

## **Country Hill Estates Community Meeting**

*May 17, 2016, Metcalfe Community Center 1900h-2030h*

### **Attendance:**

**George Darouze**, *Councillor, Osgoode Ward*

### **CHEA Board Members :**

- Alexis Carty, Host
- Mary Carty, Board Member
- Donald McLaughlin, Moderator
- Sue Noel, Board Member
- David Saulnier, Board Member
- Darryl Wilton, Board Member
- Debra Workman- Saulnier, Board Member

### **City of Ottawa Representatives:**

- Adam Brown, *Acting Manager, Development Review, Rural*
- Samantha Montreuil, *Associate Legal Counsel, Development Law Unit*
- Dhaneshwar Neermul, *Program Manager, Real Estate*
- Peter Radke , *Acting Manager, Realty Service*

### **Metcalfe Community Association**

- Kiera Lennox, Vice-Chair

### **Country Hill Estates Community members**

- The meeting was a full house with almost every household in Country Hill Estates represented

### **Agenda:**

Country Hill Estates Association (CHEA) Board Member Alexis Carty introduced city representatives, CHEA board members and Councillor George Darouze, thanked everyone present for attending.

Councillor Darouze welcomed everyone and introduced Carly, his assistant; and Kiera Lennox, vice-chair of the Metcalfe Community Group. Councillor Darouze indicated that over the past year there have been many hours of meetings and discussions among multiple parties in efforts to find answers to questions and implement solutions. The 4 City representatives present introduced themselves and summarized their job responsibilities as follows:

- Adam Brown – reviews plans and zoning applications for developers including requests for severances, plan amendments and bylaws

- Samantha Montreuil – Legal advisor for development applications
- Peter Radke – involved in land acquisition, leasing and strategic projects
- Dhaneshwar Neermul – strategic land disposal and development potential

CHEA board member Darryl Wilton briefly introduced the list of issues the association had regarding the development plan for Country Hill estates as per the Executive Brief provided to the city. The list included but was not limited to:

1. Completion delays
2. Drainage
3. Park and recreational pathways
4. Dumping of fill
5. Prosecution of work

CHEA is requesting the City of Ottawa act on our behalf in helping to solve these issues, which are the responsibility of the subdivision developer, Cornwall Sand and Gravel.

The city representatives asked to address the list of 10 items previously submitted to them in February 2016. Peter Radke indicated that if the city representatives were unable to answer any questions, a follow up would be completed and the answer would be provided at a later date.

1. Completion of Phase III

Samantha Montreuil stated that since the original subdivision agreement was approved in 1994 there have been legislative changes that have delayed the continuation and completion of work. The changes include an environmental assessment for endangered species and new drainage regulations. The development plan for Phase III has been approved, but work cannot continue until the environmental assessment and drainage plan amendment has been completed.

A question was raised regarding the normal timelines for environmental assessments and drainage plan updates. No concrete answer was provided as to how long the assessment has been ongoing. Later in the meeting Samantha Montreuil indicated the environmental assessment has been ongoing for two years and should be near completion. Dhaneshwar Neermul remarked that the City of Ottawa recently amended their plan and no longer supports development of country lots.

Community members remarked that they were concerned with the frequency and speeds of dump trucks driving through Phases I and II for the sole purpose of dumping fill in Phase III. Dhaneshwar Neermul indicated that these trucks were in the subdivision in order to complete work on lots in Phase II. Community members corrected this statement and indicated there has been no recent work in Phase II as the majority of lots have already been developed with housing and have been for several years. The solution from the city representatives to community members with concerns of dumping is to call 3-1-1 so the

issue can be tracked and eventually “No Dumping” signs can be installed. If speeding issues are a concern, this should be reported to Ottawa Police which can help designate our area as a “hot spot” resulting in increased patrols.

2. Recreational Pathways

Samantha Montreuil indicated that the city was told by Cornwall Sand and Gravel that pathways were not constructed as they were opposed by community homeowners. They are willing to install the pathways as per the plan but maintenance of the pathways will be the responsibility of the homeowners when complete. It was recommended by the city representatives that CHEA discuss with their members to ensure this was something everyone wanted.

3. Ditch completion and surfacing in Phase II

Meetings with the city infrastructure branch have been held. As a result the city will be sending out an inspector to determine the current condition on the ditches and determine what actions will be required based on the inspector’s report. No timeline was provided for the inspector assessment. It was noted by community that there are still unfinished ditches in Phase I as well.

4. Dumping of garbage and fill in Phase III

Community divided on whether or not roads through Phase III should be blocked to traffic to prevent vehicle access. City will follow up with Cornwall Sand and Gravel to see why they are dumping – it may be necessary for leveling or grading of lots. For now, if there is further dumping this should be reported to 3-1-1.

