

MINUTES
COMMUNITY DEVELOPMENT COMMITTEE

Monday, June 7, 2021, 6:30 PM
Council Chambers and by Zoom
18 Centre Street, Spencerville ON
Contact the Township Office to Register
(613)658-3055

PRESENT: Deputy Mayor Tory Deschamps
Mayor Pat Sayeau
Councillor Hugh Cameron
Councillor Stephen Dillabough
Councillor John Hunter
Conor Cleary
Greg Modler
Chris Ward

REGRETS: Cody Oatway

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

1. Call to Order – Chair, Tory Deschamps

Deputy Mayor Deschamps called the meeting to order at 6:30 p.m.

2. Approval of Agenda

Moved by: Councillor Cameron

Seconded by: C.Ward

That the agenda be approved as presented.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof

None.

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

None.

5. Delegations and Presentations

a. Tariq Baig and Shahbaz Maqbool

Committee reviewed the request for exclusion of parcels from future proposed industrial plan on Frederick St.

Members inquired if the buildings planned for development would be residential or business and if railroad access would be required for any future prospective businesses. It was noted the intention was to build a residential home on each property consisting of 4 acres.

Members requested information on possible future needs of the railroad and inquired if re-zoning of the outlined land would impinge future railroad expansion.

It was noted the possibility of having 1 lot for residential use and leaving the remaining 4 acres open. Committee members responded to the proposal, one member explained the many conversations they had had with the applicant and the applicant's realtor explaining the zoning of the land to be industrial and clearly stating the municipality's position of not re-zoning the area as residential.

Committee inquired about the date of purchase of the land. It was noted March, 2021 was the date of purchase. Committee members pointed out the party proceeded with the purchase with the knowledge of the lands industrial zoning.

Members suggested that staff should write a report outlining details of the delegation thoroughly that could be presented at the next COW-Community Development Committee meeting.

It was noted that due to the previously mentioned hours spent by Staff with the applicants prior to the purchase of the land, members felt further research would be fruitless and time consuming, therefore, a staff report may not be beneficial at this time. It was also noted that granting this request to rezone industrial land to residential was in direct conflict with the Township's official plan, which was approved by the UCLG in January 2020 and posted on the Township's website. Members briefly debated the possibility of allowing the delegate to sever a small lot off as residential.

The Committee thanked the applicants for their presentation and informed them that the Committee was not interested in granting their request to re-zone the land facing Frederick St. for residential development at this time. They further directed the applicants to contact staff if they had further inquiries.

6. Action/Information/Discussion Items

a. Live: Land Use Planning

1. Application for Severance, Dobbie Rd (JF Dobbie and Sons Ltd.)

Committee reviewed the report and inquired about the ownership of the driveway. It was noted that the driveway would remain with the 5.22-acre residential parcel. Staff further explained access to the severed agricultural lot would be with a proposed easement over the driveway of the residential parcel.

Members inquired of Ms. Zander, professional land use planner who was present at the meeting, the reasoning behind the proposed severance split of 101 acres on parcel #1, 5.22 acres on parcel #2 leaving 246 acres for the retained parcel. Ms. Zander noted that large agriculture land is much more difficult to market than that of a smaller parcel. Members further inquired on the current zoning of the land, and whether residential development was a possibility with these proposed severances. It was noted that for the severed agricultural lot, the current zoning by-laws allow for both agricultural and residential use. However; the retained agricultural lot would need to be rezoned to prohibit residential use to comply with the official plan. It was noted that it is best practice to register separate lots under separate names to avoid future merging. Members noted there would be no recourse to prevent building under current by-laws, and mentioned concern of future severances to the land. It was noted that severances are kept on record, with a maximum of 2 new lots to be created by severance.

Moved by: Councillor Hunter

Seconded by: Mayor Sayeau

That Committee recommend that Council recommend in favour of severance B-47-21 (JF Dobbie & Sons Ltd) and B-48-21 (JF Dobbie & Sons Ltd) with the condition that a zoning bylaw amendment is obtained to prohibit future non-agricultural use, including residential uses, on the retained lot and allow a reduced frontage of 17m on the severed parcel.

Carried

2. Application for Site Plan Control, 8072 County Rd 44 (Allen)

Committee members commented on the fact that a SPCA is regularly with property owners. It was noted that Forbes Bros, contracted by Freedom Mobile, is acting as an agent for the property owners in the application process.

