

MINUTES
COMMUNITY DEVELOPMENT COMMITTEE

Monday, July 5, 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
Cody Oatway
Chris Ward

REGRETS: Greg Modler

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. Brent Salmon

Mr. Salmon presented his concerns with respect to the use of RV's on vacant lots. He has been in ongoing disputes with the land owners regarding their improper use of the land for RV camping since as early as 2012. Mr. Salmon requested clarity on the bylaw concerning the use of RV's on residential property and requested that Committee define parameters within the current bylaw to empower enforcement. Setting parameters on a time limit for stay period, how many RV's are allowed on a residential lot at one time, and how many people total are allowed at one time, would aid in alleviating some disputes by clearly outlining what is and what is not allowed. Mr. Salmon suggested that primary residents' concerns should supersede private property owners as it is their primary residence.

Committee inquired on the support Mr. Salmon had received from neighbours and like-minded citizens in regards to this issue. It was noted there is a social media group discussing local issues such as residential RV camping. Mr. Salmon suggested that most residents are unaware of the happenings of these gatherings that occur a minimum of annually, however, have increased in frequency over past years. Members noted their knowledge of the issues with the terminology of the current bylaw, and expressed their desire to have the bylaw written in a more common language to ensure a complete understanding of the restrictions outlined.

Members inquired if it was a better option to pursue the issue through the criminal system. It was noted that the issues have been continuous and a definitive infringement of municipal bylaw is likely the best option for rectifying the situation as the litigation process has not proven to remedy the situation.

Committee thanked Mr. Salmon for his delegation.

b. Mayor Pat Sayeau and UCLG Manager of Economic Development Ann Weir

The Mayor presented the Job Site Challenge project proposal presentation prepared for presentation to the province and Newmark site selector representatives on behalf of the Township of Edwardsburgh Cardinal. He outlined the area proposed for the challenge, referred to as the Cedar Grove Road site, which consists of approximately 2800 acres of readily developed land for prospective manufacturers. The convenient distribution method available were outlined including highlighting the two intersecting major highways, access to the Port of Johnstown, as well as outlining that the existing abandoned rail bed could be revitalized to a functioning line.

The Mayor introduced Ms. Ann Weir from the United Counties of Leeds & Grenville who was in attendance to display the support of the UCLG in the

Township's endeavor to prevail in the provincial Job Site Challenge project. Ms. Weir presented two videos created by the Counties to promote the Cedar Grove site for submission to Newmark by the deadline of July 23, 2021. The Mayor noted that a letter of support from Prescott was received and would accompany the videos to emphasize community support from surrounding municipalities in the mission to make Cedar Grove the next site for Ontario's next mega manufacturer.

It was noted that the Township is currently in negotiations with Province to purchase the entire 10,000 acre land bank, however the proposed development area has been reduced to the most easily serviced 1,100 acre parcel of land in an attempt to minimize the number of existing residences effected by the project as well as the overall impact on privately owned land in an attempt to limit the red tape the Township will have to navigate in the future.

The Mayor outlined options for supplying fiber optic, water and electricity needs to future prospective developers. Power options included the use of the Prescott power site through the extension of the line, fabrication of a sub-station, or running a 230 Kv line depicting estimated timelines to complete each project ranging from two years to seven years in length. Options for water/sewer included the use of the current line from the Prescott water treatment plant by extending it approximately 3 Km's North of County Rd.2. It was noted that there are two current sources available on the property for fiber optics and the three pipelines located on the land distributing oil as well as natural gas, or if supply was not sufficient, the possibility of creating a new sub-station on the proposed land was presented as another option. It was noted that the Township had previously entered into an agreement with Greenfield Global for the Township to provide process water at the cost of the developer and presented this as an option to offer.

The Mayor explained next steps in the Job Site Challenge process, announcing that following the submission of the videos and letters of support, Newmark will review the material and schedule a site tour. Noting the large area to be toured would best be viewed from above, the Mayor announced plans to accompany Newmark representatives on a helicopter tour of the Cedar Grove Road site.

