

were changed to town houses with the plan now being comprised of 62 single family dwelling units and 16 town house units.

Report 2007-CofW-02 also included a review of agency comments taking into consideration the Provincial Policy Statement and Greenbelt legislation as well as the Durham and Brock Official Plans. As the plan of subdivision is in conformity with these documents, she is recommending that council support the red line revisions.

The second phase of this development includes 24 single family dwellings to be located in the northwest corner of the lands. Report 2007-CofW-01 summarizes agency comments. The proposal conforms to required planning documentation. A public meeting was held one year ago at which time no written submissions were received. Conditions of draft approval are attached to each report. She is recommending that this phase of the development also proceed to the draft approval stage.

Councillor David Marquis requested that Ms. Cranmer speak to the issue of the trails proposed throughout the subdivision proposal and was advised that the storm water management pond anchors the plans and the intent is to develop it as a gateway to the proposal. This area will be connected by trails to the parklands to the north, there being a number of trail connections proposed throughout the development. The type of trail, being it paved or a pathway will be discussed as part of the subdivision agreement. The storm water management pond will be developed as part of the first phase.

Councillor Harold Lodwick commented that the report mentions a four bay sediment pond and enquired as to the purpose of this. He was advised that it is upper portion of the engineered storm water management system which filters the coarser sediment out before it travels into the main pond.

Councillor Mike Manchester enquired whether the development will be phased and was advised that phase one of the development is closer to development than phase 2 and that phase 2 will be serviced through phase 1.

Councillor W.E. Ted Smith enquired whether the storm water pond will be fenced and what will be its depth. He was advised by Mr. Schollen that the pond will be designed as per Ministry of Environment regulations. It will be gradually sloped, being 1.5 metres in depth at the deepest part. The perimeter will be planted with Thornberry. These features tend not to be fenced so that they blend with the park.

Councillor Harold Lodwick enquired whether the required well monitoring program will be for private or regional wells and was advised by Ms. Cranmer it is a regional requirement more so in this instance for private wells as the regional wells are too far away to be impacted.

Resolution No. 1-4

MOVED BY W.E. Ted Smith approve the application submitted by Schollen & Company on behalf of Urban Farms Limited as detailed in communication # 367.

MOTION CARRIED

Resolution No. 2-4

MOVED BY David Marquis that the Committee of the Whole endorse the red line revisions outlined in communication # 368.

MOTION CARRIED

VII. GENERAL ITEMS AND ENQUIRIES

(1) Public Questions and Clarification

Mrs. Chris O'Connor enquired with respect to the water that ponds each year behind their residence on Southern Court, adjacent to the proposed development and what will be done to ensure that the current and proposed homes are not flooded. She was advised

that the lands will be graded so that the water flows away from the homes and will be directed to the existing stream and storm water management pond.

Ms. Denise Marsh commented that the storm water management pond in the Polsinelli Subdivision appears different from what is proposed in the Urban Farms development and was advised by Mr. Schollen that the Polsinelli storm water management pond was developed using older technology and that the proposed Urban Farms storm water pond will have a permanent water level vs. weedy vegetation and will operate more efficiently and be aesthetically pleasing.

Ms. Marsh enquired whether the water will stagnate in the pond to which Mr. Schollen advised it will not and explained the process, adding that the pond will have a 30 year maintenance clean out.

Ms. Marsh enquired respecting the grades of the proposed storm water management pond and was advised that the Polsinelli pond is not graded, however this pond will be constructed to standard and made to look nice so people can enjoy it as part of a park like setting.

Mayor Larry O'Connor enquired whether the pond will require aeration and was advised that this is sometimes a problem with standard procedure being to let the pond function for two years and if after that time there are water quality problems, then a aeration pump can be installed.

VIII. ADJOURNMENT

Resolution No. 3-4

MOVED BY Harold Lodwick that we do now adjourn at 7:23 p.m.

MOTION CARRIED

CHAIR

SECRETARY