

CITY COUNCIL #15-73JOINT MEETING WITH PLANNING BOARD

July 9, 1973.
7:15 p.m.

City Council met jointly with members of the Cornwall Planning Board to discuss the proposed Property Standards By-law. The following were in attendance - His Worship Mayor E.C. Lumley, Aldermen G. Leger, A. LeBlanc, G. Samson, A. Clement, D. Webster, D. Fawthrop, F. Guindon, K. Bough, A. Lebano and J. Pescod, and Messrs. L. Hart, member of the Planning Board, and A.M. Ismaily, Planning and Development Director and Secretary of the Planning Board.

Alderman Pescod, Chairman of the Planning Board, explained that the Official Plan dated 1969 committed the City to enact a by-law for standards of occupancy and maintenance of residential buildings. In 1972 the Planning Act was amended making it possible to pass by-laws for other than residential properties. The draft by-law suggests 5 members on the Property Standards Committee, which appointments will have to be made by Council in such a manner as to provide continuity of membership. In the Planning Act, there is provision for the municipality to set up a system whereby money could be loaned to individuals or groups served with a notice to improve their property and who have difficulty raising the money to do so. After this evening's meeting Mr. Ismaily can begin working on the second draft and hopefully the final draft can be completed some time this summer. He asked Members of Council to keep in mind that the by-law has to be enforceable and when it is enacted a by-law enforcement officer will have to be appointed. Alderman Pescod advised that the by-law should be introduced to the public either by public hearing or by notice in the press or a combination of both.

Mr. Ismaily advised that he has received replies from those from whom he had requested comments or suggestions. He added that the solicitor had suggested that rather than list

the definitions in the by-law, reference should be made to the definitions as per the Planning Act. Mr. Ismaily suggests that the definitions be included in the by-law because it is more readily accessible to the individual citizen than the Planning Act. Also the Province has suggested that Mr. Ismaily contact the gas companies about one paragraph which poses no problem.

Alderman Lebano was of the opinion that this by-law will be one of the most important pieces of legislation enacted by this Council and that it should be acted upon as soon as possible. He agreed that the definitions should be incorporated in the by-law and that the public should be made aware of the by-law. In his opinion the document is necessary for the improvement of the community and any expenditure involved in the appointment of an enforcement officer will be worthwhile.

Alderman Webster asked for more information and figures with respect to what other municipalities are doing in the way of providing loans. He was advised that most municipalities do not lend money because it is found that most properties that have to be improved are owned by multi property owners who can usually afford to pay for the necessary repairs.


It was moved by Alderman Lebano, seconded by Mr. Hart, that by the end of July the second draft of the by-law be prepared, taking into consideration any comments or suggestions made this evening along with any others received in writing. Carried.

Alderman Clement was concerned that the by-law might prove a hardship on property owners in certain sections of the east end of the City. Alderman Pescod stated that the by-law will have to be enforced with common sense not only according to the wording of the by-law but in the spirit of the by-law.

Mayor Lumley congratulated Mr. Ismaily for presenting the first draft of the by-law so soon after his appointment.

On motion of Alderman Leger, seconded by Alderman Pescod, the meeting adjourned at 7:55 p.m.


Clerk


Mayor