5. Unwanted visitors in Phase III

The city recommended that unauthorized visitors should be reported to 3-1-1 or Ottawa Police immediately. Discussion among community members as to whether or not the road access to Phase III should be blocked to traffic. Suggested by city representatives that this should be something CHEA will discuss.

6. Connection to Adam Baker

The subdivision development does not provide a timeline for completion of the connecting road to Adam Baker. No further information was provided.

7. Emergency Access via John Quinn

Currently there is only one entrance to Country Hill Estates (via 8<sup>th</sup> line). This will cause access/egress problems to the subdivision should 8<sup>th</sup> line be blocked or closed due to an emergency. Mapping software used by city emergency responders shows that there is an access point off John Quinn. This can cause response delays in emergency situations.

Dhaneshwar Neermul states that access to John Quinn cannot be completed until a certain number of lots have been sold in Phase III. This is not as per the Subdivision agreement, but is outlined in the “marketing agreement”, which also has different boundaries considered Phase II and Phase III.

**NOTE: THERE IS NO MARKETING AGREEMENT ON FILE WITH THE CITY OF OTTAWA. A COPY OF THIS AGREEMENT HAS NOT BEEN PREVIOUSLY DISCUSSED OR PROVIDED TO CHEA.**

Community discussed that there is a contact number in Phase III for anyone interested in buying a lot but often calls remain unanswered. People who have received information on the lots were told they are extremely high priced (\$200,000+). No answers as to who sets the price of lots. Community members indicated lot sales were not occurring due to unknown date of closing – community was supposed to be finished years ago but delays are still ongoing and there is no known timeline for completion as of yet.

8. Plowing issues

Plowing delays exist during winter, sometimes several days. George Darouze able to visualize plow paths via GPS tracking. Should delays exist this winter he will follow up.

9. Poor Lighting

City will be sending out an inspector to see if lighting is to standards. Unknown timeline. Recommendation is to call 3-1-1. Community remarked that there are still burnt out lights that were called in to 3-1-1 months ago that haven't been fixed. Adam Brown to follow up tomorrow to see if work order remains incomplete. Samantha Montreuil reminded community that lighting requirements are also part of the covenants in the community and homeowners are responsible for following these regulations.

10. Speed Limits

Discussed in previous sections. Call 3-1-1 to report speeding buses and dump trucks.

**Donald McLaughlin, CHEA board member**

Don mediated dozens of questions from the room. The questions were already on CHEA's agenda as all of them had been asked in the past. An FAQ will be provided for our website so that community members can better understand that the community should not ask questions that default to irresponsible homeowners (i.e. poor lighting when some homeowners have not installed lights as per the covenants).

**Darryl Wilton, CHEA board member**

Darryl closed the meeting and reminded the group that the community has been working with the city in hopes of seeing the subdivision completed since 2011 and as of now we still have not

received any answers to our concerns. Other nearby rural subdivisions (such as River's Edge) have been started and completed in this timeframe and we are expecting answers. All responses from the city have been focused on downstream recommendations as opposed to upstream solutions.

- **Downstream recommendations** from the city have only served to defer issues to the homeowners to by calling 3-1-1 and continuing to wait for explanations and assessments.
- **Upstream solutions** would involve the City of Ottawa compelling Cornwall Sand & Gravel to complete the community immediately as we have been waiting 20 years for only 3 phases.

Our top 2 priorities are as follows:

- 1) Obtain clear timelines on completion of phase 1, 2 and 3
- 2) Have the City of Ottawa compel Cornwall Sand & Gravel to complete Country Hill Estates

It was emphasized that completion of the entire subdivision would address all of the community concerns. The CHEA board would like to meet with the city representatives and Councillor Darouze to outline our concerns with regards to (1) obtaining timelines for follow up and (2) to move towards community completion. We will be continuing to follow up on a regular basis after this meeting.

#### **Alexis Carty, CHEA Board Member**

Alexis Carty provided a summary of the night's events and thanked everybody for their questions and concerns while maintaining a civil and professional discussion with city staff.

#### **Councillor Darouze**

Councillor George Darouze closed the meeting by stating it is important the all invested parties work together to determine a solution. There will be many steps involved in moving forward but he is hopeful a timeline can be determined. He stated he will be following up with the city and Cornwall Sand and Gravel after this meeting. Councillor Darouze also invited anyone to follow up with him personally any Tuesday during his drop in hours from 1300-1700hrs.

**Meeting adjourned at 2030hrs.**