

MINUTES
COMMUNITY DEVELOPMENT COMMITTEE

Tuesday, August 2, 2022, 6:30 PM
Corporation of The Township of Edwardsburgh Cardinal
Council Chambers, Spencerville Ontario

PRESENT: Deputy Mayor Tory Deschamps
Councillor Hugh Cameron
Councillor Stephen Dillabough
Councillor John Hunter
Conor Cleary
Greg Modler
Chris Ward

REGRETS: Mayor Pat Sayeau
Cody Oatway

STAFF: Dave Grant, CAO
Wendy VanKeulen, Community Development Coordinator

1. Call to Order – Chair, Tory Deschamps

Deputy Mayor Deschamps called the meeting to order at 6:32pm.

2. Approval of Agenda

Moved by: C.Ward

Seconded by: G. Modler

That the agenda be approved as presented.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof

None.

4. Business Arising from Previous Committee Meeting Minutes (if any)

Committee asked for a verbal update on the zoning bylaw status. Staff indicated that the bylaw was passed at the regular council meeting on June 27, 2022. One appeal was received on July 19 regarding no special exception designation to prohibit an asphalt or concrete plant. Section 34(30) of the Planning Act, summarized, states that all appeals need to be dealt with before the bylaw comes into effect. Section 34(31) of the Planning Act, summarized, provides the opportunity for the Tribunal to make an order that places all non-appealed

sections of the bylaw into force and effect on the day the bylaw was passed. The Township is in the process of requesting that the Tribunal make such an order.

5. Delegations and Presentations

None.

6. Action/Information/Discussion Items

a. Live: Land Use Planning

1. Application for Severance, 2124 County Rd 21 (Lee/Davidson)

Committee reviewed the report and noted the severance application was straight forward with no required conditions. Members inquired about the ability of the severed parcel to subdivide again. It was noted that the severed parcel is the minimum lot size permitted in the Rural policy area and therefore an additional severance would not meet Official Plan policies for lot creation.

Moved by: Councillor Hunter

Seconded by: Councillor Cameron

That Committee recommend that Council recommend in favour of severance B-100-22.

Carried

2. Application for Severance, 506 Lower St (Simzer)

Committee reviewed the report and noted that the lot creation has a preexisting dwelling and any deficiencies could be handled through the minor variance process. Members inquired on the scope or definition of minor.

Moved by: G. Modler

Seconded by: Councillor Hunter

That Committee recommend that Council recommend in favour of severance B-109-22, with the condition that the applicant obtain relief from the provisions of the Zoning By-law, to the satisfaction of the Township, as necessary to provide zoning conformity for the newly severed and retained lot and existing dwellings.

Carried

3. Application for Zoning Amendment, 2017 County Rd 2 (Annable o/b Madison Mulder Enterprises)

Committee reviewed the report. Members discussed the authority having jurisdiction on septic system submissions. Before September 6, submissions would be received by the local health unit and after September 6 submissions would be directed to South Nation Conservation.

Moved by: Councillor Cameron
Seconded by: Councillor Hunter

That Committee direct staff to proceed with scheduling a Public Meeting date for the application filed for lands at 2017 County Road 2 once it has been determined by the Tribunal that the non-appealed sections of zoning bylaw 2022-37 are in effect.

Carried

4. Application for Site Plan Control, 11 Centre St (Moulton)

Committee reviewed the report. Members discussed the phase 2 condition of road widening placed on by the Counties with points raised in favour of and opposed. Members noted that the owner would be able to rebuild using the existing building footprint so long as the owner did not further encroach on any preexisting setback deficiencies. Members raised concern about the additional grading and drainage plan required by the Counties noting the majority of water would outlet on South Street.

Moved by: Councillor Cameron
Seconded by: C.Ward

That Committee recommend that Council enter into an agreement with the owner of 11 Centre Street once it has been determined by the Tribunal that the non-appealed portions of zoning bylaw 2022-37 are in effect.

Carried

b. Work: Economic Development

1. Application for Community Improvement Plan, 11 Centre St (Moulton)

Committee reviewed the report and commented positively toward seeing the redevelopment take place.

Moved by: Councillor Hunter
Seconded by: C.Ward

That Committee approve application S-02-22 (11 Centre St.), reimbursing the 50% of the planning and building permit application

fees, including the supporting design and engineered plans to a maximum of \$5,000.

Carried

c. Play: Recreation

7. Inquiries/Notices of Motion

Councillor Dillabough requested a report for August 22 on next steps on the multi-use surface courts in Johnstown following the unsuccessful grant application through the Resilient Communities Fund.

Mr. Modler inquired on the status of the Wayfinding signage for Johnstown. Staff indicated the signs are complete and installation should take place in the next month.

Mr. Modler inquired on timing of Johnstown drainage project. Staff indicated the project is scheduled to start in the next 2-3 weeks.

8. Question Period

The following questions/comments were raised:

- Zoning Bylaw appeal

9. Closed Session

None

10. Adjournment

Moved by: C.Ward

Seconded by: G. Modler

That Committee does now adjourn at 7:23pm.

Carried

Chair

Clerk