

MINUTES
COMMITTEE OF THE WHOLE
COMMUNITY DEVELOPMENT

Tuesday, September 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

REGRETS: Kimberley Martin, Advisory Member

STAFF: Dave Dobbie, Advisory Member
Dave Grant, CAO
Candise Newcombe, Deputy Clerk
Wendy VanKeulen, Community Development Coordinator
Sean Nicholson, Treasurer

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: S. Dillabough

Seconded by: T. Deschamps

That the agenda be approved as presented.

Carried

3. Disclosure of Pecuniary Interest or Conflict of Interest & the General Nature Thereof

None.

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

None.

5. Delegations and Presentations

None.

6. Action/Information/Discussion Items

a. Live: Land Use Planning

1. Application for Severance, 2717 Goodin Rd (Polite)

Committee was provided with a summary of the report and discussed what data is derived from hydrogeological and terrain analysis studies, the cost of said studies, and the determining factors for the requirement of the studies. Members inquired about the process and fees associated with separating adjacent parcels of land that have been merged. While a severance can be used to create a new parcel, other solutions could be explored by a lawyer. It was noted that all required fees for severances would still apply, however, the Township fees could be reduced or waived at the discretion of Council as per the Planning Fees Bylaw.

Moved by: T. Deschamps

Seconded by: S. Dillabough

That Committee recommend that Council recommend in favour of severance B-52-23, 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 and restrict the permitted residential uses on the severed lot to a single dwelling.
2. That a development agreement is registered on title of the severed parcel to implement the recommendations of the hydrogeological assessment and terrain analysis, to the satisfaction of the Township.

Carried

2. Application for Zoning Bylaw Amendment, 2084 Dundas St. (Zanderplan Inc. o/b CFT Group)

Committee was provided with a brief overview of the report and confirmed that the application would return to Committee for review following the scheduled public meeting.

Moved by: T. Deschamps

Seconded by: S. Dillabough

That Committee direct staff to proceed with scheduling a Public Meeting in regards to the zoning bylaw amendment application for 2084 Dundas Street.

3. Consent Policy Review

Committee was provided with an overview of the report which highlighted the inclusion of an information letter provided by a certified geologist on the rationale, requirements, and general costs associated with hydrogeological and terrain analysis studies. A planning report by Novatech was provided, which includes a review of the Committee's requested policy changes and a land needs assessment. It was noted that two amendments were prepared with this report. Amendment #1 reflects the Committee's requested policy changes, although the Township Planner advised that it is not supported by their findings. A second amendment was recommended, which would reduce the minimum lot size and frontage, helping to achieve the Committee's goals to encourage lot creation in the Rural Area. There was discussion regarding the upcoming Counties Planning Committee meeting, minimum planning requirements for Official Plan amendment applications, the success rate predictions of the two amendment options, and the Official Plan requirements for the hydrogeological and terrain studies for neighbouring municipalities.

Members discussed if there were provincial mandates for the requirement of the studies, implications of waiving the study requirements, benefits of "reducing red tape" for local developers, data sources for the provided property information regarding Township lands and their zoning, and the allowance of estate subdivisions within the Township's rural policy area.

There was discussion regarding the requirement of a hydrogeological and terrain analysis study for parcels under 0.4 ha, the affordability of smaller lots, the unforeseen influx in North Grenville, and the varying possibility of tiny home designs with the option of purchasing smaller lots.

At 7:45 p.m. the CAO requested a 5-minute recess to consult with the Community Development Coordinator and the Novatech Planners present at the meeting.

At 7:52 p.m. the Chair reconvened the meeting and requested an overview of the discussion between the CAO, the Community Development Coordinator, and the Novatech Planners. A recommendation was made to Committee that staff return with a policy that outlines special circumstances for the regulation of the hydrogeological and terrain analysis studies. There was discussion about including additional consideration for smaller lot size creation, the automatic requirement of the hydrogeological and terrain

analysis study for lots under 0.4 ha, and reviewed the procedural process of staff recommendations and Council decision making.

Committee directed staff to return with a draft policy outlining special circumstances for the regulation of a hydrogeological and terrain analysis study to coincide with staff recommendation #2 at the October meeting.

4. Action: Site Plan Control Bylaw Update

Moved by: J. Martelle

Seconded by: T. Deschamps

That Committee recommend that Council adopt the proposed Site Plan Control Bylaw, with revisions, as attached.

Carried

5. Action: Tree Canopy and Natural Vegetation Policy

Committee reviewed the revisions, clarified section 5.1 of the policy, and commended staff on their work in reflecting accurately the will of Committee.

Moved by: T. Deschamps

Seconded by: S. Dillabough

That Committee recommends that Council adopt the revised Tree Canopy and Natural Vegetation policy.

Carried

b. Work: Economic Development

None.

c. Play: Recreation

None.

7. Inquiries/Notices of Motion

Deputy Mayor Dillabough commended members of the Cardinal Festival Committee on their Labour Day festivities noting an influx in attendees compared to previous years.

The Mayor complimented Township staff on their expedient attention to the water main break on Monday, commended the Cardinal Festival Committee on the Labour Day Festivities, noted the attendance of all Council members at the grand opening ceremonies for the new Alain Chartrand Community Centre in Prescott, and congratulated the Township Clerk on her recent nuptials.

8. Question Period

None.

9. Closed Session

None.

10. Adjournment

Moved by: S. Dillabough

Seconded by: T. Deschamps

That Committee does now adjourn at 8:28 p.m.

Carried

Chair

Deputy Clerk