

MINUTES
COMMUNITY DEVELOPMENT COMMITTEE

Monday, May 16, 2022, 6:00 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

Others Present Steve Pentz - Novatech
Jordan Jackson - Novatech

1. Call to Order – Chair, Tory Deschamps

Deputy Mayor Deschamps called the meeting to order at 6:00 p.m.

2. Approval of Agenda

Moved by: G. Modler

Seconded by: Councillor Hunter

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

None.

6. Action/Information/Discussion Items

a. Live: Land Use Planning

1. Zoning Bylaw Review

MCR Zoning:

Committee was provided a brief overview of the concern with MCR zoning on Centre Street raised through a resident delegation at the Community Development Committee meeting held on May 2, 2022. There was a brief discussion about the timeline of the zoning bylaw process, highlighting the public meeting held for the purpose of receiving public feedback.

Mr. Pentz noted the consistency of the MCR zoning with the Township's current zoning bylaw and the added flexibility of the MCR zoning.

Committee discussed past MCR zoning concerns, resident feedback received throughout the process, the benefit of reviewing advantages/disadvantages of the current zoning and possible future zoning needs of the Township. It was noted that this issue was raised by a single resident with no evidence it reflects the views of the community as a whole and advised leaving the current MCR zoning, noting the long history of the current zoning within the Township.

Committee reviewed proposed MCR zoning throughout the village of Spencerville noting the changed MCR status where Centre St properties also have frontage on side streets.

Committee discussed concerns with the MCR zoning along Sloan Street due to traffic in the area. Members noted the benefit of added flexibility with the MCR zoning to allow possible future development such as affordable housing, medical clinics or a retirement residence.

Committee reached consensus to keep the current MCR zoning and directed staff to provide a more clear map of the zoning within the village of Spencerville at the June Community Development meeting.

Due to time constraints, it was recommended that Committee review the pit and quarry setback recommendations due to the public present looking to speak to the issue.

Pits and Quarry Setbacks:

Committee was provided with a brief summary of the pits and quarry setback changes from 300m to 500m proposed in the draft zoning bylaw. Mr. Pentz noted that Provincial policy provides for a 300m setback from pits and a 500m setback from quarries. He noted that the UCLG is in the process of an aggregate resource master plan review which will require an official plan (OP) amendment and a subsequent Township OP amendment. It was suggested that the proposed setback changes remain at 500m, noting the setbacks' consistency with the Township's OP, the UCLG OP and Provincial policy.

Committee discussed the rationale to change the setback distance, the possibility of grandfathering in the previous requirements and new development standards of the draft zoning bylaw. The issue was noted that the new zoning bylaw restricts new dwellings within 500m of an active quarry. A history of the 5067 Rock Street severance process with the UCLG was provided, noting that the property was in compliance for residential development at the time the lot was created. However, the provisions in the Zoning Bylaw are proposed to change to conform to Official Plan Policies.

Members briefly discussed the possibility of granting the property a special exemption. This process was noted to set a precedence in the community, highlighting alternate mechanisms to address specific lots such as minor variances or a zoning bylaw amendment. Committee reviewed both the minor variance and the zoning bylaw amendment process. Mr. Pentz highlighted that the general provisions in the zoning bylaw should encompass the Township as a whole.

There was a brief discussion on the possibility of being in compliance if a building application is obtained prior to the passing of the draft new zoning bylaw. It was noted that the zoning bylaw in effect at the time a building permit application is deemed complete would be applicable. Committee reviewed the length of validity of a building permit. Committee reached a general consensus to leave the 500m setback.

It was noted that additional items raised in the Novatech report would be reviewed at the Community Development meeting in June.

- b. Work: Economic Development
- c. Play: Recreation

7. Inquiries/Notices of Motion

None.

8. Question Period

The following questions/comments were raised:

- Resident noted losses in revenue due to the proposed setback changes impacting the sale of a vacant property and noted their intent to submit an application for a building permit.
- Effects the new setbacks would have on additions to residences located within the 500m setback.
- Grandfathering-in existing properties that could only meet a 300m setback to avoid additional costs to reach compliance with new standards.
- Inquired about changes to a local quarries licencing agreement.
- Inquiries into the reasoning for the increased setback distance and the mandating body enforcing these setbacks.

9. Closed Session

None.

10. Adjournment

Moved by: G. Modler

Seconded by: C.Ward

That Committee does now adjourn at 7:16 p.m.

Carried

Chair

Deputy Clerk