

JOINT MEETING OFCITY COUNCIL AND CORNWALL PLANNING BOARDNO. 2-74

January 22, 1974.

7:30 p.m.

Members of City Council and the Cornwall Planning Board met this evening with members of the Lower St. Lawrence Planning Board and representatives of the Ministry of Housing and Natural Resources.

Those present from City Council were: His Worship Mayor E. C. Lumley, Aldermen G. Leger, A. LeBlanc, G. Samson, A. Clement, D. Webster, F. Guindon, G. Cameron, K. Bough, A. Lebano, J. Pescod and M. Holden.

Present from the Lower St. Lawrence Planning Board were: Reeve R. H. Brown, Chairman and Deputy Reeve L. A. Wheeler, Township of Cornwall; Reeve E. Waldroff and Councillor Vera Wyatt, Township of Osnabruck; Reeve C. E. Johnstone and Deputy Reeve J. Ouderkirck, Township of Finch; Reeve G. Crites and Councillor S. Wert, Township of Roxborough; Reeve L. Hough, Village of Finch and Mr. S. Brkich. Township of Charlottenburgh.

Attending the meeting from the Ministry of Housing were: Mrs. A. Beaumont, Supervisor and Mr. Basil Gurusinghe, Planner, Official Plans Section; Mr. Kabir Qureshi, Senior Planner and Mr. Mike Brown, Planner, Subdivision Section and Mr. Jeff Pearson of the Ministry of Natural Resources.

Mayor Lumley turned the meeting over to Alderman Pescod as Chairman of the Planning Board who in turn asked Mrs. Beaumont

to enlarge on the work of this Ministry.

Mrs. Beaumont advised members that one section of the Ministry deals with amendments to the Official Plan with another section reviewing Zoning By-law amendments to submit its recommendations to the Ontario Municipal Board. Both sections are divided into areas to serve the various parts of the province.

She introduced Mr. Basil Gurusinghe as carrying out the studies on the Official Plan submitted by the City of Cornwall; Mr. Kabir Qureshi being responsible for the many recommendations on plans of subdivision and reviewing consents given by the Land Division Committee with Mr. Mike Brown working in this area and Mr. Jeff Pearson who reviews all environmental aspects of subdivisions submitted by the Ministry.

Mr. Pearson stated that the Ministry of Natural Resources has eight regional offices throughout the province with the eastern office being located in Kemptville. Mr. Pearson pointed out that this Ministry is being decentralized and an office should be opened in Ottawa in the fall of this year where approval to submissions made from this area will be given.

Alderman Pescod stated that the representatives from the Lower St. Lawrence Planning Board were asked to attend this evening's meeting as information gleaned by Council and the Cornwall Planning Board could also be of benefit to them. The reasons, Alderman Pescod pointed out, for inviting representatives from the Ministry was because the City has accumulated a fair number of amendments to the Official Plan

which have been submitted for approval which have yet to be approved; also, there are a number of outstanding amendments to the Zoning By-law and draft approvals to new subdivisions. One subdivision, in particular, Alderman Pescod pointed out, has been delayed on the grounds that the Zoning By-law does not conform to the Official Plan. Discussing this problem with the Ministry, it would appear that major revisions will be required to the City's Official Plan. Any such revisions could take at least a year to be drafted and approved. The question would therefore seem to be what is the City going to do in the interval as certainly, housing developments cannot be held up during this time.

At this time, Mr, Ismaily presented the outstanding amendments to the Zoning By-law and Official Plan and draft approval to new subdivisions.

Alderman Lebano inquired as to the delay in receiving approval for the construction of townhouses. He was advised that no provision for this type of construction is provided for in either the Zoning By-law or the Official Plan.

Speaking on the application of Hill Island, Mrs. Beaumont stated that, when it was received, it was first checked to see that it was in a residential area. The Ministry then checks into the policy section of the Official Plan and certain specific policies for multiple family development. As soon as an amendment is prepared, a copy in its initial form should be submitted to the Ministry who in turn would comment to the O.M.B. or Subdivision Section on both documents as to conformity to the Official Plan

stating that this plan conforms to both the existing one and the new plan. The Subdivision Section would then go ahead and approve. If the plan of subdivision conforms with the existing plan but not the new one, then approval would be withheld or, on the other hand, if the plan of subdivision conforms with the new plan but not the existing one, then the plan would not be approved but held in abeyance until the new plan is finally passed. Mrs. Beaumont went on to explain that it takes approximately twelve months once the Official Plan amendment is received at the Ministry until it is approval. The document is first reviewed and then circulated to a number of agencies for comments. In her experience, there has always been at least one body who does not approve and, in this respect, she strongly recommended that the Planner discuss any new proposal before submitting to the Ministry in order to obtain their reaction. She informed members of Council that all ministries are to be decentralized, hopefully within the next twelve months. With offices in Ottawa, it should be easier for the various ministries to communicate with the municipalities in this area and thus should tend to speed up approval of any documents.

Referring again to the application of Hill Island, members were advised that one of the reasons for approval being withheld is not because of the storm sewer system but rather the natural drainage flooding system and now having received additional information from the municipality, the Ministry of Natural Resources is conducting a study and is presently awaiting a report which could approve this aspect of

the plan.

Replying to a question as to the use of septic tanks in a subdivision, Mrs. Beaumont stated that such a request would be referred to the Ministry of the Environment. It is most unlikely, however, that approval would be forthcoming if services are available within adjacent areas of the municipality.


It was brought out that, if an area is zoned correctly, then a building permit must be given. Therefore, it was suggested that certain areas in the Official Plan be designated as holding zones, e.g. RES (h). Any application for residential development in such an area would require an amendment to the Official Plan to remove the holding designation. Any areas where services are not available, could be so designated as a holding zone.

It was further suggested that it would be desirable to have a site plan agreement signed; this plan could show access to the area, loading zones, area for landscaping, buffer zone, number of square footage, number of spaces for parking and loading and would be particularly useful in industrial development.

Alderman Pescod, on behalf of the members present, thanked representatives from the Ministries for attending this evening's meeting and offering their assistance with some of our problems.

Adjournment - On motion of Alderman Pescod, seconded by Alderman Guindon, Council adjourned at 9:15 p.m.


Clerk


Mayor