

MINUTES
COMMITTEE OF THE WHOLE
COMMUNITY DEVELOPMENT

Monday, October 2, 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

STAFF: Kimberly Martin, Advisory Member
Rebecca Crich, Clerk
Wendy VanKeulen, Community Development Coordinator
Sean Nicholson, Treasurer

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: W. Smail

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

- a. UCLG Children's Services; Early Learning and Childcare Directed Growth Strategy; Shannon Brown and Alison Tutak

Ms. Shannon Brown and Ms. Alison Tutak with the United Counties of Leeds and Grenville (UCLG) Children's Services provided Committee an overview of the programs and services provided to the communities, highlighting the number of licensed and operating childcare programs throughout the UCLG area. Ms. Brown indicated the funding provided through the Canada Wide Early Learning and Child Care (CWELCC) program and how the funding will be directed towards the 2022-2026 growth strategy to identify communities to receive the new licensed child care spaces.

Ms. Brown highlighted that the CWELCC will create 397 new spaces in addition to the existing spaces with the UCLG. Findings from the growth strategy survey were highlighted and discussion was held on operators/staff and child ratio, land and facilities to expand the program, average family income and cost of childcare, average pay for Early Childhood Educators, childcare for children with accessibility and inclusive learning needs.

Committee thanked Ms. Brown and Ms. Tutak for the presentation.

- b. Potentia Renewables Inc; Battery Energy Storage Proposal; Will Patterson and Juliana Velez

Mr. Will Patterson and Ms. Juliana Velez provided the Committee with an overview of Potentia Renewables portfolio and proposed energy storage project on Dobbie Road, intended to store unused energy in low-usage times to subsidize additional requirements in peak usage times. Mr. Patterson highlighted the size and approximate location of the proposed project.

Discussion was held on project timeframe, public open house and consultation requirements, noise decibels produced by the storage equipment, fire suppression, environmental impact when the units are no longer viable, potential tax revenue, and future battery recycling systems.

Committee thanked Mr. Patterson and Ms. Velez for the presentation.

6. Action/Information/Discussion Items

- a. Live: Land Use Planning

- 1. Application for Severance, 2460 Rooney Rd (Smith)

Councillor Smail stepped away from the table at 8:00 p.m. and returned at 8:02 p.m.

Committee reviewed the report and discussed the need to disconnect the shared well from the accessory building on the severed lot and the reasoning for the recommendation that the accessory building be demolished or obtain relief from the Zoning Bylaw.

Moved by: J. Martelle
Seconded by: T. Deschamps

That Committee recommend that Council recommend in favour of severance B-111-23, with the following conditions:

1. That the accessory structure on the severed lands be demolished; or that the Owner obtain relief from the Zoning Bylaw, satisfactory to the Township, that permits the accessory structure on the severed lands, with all levels of appeal exhausted.
2. That the owner provide evidence, to the satisfaction of the Township, that the existing shared well is disconnected from the accessory building on the severed lot. Each lot shall be serviced by individual water supply and sewage disposal systems.

Amendment:

Moved by: S. Dillabough
Seconded by: W. Smail

That Committee recommends that the wording "That the accessory structure on the severed lands be demolished" be removed from the original recommendation.

Carried

Moved by: J. Martelle
Seconded by: T. Deschamps

That Committee recommend that Council recommend in favour of severance B-111-23, with the following conditions, as amended:

1. That the Owner obtain relief from the Zoning Bylaw, satisfactory to the Township, that permits the accessory structure on the severed lands, with all levels of appeal exhausted.
2. That the owner provide evidence, to the satisfaction of the Township, that the existing shared well is disconnected from the accessory building on the severed lot. Each lot shall be serviced by individual water supply and sewage disposal systems.

Carried

2. Request for Easement, 2099 Dundas (Speska Holdings Inc.)

Committee reviewed the report and discussed the historic use of the requested easement as an access driveway for businesses and confirmed that if the Township were to sell the commercial lot that the easement would survive a land sale.

Moved by: W. Smail
Seconded by: S. Dillabough

That Committee recommend that Council proceed with the request for an easement over 2093-2095 Dundas Street in favour of 2099 Dundas Street; and authorize staff to obtain legal support in drafting an easement agreement for Council's consideration that deals with the maintenance and use of the land as requested by the Owner of 2099 Dundas Street.

Carried

3. Consent Policy Review

Committee reviewed and discussed amendment option 1 and 2, highlighting how the UCLG LEAR may impact potential future development of lands within the Township and the need to reduce minimum lot sizes and lot frontage and increase the maximum number of lots that may be created from the original land from 2 to 4.

Committee discussed the requirement to sufficiently demonstrate and justify the need for more lots in the Rural area to support amendment option 1 as part of the application to UCLG as the approval authority. There was discussion on moving forward with both amendment options 1 and 2 in order to submit both to the UCLG for review and approval as individual applications. It was noted that alternatively, amendment option 2 may be approved and submitted for approval, which may provide time for the Committee to further review amendment option 1 to gather justification to support the need to enable the creation of 4 lots by severance from an original land holding.

There was a brief discussion on the timeframe for approval of the recommendation, setting dates for the open house and public meeting and final approval from Council before the whole package can be submitted to the UCLG. Members indicated that the Mayor could call for a special meeting of Council the following week to expedite the recommendation.

Moved by: S. Dillabough

Seconded by: T. Deschamps

That Committee recommend that Council endorse the attached Official Plan Amendment No. 2 and Zoning Bylaw amendment; and direct staff to proceed with scheduling an Open House meeting to hear comments from the public on the proposed Official Plan Amendment No. 2 and Zoning Bylaw Amendment.

Carried

4. Responding to the Housing Affordability Task Force's Recommendations

Committee reviewed and discussed the Housing Affordability Task Force's recommendations and the need for the Township to select the top 5 recommendations that may be useful in increasing housing supply.

There was consensus of Committee to select and support the following recommendations: Appendix B, Appendix C, #30, #42, and #48. Committee requested that the submission be completed on behalf of the Mayor and Council.

b. Work: Economic Development

None.

c. Play: Recreation

1. Recreation Programming Update

Committee reviewed and discussed the following area of the report: aquafit and pool programs, use of arena and firehall for summer programming, possible future discussions with Town of Prescott to determine ice rental rotation amongst various organizations and associations, ratio of kids to camp counsellors, and possible future funding opportunities.

Committee commended everyone involved in Parks, Recreations and Facilities for their efforts in the recreation programs.

d. Action: Navigi and Systems Mapping Proposal

Committee reviewed the report and discussed the sources that the information is collected, collaboration possibilities with neighbouring municipalities, cancellation policy and contract requirements, and expanding information available from other areas with the UCLG.

Moved by: S. Dillabough

Seconded by: T. Deschamps

That Committee recommend that Council direct staff to work with HelpSeeker Technologies to implement the proposed Navigi supply mapping project.

Carried

7. **Inquiries/Notices of Motion**

Deputy Mayor Dillabough requested that a future report be prepared for Council on the status of the old grocery store building in Cardinal

8. Question Period

None.

9. Closed Session

None.

10. Adjournment

Moved by: S. Dillabough

Seconded by: W. Smail

That Committee does now adjourn at 9:48 p.m.

Carried

Chair

Clerk