

MINUTES
COMMITTEE OF THE WHOLE
COMMUNITY DEVELOPMENT

Monday, June 5, 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
Rebecca Williams, Clerk
Candise Newcombe, Deputy Clerk
Wendy VanKeulen, Community Development Coordinator

Others Present Steve Pentz - Novatech Planner
Jordan Jackson - Novatech Planner

1. Call to Order – Chair, Chris Ward

Councillor Ward called the meeting to order at 6:30 p.m.

2. Approval of Agenda

Moved by: J. Martelle

Seconded by: S. Dillabough

That the agenda be approved as amended to include a Report Out of Closed Session item.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof

None.

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

Committee Advisory Member Kim Martin challenged her disclosure of interest in the request for in-kind support for a community garden at 2140 Dundas Street at the May 1 Committee of the Whole - Community Development meeting.

Committee inquired about the Canada Customs Sign replacement status at the Cardinal boat launch.

5. Delegations and Presentations

6. Action/Information/Discussion Items

a. Live: Land Use Planning

1. Consent Policy Review

Committee was provided with an overview of the existing Township Official Plan (OP) policies, reviewed the proposed changes from Committee; which include: reducing minimum lot area and frontage, increasing the maximum number of lots that may be created, and redefining original land holding, the amendment process and development trends within the Township.

Committee discussed impending Provincial Policy Statement changes, mandated requirements and rationale for necessitating hydrogeological studies for smaller lots, reducing "red tape" for developers, and the requirement for the Township's policies to be consistent with the Provincial Policy Statement.

Moved by: W. Smail

Seconded by: S. Dillabough

That Committee direct staff to draft an Official Plan and Zoning Bylaw amendment for Committee and Council review and consideration.

Carried

2. Application for Severance: 27 David Street, Broniszeski

Moved by: S. Dillabough

Seconded by: W. Smail

That Committee recommend that Council recommend in favour of severance B-38-23, with the following conditions:

1. That the applicant obtain relief from the zoning bylaw, as necessary to address the deficient lot size for the severed and retained parcels.

2. That a development agreement is registered on title of the severed parcel to implement the recommendations of the hydrogeological study, to the satisfaction of the Township.

Carried

3. Action: Agricultural LEAR Consultation

Committee was provided with a summary of the report and discussed the large impact the proposed change to land use designations would have on the Township and clarified the methodology used in the review process. Members reviewed the draft mapping for lands that scored 60-70 and lands that scored 70-100 and questioned whether existing agricultural land designations would be removed where the score was less. Discussion was held on the additional barriers this proposal adds for developers, effects on landowners, and the public consultation process. Committee requested that the County provide notice of the proposed changes to affected residents directly. It was noted that the Counties is required to complete this study prior to their next Official Plan review.

Moved by: W. Smail

Seconded by: J. Martelle

THAT Committee recommend that Council direct staff to request that the United Counties of Leeds and Grenville mail notice letters to impacted property owners and extend the time frame for comments past the June 30, 2023 deadline.

Carried

b. Work: Economic Development

1. Information: Great Waterfront Trail Adventure

Committee was provided with a summary of the report and discussed the construction detour route and the possibility of an additional event proposed for the area that day.

c. Play: Recreation

1. Information: Recreation Update

Committee was provided with a brief overview of the report and discussed if local schools were provided notice and possible additional advertising opportunities for Township events.

2. Discussion: Tri-Council Recreation Committee

Committee was provided with a summary of the report and discussed defining the mandate of the Tri-Council meetings, establishing terms of reference, streamlining the meeting attendance, designating municipal recreation coordinators to

collaborate as a tri-council recreation committee, and consulting with community organization members on an as needed basis.

d. Discussion: Doors are Open Outreach Display

Committee was provided with a brief summary of the report and discussed the diversity of the proposal, the turnout and effectiveness of the "Doors are Open" sessions to date, the convenience of facilitating public talks at existing events and cancelling the remaining scheduled sessions.

Moved by: S. Dillabough

Seconded by: W. Smail

That Committee recommend that Council disband the remaining "Doors are Open" meetings effective immediately.

Carried

7. Inquiries/Notices of Motion

Mayor Deschamps requested discussion items regarding the continuation of the Tri-Municipal Council meeting and establishing terms of reference for the Tri-Council. Mayor Deschamps requested a subsequent review of the Township comments on the provincial policy statement following the deadline extension be added to the June Community Development meeting.

Councillor Smail inquired if there had been requests for assistance with the Calabogie forest fires.

Councillor Martelle sought and received general support for permitting residents to plant sunflowers on municipal property throughout the Township.

8. Question Period

None.

9. Closed Session

Moved by: J. Martelle

Seconded by: W. Smail

THAT Committee proceeds into closed session at 9:22 p.m. in order to address a matter pertaining to:

1. Section 239(2)(c) Proposed or pending acquisition or disposition of land by the municipality or local board; Specifically: Industrial Park.
2. Section 239(2)(b) Personal matters about an identifiable individual, including municipal or local board employees; Specifically: CAO and Fire Department.

Carried

- a. Section 239(2)(c) Proposed or pending acquisition or disposition of land by the municipality or local board; Specifically: Industrial Park

Moved by: T. Deschamps

Seconded by: J. Martelle

That Committee extend beyond the 10:00 p.m. curfew.

Carried

- b. Section 239(2)(b) Personal matters about an identifiable individual, including municipal or local board employees; Specifically: CAO and Fire Department

Moved by: J. Martelle

Seconded by: W. Smail

THAT the closed meeting of Municipal Council does now adjourn and the open meeting does now resume at 10:47 p.m.

Carried

10. Report Out of Closed Session

.The Chair reported that Committee met in a closed session to discuss the proposed or pending acquisition or disposition of land by the municipality or local board; Specifically: Industrial Park land and directed staff to bring forward a report on the outlined industrial lands.

11. Adjournment

Moved by: W. Smail

Seconded by: J. Martelle

That Committee does now adjourn at 10:49 p.m.

Carried

Chair

Deputy Clerk