

MINUTES
COMMUNITY DEVELOPMENT COMMITTEE

Monday, October 3, 2022, 6:30 PM
Corporation of The Township of Edwardsburgh Cardinal
Council Chambers, Spencerville Ontario

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

REGRETS: Cody Oatway

STAFF: Dave Grant, CAO
Rebecca Williams, Clerk
Wendy VanKeulen, Community Development Coordinator
Candise Newcombe, Deputy Clerk

1. Call to Order – Chair, Tory Deschamps

Deputy Mayor Deschamps called the meeting to order at 6:30 p.m.

2. Approval of Agenda

Moved by: G. Modler

Seconded by: Councillor Hunter

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)

Members requested a report recognizing the \$45,000.00 grant received from the Port of Johnstown Capital Programs for the Johnstown tennis court revitalization project be drafted and kept on record for the 2023 budget review.

5. Delegations and Presentations

- a. Capstone Infrastructure, Ms. Lauren McLeod and Ms. Lori Kilmartin

Ms. Kilmartin outlined operations for the Cardinal Power facility including the economic impact the facility has had on the community since 1994.

Ms. McLeod outlined the parameters of the RFP submission to the Independent Electricity System Operator (IESO), noting mandatory and rated (optional) criteria required for the submission. She highlighted the request for Council support through a resolution, noting that it is considered rated criteria, however, has been determined to add value to the application.

Ms. McLeod summarized the intent of the battery energy storage system (BESS) project and highlighted its attributes. Community and short-term job creation were outlined as added benefits to the procurement of the project.

Ms. McLeod outlined the overall IESO capital procurement goal of 5000MW through RFPs by 2024-2025. Members inquired about the proposed capacity of the project, estimated construction timeline for the facility and ability to meet the itinerary provided by IESO for completion of the project. It was noted that the application request outlined a 156MW facility, which has been estimated to take approximately 6 months to a year to build depending on the municipal permit approval process.

Committee inquired about the number of current BESS sites in operation and their locations, requesting a follow-up report outlining all existing sites be provided.

Members inquired if an alternate location could be considered. It was noted that locations are being evaluated based on their proximity to the transmission line, however, the option to explore an alternate area is open.

Committee noted two areas of concern prior to supporting the project: Indigenous consultations and environmental assessment (EA) risks. It was noted that the resolution supports the application for RFP, noting that the permit approval process ensures compliance with construction requirements.

6. Action/Information/Discussion Items

- a. Live: Land Use Planning

- 1. Application for Zoning Bylaw Amendment, 3609 County Rd 21 (Malwood Sawmill)

Committee reviewed the report which indicated that the use is permitted without requiring a zoning bylaw amendment. It was noted that the purpose of the amendment was to limit the permitted size and provides limits to future expansion on the property.

Members inquired if the proposed 4% land use would be sufficient for the anticipated inventory. Mr. Malcomson noted that additional inventory must be ordered to sustain the company through the 1/2 load road restrictions in the spring. Due to these circumstances, Mr. Malcomson noted that an additional storage allowance would be beneficial.

Members discussed the provincial guideline for permitted uses in prime agricultural areas, which outlines that 2% of the property up to 1 hectare may be used for on-farm diversified use, noting that 4% of the specified lot equates to less than 1 hectare of the outlined property. It was noted that the application, which has been reviewed by the Township's Planner, requests a limit of 4% of the lot area for the on-farm diversified use.

Members confirmed that the planning report from Zanderplan would be provided at the public meeting. It was noted that the public meeting is anticipated to be scheduled in November. Members inquired about previously postponed public meetings due to the Zoning Bylaw Appeal and scheduling expectations. It was noted that subsequent to scheduling the case management date, previously postponed public meetings may also be scheduled.

Moved by: Councillor Dillabough

Seconded by: Mayor Sayeau

That Committee direct staff to proceed with scheduling a Public Meeting date for the application filed for the lands located at 3609 County Road 21.

Carried

2. Application for Site Plan Control, Brouseville Rd (2788821 Ontario Inc.)

Committee reviewed the report and noted that authority for Site Plan Control approval has been delegated to the CAO. It was noted that the CAO required that an agreement regarding the works provided on the site plan and the maintenance thereof be entered into with the Township as a condition for site plan approval.

Moved by: Mayor Sayeau

Seconded by: C.Ward

That Committee recommend that Council enter into an agreement with the owner of the property identified by PIN 68146-0431, as attached.

Carried

b. Work: Economic Development

None.

c. Play: Recreation

None.

7. Inquiries/Notices of Motion

Mr. Modler noted the efficient and timely installation of the Johnstown wayfinding signs prior to the Johnstown swim meet held in August. He subsequently advised of an upcoming candidate meeting being hosted by SERA.

Mr. Cleary noted concerns with social media discussions on the domestic fowl zoning bylaw. He suggested a review of the bylaw to reassess the number of animals depending on property size and requested additional clarity be provided on the requirements for ownership of a rooster.

Councillor Dillabough noted resident complaints about the quality of the Bell internet installations in the area, highlighting lengthy waits for lines to be buried.

Mayor Sayeau requested a report be provided at the next Committee meeting by the CBO regarding progress with ongoing work on Dundas St.

Mr. Modler noted concerns with the interference of curbside collection due to construction and road closures for the Johnstown capital drainage works project. It was noted that CoCo Paving Inc. and HGC Management have coordinated a solution for curbside collection in the area on a go-forward basis.

Councillor Hunter commended the Community Development Coordinator on her contribution to the success of the Township display in the International Plowing Match (IPM) and highlighted compliments received on the display. He further recognized the contribution of games made to the IPM by a local vendor, the Odd Spot.

8. Question Period

None.

9. Closed Session

None.

10. Adjournment

Moved by: G. Modler

Seconded by: C.Ward

That Committee does now adjourn at 7:57.

Carried

Chair

Deputy Clerk