Members inquired of the date the application was received. It was noted that the application was received by e-mail on May 13, 2021, and would have been deemed a complete application when payment was received in the following days.

Members briefly discussed a previous site plan for a cell tower fabrication on Jochem Rd. inquiring about the progress on that situation and scrutinized on how many towers the Township ultimately requires. It was noted that third party companies are currently finding and buying locations with the hopes of finding a future buyer to build the tower. Not all towers will be built, but an estimated 300+ towers are currently planned to close the cell gap.

Members inquired if there was a statute of limitations on how long the tower is approved. It was noted that the SPCA will remain in effect permanently unless appealed, otherwise the agreement would be between Freedom Mobile and the land owner.

Members noted that the equipment installed with the EORN project will be 5G by Erikson and contribute to closing the cell gap by providing more stable service, though it is unclear which towers are still in use.

Moved by: Councillor Dillabough

Seconded by: Councillor Cameron

That Committee recommends that Council enter into the Site Plan Control Agreement as attached with the owners of 8072 County Road 44.

Carried

3. Request to Reconsider Road Widening, 12 Riverview Cres (Shaggy's Fries)

Committee members reviewed for re-consideration of the conditions of the site plan control agreement entered into with Shaggy's Fries at 12 Riverview Cres. back in August, 2020.

Members discussed the importance of the discrepancy between the required width and the allowance request. The significance of this allowance to future planning was debated, as it was noted by Members the difference between the required width and the current width is a foot, or approximately the size of a curb, and could be significant in future road widening plans.

It was noted that the applicant's lawyer has provided a solicitors undertaking on behalf of the corporation stating should the extra 1 and 2 feet be required for road expansion, the owner of the establishment will commit to deeding the land over to the Township if/when requested. The applicant also noted to date he has invested over \$300,000.00 into his property, providing 4 full time and 5 part time jobs to the area, further explaining added expenses to prepare

a new reference plan, survey and land transfer would be very costly and would be appreciated to avoid the extra expenses if at all possible.

Members inquired if the remaining stipulations outlined in August, 2020 had been met currently and requested confirmation of the date the applicant intended to have the binding letter submitted to the Township. Staff confirmed all other conditions had been met and verified by a number of staff members including the Township by-law officer. The applicant confirmed his intentions of having the letter admitted to the Township by June 30, 2021.

Moved by: C.Ward

Seconded by: Councillor Dillabough

That Committee recommend that Council, by resolution:

1. Accept an undertaking from the property owner that the required road dedication will be completed at the Township's request should future road improvements take place, as satisfactory for the purpose of fulfilling the condition of road widening in the site plan control agreement for 12 Riverview Cres, bylaw 2020-44; and
2. The road dedication will be completed within 60 days of the Township's formal request.

Carried

b. Work: Economic Development

1. Application for Community Improvement Funding, 9 Spencer St (Rainville)

Committee reviewed the report on the application for CIP funding. Members discussed the continued investment this business has made to the community. Members requested clarification on if the intended entrance location for the business was to be on Centre St. as well as the intended location for the iron gate proposed for the CIP. It was noted the entrance is intended to be on Centre St. and the gate will run along the side of the building blocking entrance through the car port and directing consumers to the Centre St. entrance without infringing on the road itself.

Moved by: Councillor Hunter

Seconded by: Councillor Cameron

That Committee approves the application S-02-21 (Rainville), reimbursing 50% of the actual costs to complete the proposed

property improvements, including a landscaping and fencing, to a maximum of \$5,000.

Carried

Committee inquired about the amount of previous CIP funding received. It was noted that previous funding was received under a separate program to support building permits etc. The current CIP being applied for falls under the Facade and Property Improvement grant. It was further noted the applicant is still well within the \$10,000 limit.

The Committee members thanked Mr. Rainville for his continued investment into our community.

2. Business Impacts Survey of Covid-19

Committee reviewed the COVID-19 business impact survey released by UCLG in June. Members highlighted how the survey is a useful resource, and the extensive work performed by the committee in supporting our communities' local businesses through the pandemic.

Members noted that there were only 12 businesses listed as permanently closed and 38 of which are closed partially due to COVID. Members noted that many businesses have found alternative ways to market their business.

Committee discussed the growing issue of finding employees and how the CERB financial support may be impacting the number of employees staying home. Members inquired if MP Barrett or MPP Clark's office were made aware of the employee shortage business owners are facing. It was noted that members from MP Barrett and MPP Clark's office were involved in generating the report.

