

**MINUTES**  
**COMMITTEE OF THE WHOLE**  
**COMMUNITY DEVELOPMENT**

**Monday, May 1, 2023, 6:30 PM**  
**South Edwardsburgh Community Centre**  
**24 Sutton Dr.**  
**Johnstown Ontario**

PRESENT: Councillor Chris Ward  
Mayor Tory Deschamps  
Deputy Mayor Stephen Dillabough  
Councillor Joe Martelle  
Councillor Waddy Smail  
Dave Dobbie, Advisory Member  
Kimberly Martin, Advisory Member

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

**1. Call to Order – Chair, Chris Ward**

Councillor Ward called the meeting to order at 6:31 p.m.

**2. Approval of Agenda**

**Moved by:** W. Smail

**Seconded by:** J. Martelle

That the agenda be approved as presented.

Carried

**3. Disclosure of Pecuniary Interest & the General Nature Thereof**

Ms. Kimberley Martin - declared an interest on item 5.b) Request for in-kind support for a Community Garden at 2140 Dundas Street - Ms. Martin is a founding member of the Seaway Horticultural Society; a partner in the proposed community garden project.

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

None

## 5. Delegations and Presentations

- a. Ms. Jane Hess, Community Impact Officer, United Way Leeds & Grenville

Ms. Hess, the Community Impact officer for the United Way Leeds and Grenville, provided her professional background as a medical professional with the Health Unit and an overview of her presentation, a copy of which will be held on file. She provided a detailed overview of the United Way Community Impact project, noting the intent of supporting current community programs and implementing new programming that facilitates longer-term, more meaningful collective impacts on the community.

There was discussion regarding the public health assessment report topics available, physician recruitment, affordable housing concerns and identified housing, mental health and food security as three main issues facing the Edwardsburgh Cardinal community based on a community assessment performed by the United Way.

Committee thanked Ms. Hess for her presentation.

- b. Mr. David McIlveen and Mr. Paul Whitney

Ms. Kimberley Martin has declared a declaration of interest on item 5.b) Request for in-kind support for a Community Garden at 2140 Dundas Street - founding member of the Seaway Horticultural Society; a partner in the proposed community garden project.

Ms. Martin left the table and did not participate in the discussion.

Mr. McIlveen introduced himself as a representative of the Seaway Horticultural Society and provided Committee with an overview of his presentation. He noted his request for in-kind support through the donation of topsoil and mulch to facilitate the construction of a community garden on the property of the Riverview Presbyterian Church located at 2140 Dundas Street. Mr. McIlveen identified the growing use of food banks across the country and noted a projection that 20% of all Canadians will make use of a local food bank in 2023. Along with the proposed community garden, he noted the intent to offer additional classes to educate individuals on growing, harvesting and preserving their own food with all produce harvested from the garden provided to the local food bank to disperse.

There was discussion regarding proposed advertising for skills classes, eligibility of the proposed location, alternate location options, proposed beekeeping at the location and timeline for construction of the garden. Members inquired about applying to the Township's Community Grants and Donations program which was completed last month.

Committee discussed implications of the property zoning under the authority of the Bereavement Authority of Ontario, the benefits of

collaborating this program with the monarch restoration program and access to the Cardinal Library location.

Ms. Martin returned to the table.

**6. Action/Information/Discussion Items**

a. Live: Land Use Planning

1. Action: Site Plan Control Agreement, 3209 County Road 2 (HB Holdings Inc.)

Committee was provided with an overview of the report and discussed permitted uses under residential, industrial and agriculturally zoned properties, the reason a stormwater management plan was required and clarified issues with the initial septic installation.

**Moved by:** S. Dillabough

**Seconded by:** J. Martelle

That Committee recommend that Council enter into an agreement with the owner of 3209 County Road 2, as attached.

Carried

2. Action: Amendment to Fence Bylaw

Committee was provided with a brief summary of the report and discussed the appropriate committee for minor variances to the Township's fence bylaw and clarified that existing fence renovations made prior to the passing of the bylaw would be grandfathered in. Committee reached consensus to authorize any Committee of the Whole to determine minor variance applications to the Township's fence bylaw.

**Moved by:** W. Smail

**Seconded by:** T. Deschamps

That Committee amend the motion to delegate authority to approve exemptions to the Fence Bylaw to include "any Committee of the Whole or Council."

Carried

**Moved by:** W. Smail

**Seconded by:** T. Deschamps

That Committee recommend that Council amend the Fence Bylaw 2022-41, as attached, and delegate authority to approve

exemptions to the Fence Bylaw to any Committee of the Whole or Council.

Carried

3. Information: Development in the Rural Policy Area

Committee was provided with a summary of the report and discussed upcoming provincial policy statement (PPS) changes and their implications, reducing the minimum lot size to 0.98 acres, the anticipated timeline to receive the planner's report on the proposed changes, implications of the Counties official plan, the cost for a minor variance application and ensuring that comments provided on provincial policy changes are reflective of the views of the Township.

Members reached consensus to permit up to four severances from the original land parcel and discussed the smallest lot size allowable to accommodate a septic system and well. Members inquired if there was a possibility of minimizing the lot sizes to smaller than 0.98-acre.

There was discussion regarding the implications of basing the original land parcel off of 2003 versus 2013 status of the land and reached consensus to base the original land status off 2013.

There was discussion regarding proposed changes to the PPS and their implications on partial municipal servicing connectivity.

b. Work: Economic Development

1. Information: Tourism Partnership Project, Follow 44

Committee was provided with a brief summary of the report and discussed extending the proposed trail to Angelo's Restaurant on Highway 44 and commended the collaborative efforts of all parties in bringing this project to fruition.

c. Play: Recreation

1. Discussion: Monarch Restoration Program

Committee was provided with a summary of the report and discussed collaborative efforts with the proposed community garden at the location of the public library, the declining prevalence of the milkweed plant and its negative interaction with agricultural practices.

Committee discussed alternate plant options such as the butterfly bush, alternate location options for the program, maintenance

implications, splitting the project into two locations and public education signage.

2. Discussion: Cardinal Waterfront Use Update

Committee was provided with a summary of the report and discussed changes to the signage such as including both official languages on the proposed signage for the dive site, including the Township logo and changes to the proposed phrasing of the message.

Committee discussed the applicability of current Township platforms to implement a user pay system for use of the boat launch, clarified the intent of the proposed public survey and the estimated timeline to implement the fee-for-use system.

Members inquired about the proposed size and placement of the dive site signage, proposed policing of both the dive site and boat launch and the reduced costs for use of the boat launch for Township residents. Committee directed staff to post signage to educate the public on the upcoming fee-for-use charges for the use of the Cardinal boat launch to be implemented in January 2024.

7. **Inquiries/Notices of Motion**

Deputy Mayor Dillabough inquired about requesting a new Canada Customs sign at the Cardinal boat launch, noting the worn condition of the current signage.

8. **Question Period**

The following questions/comments were raised:

- Estimated timeline for approval of the proposed Site Plan Control Agreement at 3209 County Road 2 with HB Holdings Inc.

9. **Closed Session**

None.

10. **Adjournment**

**Moved by:** S. Dillabough

**Seconded by:** T. Deschamps

That Committee does now adjourn at 9:21 p.m.

Carried

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Chair

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Deputy Clerk