Mr. Humphrey noted that enforcement in this regard will be the responsibility of the Conservation Authority and the respective municipality.

Councillor Mellan requested clarification as to the involvement of the South Nation Conservation and Raisin Region Conservation Authorities during the review process. It was noted that the proposed subdivision includes the jurisdiction of both Conservation Authorities therefore relative tasks were shared.

Councillor Primeau inquired as to the existing habitat on the island. Mr. Humphrey stated that based on the findings of the environmental assessment, the existing habitat exists primarily on the north side of Willbruck Drive and therefore not affected.

Mr. Lawrence inquired as to the proposed size of the homes. Mr. Humphrey noted that they are suggested to be approximately 2,000 square feet in size.

STATEMENT CLOSING THE PUBLIC MEETING

Mayor Bancroft expressed thanks to those in attendance.

Director Lewis explained the next steps of the proposed Plan of Subdivision application. He noted that anyone wishing to receive further notice or submit comments with respect to the subject application, they must contact Alison McDonald, Manager of Planning at the United Counties of SDG. Comments are recommended to be sent by February 10, 2017 so they can be considered early in the process.

ADJOURNMENT

Mayor Delegarde adjourned the public meeting at 8:00 p.m.

MAYOR, Municipality of South Dundas

CLERK, Municipality of South Dundas

MAYOR, Township of South Stormont

CLERK, Township of South Stormont

(These minutes were approved as written February 21, 2017).