3. Regional Reopening Discussion

Committee reviewed the highlights of the roadmap to re-open and discussed the current state of the Township's vaccine numbers and whether the Township is meeting targets quickly enough to move ahead into stage 2 of the re-opening plan. It was noted that the Township is substantially different in number of cases from those of the "hot spot" areas and that it should reflect in the timeline for re-opening in our area.

Members noted that as independent business owners they had taken it upon themselves to contact local municipal leaders urging for their participation in recommending to provincial and federal government to accelerate the re-opening process in our area in reflection of the community's vaccine status' to aid struggling local businesses. Committee mentioned a concern of opening too quickly

and running the risk of a fourth lockdown. Members discussed options of waiting for the Council meeting June 28 is not ideal as conditions change daily. There was consensus of Committee that the Mayor submit letters to MPP Clark and Premier Ford, rather than wait until the June 28 Council meeting.

c. Play: Recreation

Committee discussed the re-opening of the community pools and the state of their maintenance. It was noted the pools were either being filled or were filled and staff was focused on securing lifeguards and obtaining certification for them. It was noted the Township will be offering the bronze cross to ensure retention of trained lifeguards in the future.

Members inquired if day camps would be operational this season. It was noted day camps and pools will operate with restrictions that follow provincial protocol. Members inquired why the day camps were only being run in Johnstown. It was noted this has been the practice for the past several years as there was little interest shown in Cardinal in the past.

d. Community Safety and Wellbeing Plan

Committee reviewed the UCLG community safety and wellbeing plan (CSWP) which is required by the province to be approved by July 1.

Members noted their concerns of funding and implementing the CSWP in the future, discussing the lack of funding provided and the possibility of needing to upload said responsibilities in the future due to lack of funding or mechanisms for implementation.

Members discussed that the provincial requirement now is simply to approve the Counties CSWP plan, not the means of funding or implementation. It was further noted that the future discussion of funding and implementing the plan would likely require a significant amount more discussion.

Moved by: Councillor Cameron

Seconded by: Councillor Hunter

That Committee recommends that Council approve the Community Safety and Well-Being Plan as presented and direct staff to post the plan to the website and have a printed copy available for review at the municipal office.

Carried

7. Inquiries/Notices of Motion

Councillor Cameron discussed the growing number of speeding transports down County Rd. #22 coming into Cardinal. It was noted that it is a county road, however members suggested contacting the county to make them aware of the

situation. Members also mentioned the possible use of speed counters in the area, however it was noted that they were used in that location in the past.

Councillor Cameron noted concerns of a skunk located near or under the change room at the Conestoga dive site in Cardinal and inquired as to the appropriate department to be contacted to deal with the issue.

Councillor Cameron discussed concerns regarding feedback from residents about the public placing their garbage out the night before their scheduled garbage pick up. It was noted that the by-law officer was to be informed and requested to issue warnings to guilty parties.

Councillor Dillabough inquired on the state of the Cardinal docks, and the timeline in which they will be installed. It was noted they are working on a concept for installation of the docks.

Mayor Sayeau noted that he was appreciative to the Committee for standing their ground in regards to the application for exclusion of parcels on Frederick St. and committing to the Township's official plan for the future of the industrial park area. He requested that a report be prepared to address temporary restrictions on a building permit allowance for those specific lots. It was noted that a report will be prepared following consultation with the planner.

Mr. Cleary inquired about the possibility of dissolving the ward system in the Township and voiced his frustration of not being privy to the information and his apprehension about dissolving the ward during the pandemic, recommending it would be a better option to postpone this decision for another couple of years. It was noted all discussions were in accordance with the Municipal Act 2001, and the issue will be brought forward at the June 28 regular Council meeting for Council deliberations. It was noted that Councillor Hunter had on several occasions discussed bringing forth a motion on this issue since February 2021 and said discussions could be found in past meeting minutes posted to the Township website.

Mr. Modler inquired if staff would be preparing frequently asked questions page prior to the public meeting for dissolving of the ward system. It was noted that the Township website currently contains a FAQ page providing a chart information sheet on current popular topics.

Mayor Sayeau requested a full explanation regarding parking and usage of RV's on residential lots. It was noted that there are by-laws concerning this issue on our Township's website.

8. Question Period

None.

9. Closed Session

10. Adjournment

Moved by: C.Ward

Seconded by: Councillor Cameron

That Committee does now adjourn at 9:35 p.m.

Carried

Chair

Clerk