Members inquired if the province required the proposed land be "shovel ready" for manufacturers and if so, who is responsible for the cost. It was noted the Township is currently in negotiations with the province for the land, offering lower than the asking price and indicating the desired down payment amount. The Township intends to sell the farmlands located East of Hwy 416 to recoup the loan, then invest further profits from the sold land into infrastructure costs to prepare site for developers.

The Chair thanked Ms. Weir for her presentation and asked she extend the Committee's thank you to the Counties for their support in this project.

c. Chris Clarke, ZanderPlan

Mr. Clarke, Planning Technician with Zanderplan Inc. presented a development proposal in the Village of Spencerville on behalf of his client, the property owner. A severance application was submitted in December 2019 and conditionally approved on May 13, 2020 for the creation of a 2.017-hectare parcel. Condition 4 of B-6-20 required the removal of the existing septic and dwelling located on the property before the severance was final. Since then, all conditions set out in B-6-20 have been met and ZanderPlan developers are seeking Committee direction on best development options for the area.

Two options were presented including four one acre lots for single dwellings, and six townhouse blocks as condominium buildings. Benefits and short-comings were outlined by Mr. Clarke in detail. The layout for single dwellings would include four single lots ranging from 1.03 acres to 1.07 acres with each lot containing a private well and septic system. The previous proposal for the development of townhomes would require a new pump station as well as a new internal road off County Rd 22 that leads to the six townhouse blocks, consisting of 4-6 units each, however, outlined in section 5.4 of the Township's Official Plan, the Township will not consider proposals with more than five unit/lots due to the requirement of Responsibility Agreements. Mr. Clarke mentioned that there is not a desire to undergo an Official Plan Amendment. As such, Mr. Clarke suggests condominium buildings of less than 5 units, which would require individual septic and well systems, though it would allow the avoidance of a Responsibility Agreement through the implementation of a condominium board to which section 5.4 of the Township's Official Plan speaks to of avoidance of such agreements.

Keeping in mind the Township's Official Plan policies, Mr. Clarke and his client proposed their preferred option as the townhouse dwellings, and inquired if the Committee would entertain the condominium option. He further explained the advantages of the condominium option, outlining the benefit of relinquishing responsibility for communal servicing to the condominium corporation, increased density of housing with less financial burden to the Township as well as the support of such an infrastructure depicted in the Township's Official Plan.

Committee noted their interest to have the development (regardless of the shape it takes) tied into and contributing to the maintenance of municipal services. Members inquired if there would be affordable housing options included in the proposed development. Mr. Clarke informed members he did not have details on designs at this point however, this is something he

will bring back to his associates and noted the potential of incorporating affordable housing options into the project.

Members inquired if options of conjoining this development with the existing development in the area to increase available development land had been explored, noting this would provide the ability to develop more "country style" homes consisting of larger properties as is the general style for the area. Mr. Clarke noted it was not the intention of his clients to maximize the intensification with the development of a large subdivision but rather meet housing demands for the area with the best use of the land.

Committee outlined next steps as recommending that Council direct staff to discuss the use of partial services in this instance with Novatech representatives as well as review the advantages/ disadvantages of implementing a Condominium board. It was noted that Members of Committee requested a detailed explanation depicting reasoning behind decisions for or against the use of partial municipal services.

6. Action/Information/Discussion Items

a. Live: Land Use Planning

1. Application for Site Plan Control Amendment, 921 County Rd 2 (MJR Renovations/ELC Automotive)

Committee reviewed the report regarding the application submitted by MJR Renovations/ELC Automotive for a minor variance permitting the proposed 3m setback to the interior lot line on the east side of the property.

Members noted a small edit required in the report. It was noted that the word "new" could be misconstrued to mean the dealership sells new vehicles. A debate on proper grammar ensued, ultimately the word "new" was clarified.

Moved by: Mayor Sayeau

Seconded by: Councillor Dillabough

That Committee recommend that Council enter into an agreement to amend the existing site plan control agreement for 921 County Road 2, as attached, subject to the approval of a minor variance to allow an interior side yard setback of 3m on the East side of the property.

