

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

**Monday, October 7, 2024, 6:30 PM**  
**Corporation of The Township of Edwardsburgh Cardinal**  
**Council Chambers, Spencerville Ontario**

PRESENT: Councillor Chris Ward  
Mayor Tory Deschamps  
Deputy Mayor Stephen Dillabough  
Councillor Joe Martelle  
Councillor Waddy Smail

REGRETS: Brody Fahngruber, Advisory Member

STAFF: Sean Nicholson, CAO  
Rebecca Crich, Clerk  
Mike Spencer, Manager of Parks, Recreation & Facilities  
Wendy VanKeulen, Community Development Coordinator  
Candise Newcombe, Deputy Clerk  
Rachel Porter, Recreation Coordinator  
Mary Tessier, Consultant  
Tim Fisher, 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:** W. Smail

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. Affordable Housing - Doug Poirier - Total Equity Construction

Mr. Poirier introduced himself and provided a summary of projects completed to date, his plan for affordable housing options, and an outline of the proposed houses and site plans.

Renderings of proposed affordable housing units were presented noting shared servicing and roads to reduce overall costs. Mr. Poirier noted the estimated price point of \$260,000.00 per house without land or servicing. He indicated the preferred use of a lifelong land lease due to the configuration of houses proposed, and likely management/maintenance fees for servicing such as snow removal, grass cutting, etc. to ensure consistency of the shared green space.

There was discussion regarding the requirement of Township zoning bylaw amendment to permit more than one residence per parcel of land, the proposed 1200 sq. ft size of the residences, the location of the developer's previously built developments, connected servicing options, and the request for municipal support in procuring discounted land for development.

There was discussion regarding affordable housing initiatives by larger development companies looking to contract smaller developers to build units from their catalogue of approved affordable housing designs.

### b. Subdivision Agreement - David Simpson - Lockmaster's Meadow

Mr. Simpson indicated his concerns regarding the payment of the proposed subdivision securities. A summary of the sub-division agreement with the proposed securities payment options and the approval process was provided.

## 6. Action/Information/Discussion Items

### a. Live: Land Use Planning

#### 1. Development Agreement, 27 David Street (Broniszeski)

Committee reviewed the report and confirmed the intentions of developing a single dwelling on the parcel.

**Moved by:** S. Dillabough

**Seconded by:** J. Martelle

That Committee recommend that Council enter into a development agreement with the property owner, as attached, for the severed parcel of application B-38-23.

Carried

2. Subdivision Agreement, Lockmaster's Meadow (Edwardsburgh Developments Inc.)

Committee was provided with a summary of the application for subdivision to date and highlighted Mr. Simpson's request on July 22 to reduce the required securities amount of \$2 million outlined in the subdivision agreement.

There was discussion regarding regulations under the Provincial Policy Statement for sub-division securities, requirement of the noise berm, alternate financing options for securities, stewardship of taxpayer dollars, and options for reducing the proposed cost estimates. Members noted their support of the development of the subdivision, and suggested to defer the item to allow an opportunity for staff to explore alternative options for financial security requirements to present at the Council meeting scheduled for October 28.

**Moved by:** J. Martelle  
**Seconded by:** W. Smail

That Committee defer the item and direct staff to bring forward alternate options for financial securities to be presented at the Council meeting scheduled for October 28.

Carried

b. Work: Economic Development

None.

c. Play: Recreation

1. Summer Day Camp - Year End Report

Committee was provided with a summary of the report.

2. Aquatics Program - Year End Report

Committee was provided with a summary of the report and discussed the following: the overall success of the summer programs, benefits of extended pool opening, uptake of the "boredom buster" trips, and the proposed 2025 reduction in pool hours in Johnstown on Friday nights based on attendance trends.

Discussion was held on: collaboration with all schools within the Township regarding participation in the June swimming programs and transportation considerations, as well as increased staff and/or training through social services in working with children with sensitivity and behavioural matters in 2025.

Members commended the financial contributions made to the Township in support of it's summer programming and local kids from local sponsors including Giant Tiger Distribution Center, Greenfield Global and Ingredion.

**7. Inquiries/Notices of Motion**

None.

**8. Question Period**

None.

**9. Closed Session**

None.

**10. Adjournment**

**Moved by:** S. Dillabough

**Seconded by:** W. Smail

That Committee does now adjourn at 7:47 p.m.

Carried

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Chair

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Deputy Clerk