

MINUTES
COMMUNITY DEVELOPMENT COMMITTEE

Monday, May 2, 2022, 6:30 PM
Corporation of The Township of Edwardsburgh Cardinal
Council Chambers, Spencerville Ontario

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: C.Ward

Seconded by: Councillor Cameron

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)

Inquiries were made into the progress of attaining estimates for the Interim Control Bylaw planning study conceptual plan. It was noted that cost estimates are anticipated shortly.

Inquiries were made about the progress made on conditions by the applicant for the James/New St. severance. It was noted that the applicant has not submitted a response.

5. Delegations and Presentations

a. The Odd Spot, Amy Boyce and Marquis Coté

Mr. Coté noted his recent purchase of 6 Spencer St. highlighting his intent to hire locally sourced contractors to complete the required renovations to the exterior stonework and foundation of the building. He noted the intent to open a high-quality event supplies store doubling as a café. Mr. Coté elaborated on plans to provide board games to the café tables for in house fun as well as provide the option to rent or buy the games for at-home use. Event nights were highlighted as a planned attraction to the venue and to promote community interaction as well as large lawn game rentals. The intent to apply for a liquor licence and provide a patio setting for patrons to enjoy in future was also noted.

Mr. Coté provided a brief history of his entrepreneurial history highlighting a similar store idea he owned previously in Westboro.

Members inquired if it would be membership-based, what the projected opening date is and their conceptual plan for success. Mr. Coté and Ms. Boyce noted their success in online sales of board games and highlighted the reasoning for renovating the space to accommodate a living area on the second level and the business on the primary level, to minimize expenses. The projected opening date of September was noted.

Committee inquired if online gaming will be available, the capacity limits of the venue and if the baking will be performed in house. The vendor noted their mission of bringing people back together and promoting interaction, explaining that online gaming detracts from that mission. Some limitations on in-house baking were noted, highlighting the possibility of inviting local vendors to sell through their location.

Members inquired if the applicant had started the licence approval process for the numerous business licences required including liquor. It was noted that the applicants had already begun the process.

There was a brief discussion on the capacity limits and how to respect the limits during special event nights. Mr. Coté noted that reservations would be required in advance or tickets sold to attend the special event nights to ensure capacity compliance.

b. Zoning Bylaw Review, Centre St., Spencerville, Philip Bury

Mr. Bury highlighted his proposal of re-zoning Centre St. from MCR to R1. Mr. Bury noted the need for the MCR zoning at the west end of Centre St. due to the few businesses located in the area, however, the remainder of the street is residential homes. He highlighted that due to the MCR zoning,

any of these residential homes could be changed to commercial property. Mr. Bury emphasized his opinion that there is no further need for additional commerce within the village and noted the encouragement of residential housing to be more beneficial. Mr. Bury proposed that allowing the current zoning to remain could permit radical change to the village for the worse.

Members noted concerns with limiting the main street to only residential and suggested imposing some limitations.

Committee noted the increased profitability of commercial properties versus residential and there was a brief discussion on the zoning bylaw review to date. Members noted their uncertainty of the mechanism to address this request due to the late submission in the zoning bylaw review process.

6. Action/Information/Discussion Items

a. Live: Land Use Planning

1. Official Plan Amendment No. 1: Additional Residential Units

Following the UCLG Official Plan amendment regarding Additional Residential Units, the Township must update the Official Plan to reflect these changes. Members noted the goal of creating more affordable housing, however, concerns were raised about future neighbour disputes and issues with numerous additional residential units being supported on the same services. Members noted concerns with the zoning change to R2 instead of CC on Adelaide St. Additional information was noted to be required on this issue.

Committee highlighted Section 6.2.1.1 of the Official Plan Amendment report and raised concerns with the statement. Additional concerns were raised in regards to parking and the requirement of 911 signs to alert first responders to the existence of an additional residential unit.

Moved by: Mayor Sayeau

Seconded by: Councillor Dillabough

That Committee recommend that Council adopt Official Plan Amendment No. 1 regarding Additional Residential Units and direct staff to forward notice of adoption, in accordance with the *Planning Act*, to the United Counties of Leeds and Grenville for approval.

Carried

Two new United Counties of Leeds and Grenville grants of approximately \$25,000 for the construction of an additional residential unit were noted.

2. Information Item: Bill 109

It was noted that this item was provided for Committee information and that staff was to provide additional information at a future meeting.

b. Work: Economic Development

1. Application for Community Improvement Plan Funding, 6 Spencer St.

There was a brief discussion on the intended use of the CIP program, highlighting that the building proposed for improvements doubles as the applicant's house. It was noted that mixed-use buildings are applicable under the commercial CIP program and highlighted that a residential CIP grant is available as well. Members discussed the appropriateness of awarding the grant due to the building being used currently as a residence. It was noted that the applicants have already obtained their change of use permit for the location. It was noted that the CIP program is a rebate program, therefore all work must be consistent with the application to receive re-imbusement.

Moved by: Councillor Dillabough

Seconded by: Councillor Hunter

That Committee approve application S-01-22 (The Odd Spot), reimbursing 50% of the actual costs to complete the proposed masonry work and roof drip edge repairs to a maximum of \$5,000, in addition to a rebate of \$225, being 50% of the cost of a Change of Use permit and associated works, which will allow a Commercial use on the main floor of the existing building.

Carried

c. Play: Recreation

None.

7. Inquiries/Notices of Motion

Members recognized the success of a staff member's 10-year-old granddaughter who competed in gymnastics among 14-16 year old girls in Florida.

Committee inquired about progress made with the Terpene Farms application. It was noted that no update was available at this time.

SERA announcements were listed as follows:

- May 21 - Johnstown community clean-up starting at 9 a.m. and meeting at the County Road 2 and 16 intersections.

- June 11 - Community yard sale. A cost of \$10.00 was noted should an individual want their residence added to the community site map being distributed to attendees of the event.
- The pending release of the SERA spring newsletter. SERA representatives recognized the Township for the assistance in printing the newsletters.

Members commended the Cardinal Community Church community clean-up.

Announcement of the docking of the Ocean Explorer cruise ship at the Port of Johnstown and preparations to accommodate shore excursions in the hopes to attract additional future cruise ships and advance the offerings of the Port.

8. Question Period

The following questions/comments were raised:

- Clarification of the proposed zoning changes on the main street was provided.

9. Closed Session

None.

10. Adjournment

Moved by: C.Ward

Seconded by: G. Modler

That Committee does now adjourn at 8:00 p.m.

Carried

Chair

Deputy Clerk