Carried

2. Application for Severance, 2107 Jochem Road (Russell)

Committee reviewed the report regarding the application for severance at 2107 Jochem Rd. Two previous severances were

granted for the parcel in question back in 1998. Due to the conversion to land titles, the parcels were merged without the owner's knowledge, being adjacent parcels under identical ownership. Members noted this type of situation occurs more often than one would assume, and noted that it may be beneficial for Council and County to bring these issues to the attention of the Land Registry Office, in an attempt to avoid these types of issues in the future.

Members noted the option of having the parcels separated by a Court Order, and inquired if the applicant has explored this option. It was noted that the applicant was advised by his attorney to pursue the severance through the Township, as it was felt to be the best option.

The Committee inquired about the cost of a Minor Variance and asked if it was possible to waive this fee. It was noted that the fee for a Minor Variance is \$650.00 and the Planning Fees Bylaw allows Council to waive this fee.

It was noted that ordinarily an Environmental Impact Assessment would be required when land in question contains significant woodlands or a watercourse which this parcel contains both. It was noted that the Conservation Authority indicated that they would not object to waiving the requirement for an EIA due to the Woodlands and that an appropriate building envelope exists outside of the 300m influence area of the watercourse. Due to the above outlined reasons, it was the recommendation of staff to waive the requirement of an EIA due to the proposed lot already having been in existence.

Ordinarily an Archaeological Assessment would also be required. It was the recommendation of Staff to waive this requirement, with the understanding that an appropriate building envelope exists outside of the 300m proximity to the watercourse, which would trigger the assessment if the Committee chooses, a note could be placed on the decision that if artifacts are discovered, the proper authorities will be contacted.

Members noted their concern with respect to "setting a precedence" by waiving fees.

Moved by: Mayor Sayeau

Seconded by: Councillor Dillabough

That Committee recommend that Council recommend in favour of severance B-89-21, with the condition that a Minor Variance be obtained to allow a lesser frontage on the severed and retained lots and that the fees be waived for the minor variance.

Carried

3. Application for Severance, South St (Jansen/1504107 Ontario Inc.)

Committee reviewed the report for the application for severance on South St. for a proposed construction of a semi-detached dwelling.

Members inquired the reasoning behind the proposed location of the building. It was noted that there is an easement on the north side of the property which affects the options for building placement.

Members noted the butternut trees on the property, and commented that the developer could make use of the butternut grove on Blair Rd.

Moved by: Councillor Dillabough

Seconded by: Councillor Cameron

That Committee recommend that Council recommend in favour of severance B-80-21, with the condition that a Minor Variance be obtained to address the deficient rear yard setback and the applicant enter into a Development Agreement, to the satisfaction of the Township, to implement the recommendations of the Hydrogeological Study prepared by Morey Associates.

Carried

4. Application for Zoning Bylaw Amendment, 1013 County Rd 21 (Jansen/Dobbie Farms Inc.)

Committee reviewed the report for the application for zoning bylaw amendment for property at 1013 County Rd 21. It was noted that Staff required Committee approval to set the date for a Public Meeting proposed for August 3, 2021 at 6:00 p.m.

Moved by: Councillor Cameron

Seconded by: Mayor Sayeau

That Committee direct staff to schedule a Public Meeting for the purpose of giving the public an opportunity to make representations in respect of the Zoning Bylaw Amendment application received for 1013 County Road 21, in accordance with the requirements of the Planning Act

Carried

5. Application for Zoning Bylaw Amendment, 32 David St (Zanderplan/Madison Mulder Enterprises)

Committee reviewed the report for the application for zoning bylaw amendment at 32 David St. It was noted Staff required Committee approval to set a date for a Public Meeting proposed at the Spencerville Fire Hall on July 29, 2021 at 6:00 p.m.

Moved by: C.Oatway

Seconded by: Councillor Dillabough

That Committee direct staff to schedule a Public Meeting for the purpose of giving the public an opportunity to make representations in respect of the Zoning Bylaw Amendment application received for 32 David Street, in accordance with the requirements of the Planning Act

Carried

6. Zoning Bylaw Amendment and Amendment to Draft Plan of Subdivision, Meadowlands North (Zanderplan/2057876 Ontario Inc.)

