

**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
MONDAY, JANUARY 9, 2017
6:30 PM
SPENCERVILLE MUNICIPAL OFFICE**

Present: Councillor Smail, Chair
Councillor Morrell
Mayor Sayeau, Ex Officio
Tory Deschamps
Bev Keleman
Heather Lawless
Greg Modler
Tim Nason
Bert Wissink

Staff: Mike Spencer, Manager of Parks, Recreation & Facilities (left at 7pm)
Shelbi Deacon, Community Development Coordinator
Rebecca Williams, Deputy Clerk

1. Call to Order

Councillor Smail called the meeting to order at 6:30 pm.

2. Approval of Agenda

Moved by: H. Lawless seconded by: T. Nason that the agenda be approved as presented.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof – None

4. Business Arising from Community Development Committee Minutes (if any)

Councillor Smail introduced and welcomed new committee members Greg Modler and Bert Wissink.

Members discussed the need to modify the current CIP agreement to protect the Township from recipients of CIP funding converting a MCR zoned space after receiving funding from the Township for a specified period of time. It was suggested that the agreement may include a clause where if the recipient converted the space within a certain timeframe then the recipient would be required to reimburse the Township.

Committee enquired about the status of the kiosks in Cardinal, noting that staff is currently retyping the information and working towards photo enhancements.

It was noted that the St. Lawrence Corridor Economic Development Commission will be discussed during budget deliberations. An update was provided with respect to the SLCEDC, noting that a protocol policy is being developed and will be reviewed with the UCLG to confirm that the SLCEDC will not be overstepping the UCLG Economic Development department's mandate.

Members noted that there are electric car charging stations, mentioned at the Detroit Car Show, where charging stations can charge a car in 10 minutes. Members enquired about the status of the Hobby Farms and Domestic Fowl in the Township. It was noted that the cost of the planner of record to complete a best practices review would be discussed during budget deliberations.

5. Delegations & Presentations – SBCC – Mary Moore RE Riverside Park

The SBCC gave a presentation to Committee outlining their vision for the Riverside Park Project – A Partnered Approach, with the hopes that the Township would be interested in investing and assisting in the project. The SBCC vision is to create a park area beside the Spencerville Mill for both locals and visitors to relax and enjoy the natural beauty of the river. The SBCC noted that the project would be broken down into three phases to accommodate timing and funding availability.

SBCC noted that the Phase 1 project would include the foundation work and the creation of the defined picnic area, park bench areas, walkways, gardens, bike rack, garbage collection area, and a shrub and rock garden.

During Phase 1 of the project the SBCC has asked for the Township to determine traffic direction and parking on Water St, as well as to install a curb to clearly define the parking area. SBCC provided a list of items and staff labour services, including grass seed, topsoil, mulch, 2 picnic tables, and quarry/crushed stones for the pathways along the river and picnic area.

SBCC highlighted Phase 2 as including the addition of a wood pergola above the picnic area, a kiosk, a dock on the river, and continuing the walkway under the bridge. SBCC has asked the Township to provide a kiosk which would include a map of Spencerville, community events, and other various businesses and amenities.

SBCC outlined that Phase 3 would include the installation of a splash pad, children's play area, and solar lamp posts where needed along the river walkway. SBCC requested that the Township cover all of the costs necessary to install the splash pad.

Members reviewed the presentation and enquired if the SBCC has discussed the proposed project with the SNC for approval. It was noted that the water and

plumbing for the splash pad would need to be determined, as there is only a well for the Spencerville Mill. Members enquired about the approximate costs to the Township for each phase. Members briefly discussed the possibility of reviewing Water Street traffic to make it a one way street for additional parking area. It was the consensus of Committee to bring forward the SBCC Riverside Park Project for budget deliberations and Council review.

6. Discussion Items

a) 2017 Goal Setting

It was noted that there have been good initiatives brought forward with respect to the Canada/Ontario 150 grant applications and the SBCC Riverside Park Project.

Members suggested additions to the 2017 goal list:

- Include an Economic Development Strategy update
- Receive status updates with respect to the Interim Control By-law and review
- Refurbish the Galop Canal walls
- Focus on more clean-up efforts and development opportunities for the Cardinal waterfront
- Cardinal Community Garden

7. Action/Information Items

a) Severance Application B-84-16 (Kluck)

Members reviewed the severance application, and confirmed that the applicant has received the entrance permit from the UCLG. Members briefly discussed the development policy in the rural area policy of the Official Plan.

Moved by: P. Sayeau seconded by: T. Nason that Committee recommends that Council recommend in favour of the severance B-84-16 (Kluck) conditional upon a minor variance being granted to resolve the apparent front yard setback deficiency of the dwelling on the lot to be severed.

Carried

b) Meadowlands Subdivision Submission

Committee reviewed the submission, noting that the developer shall purchase the required land from the railway to construct a new crossing over the Casco spur line. Members discussed the Parkland section, noting that the developer should either give the Township the parkland dedication or cash. It was noted that if the Township received the parkland then it may be an added cost in the future to maintain the land.

Members noted that section 33 does not currently include the lot plan numbers due to the plan map currently being updated. Committee briefly discussed the need for the developer to install the force air ventilation system for a central air conditioning unit. Members reviewed section 37, noting that the warning clause with respect to certain noises and vibrations from the nearby railway may assist the Township in the future to avoid installing a sound barrier wall. It was noted that the Township and developer hope to have the conditions ready for submission by the end of January.

c) 2016 CIP Overview

Committee reviewed the CIP applications that were submitted in 2016, noting that there were no applications within the Village of Cardinal during 2016. Committee asked if there have been any applications for 2017.

Committee briefly discussed the 2016 ratio of dollars spent by the Township compared to community investment. Members suggested that the Community Development Coordinator promote the CIP program through liaison with the local business community.

d) Interim Control By-law Update

Committee discussed the implications of the Township implementing the Interim Control By-law. Members asked for clarification with respect to the cost to complete a review of the MCR Zone and if it would be done in conjunction with an Official Plan and Zoning review. Members suggested that the business members in the community should be made aware of the current interim control by-law and how that may affect future development plans. It was noted that the intention of the review is to determine if the MCR Zone should allow for conversion of ground floor commercial space or limit the ground floor to strictly commercial.

e) Meeting Date Switch

Committee reviewed the required meeting schedule change. It was the consensus of Committee to move the Community Development Committee meetings to the first Monday of the month.

f) School Closures

Members enquired if the Township or Council has asked the developer of the Meadowlands Subdivision to provide a statement highlighting how the school closures may affect the subdivision development.


It was noted that South Dundas hired consultants Doyletech Inc. to complete an economic impact study to be submitted to the UCDSB.

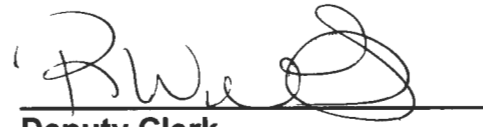
- 8. Inquiries/Notices of Motion – None
- 9. Question Period – None
- 10. Closed Session – None
- 11. Adjournment

Moved by: T. Nason seconded by: T. Deschamps that Committee does now adjourn at 8:11 pm.

Carried

These minutes were approved in open Council this 23rd day of January, 2017.


Chair


Deputy Clerk