Committee reviewed the report for the Meadowlands North Zoning bylaw amendment and amendment to draft plan of subdivision. It was noted that a Public Meeting date would be required, and that both required meetings could be held at the same time, and Staff is seeking Committee approval to set a meeting date though there was no suggested date as of yet.

Members noted their concern with the influx to traffic volumes, commenting on the increased estimate of dwellings from approximately 106 in 2017 to 146 proposed. Members suggested that Committee should review a traffic impact report. It was noted that a traffic study has been completed and Staff are working to obtain a peer review prior to scheduling the public meeting. The report could be obtained and reviewed prior to or even at the public meeting.

Committee inquired about the progressive changes to the plan, to see the new proposal of 146 dwellings containing no single units. Members indicated their interest of incorporating single dwellings with small attached rental units to contribute to the development of affordable housing, claiming this solution aids not only the low-income individual, but the owner as well through the added rental income. Members noted they would like to see this option explored.

Ms. Zander was present via Zoom, and noted that her clients had been in ongoing discussions on the incorporation of affordable housing units, noting this was an option she would present. Members inquired if this type of arrangement would be subject to

the Landlord Tenant Act. It was noted the units would be subject to the specifications of the act.

Moved by: Mayor Sayeau

Seconded by: C.Oatway

That Committee direct staff to schedule a Public Meeting for the purpose of giving the public an opportunity to make representations in respect of the Zoning Bylaw Amendment application and proposed amendments to the draft approved plan of subdivision received for the Meadowlands North subdivision, in accordance with the requirements of the Planning Act.

Carried

b. Work: Economic Development

1. Application for Community Improvement Plan Funding, 14 Spencer St (Little Sisterz)

Members reviewed the report for the application for funding through the Township's Community Improvement Plan Funding program, on behalf of Little Sisterz located at 14 Spencer St.

Committee commented on how the local businesses are resiliently persevering through the pandemic. It was noted the work had been started and is nearing completion.

Moved by: Councillor Hunter

Seconded by: C.Ward

That Committee approves the application S-03-21 (Little Sisterz), reimbursing 50% of the actual costs to complete the proposed property improvements, including sidewalk improvements to a maximum of \$1,631.

Carried

c. Play: Recreation

None.

7. Inquiries/Notices of Motion

Councillor Dillabough apologized for his lack of presence at the Township's local vaccine clinic held Sunday July 4, explaining he was dealing with personal issues. He continued by thanking Councillor Hunter for his hard work in the organization of the vaccination clinic and commented that this was a good example of a Ward 3 Councillor acting in the best interest of the entire Township.

Councillor Dillabough requested the Committee consider aiding with mulching in Benson Memorial Park. It was noted that the Township has placed garbage receptacles in the area, however it was not certain of the care of the foliage. Staff noted they would look into extending their plant watering route to include the park.

Councillor Dillabough announced his intention to bring forth a motion for a bylaw to regulate and permit the occasional use of RVs in various zones at the next Committee of the Whole- Community Development Meeting.

Councillor Dillabough inquired if all the docks at the Cardinal Legion were installed as of yet. Staff noted they were unsure of the status of the dock installation process, but would follow-up.

Mr. Ward inquired about the date for the third reading of the motion to dissolve the ward election system, stating he would like to see the motion delayed. It was noted that the motion is now in Council's hands, and barring the delaying of the motion by its mover or seconder, the motion would proceed at the July Council meeting. Committee discussed the bylaw to dissolve the ward system at length and debated if the motion brought forth in February and again consistently on a monthly basis was sufficient notice to the public. It was noted that Council was elected to represent the interests of the entire Township.

8. Question Period

The following questions/comments were raised:

Ontario Job Site Challenge:

- Clarification on the position of Newmark as adjudicator of the Job Site Challenge for the Province.
- Project submission deadline.
- Estimated timeline for a decision on the winning submission.

9. Closed Session

None.

10. Adjournment

Moved by: Councillor Hunter

Seconded by: C.Oatway

That Committee does now adjourn at 9:06 p.m.

Carried

Chair

Deputy Clerk