

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

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

Regrets: Greg Modler

Staff: Shelbi Deacon, Community Development Coordinator
Debra McKinstry, CAO/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: G. Morrell 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)

Clarification was provided with respect to the RAGNAR race event. It had been suggested that staff communicate with other municipalities have done to prepare for and support this event. At the request of a Committee member, the CAO/Clerk provided an update with respect to the new operators at Grenville Park.

5. Delegations & Presentations

a) Bob Lucey – Distillery/Brewery Site Plan Control Agreement Amendment

Mr. Lucey was present to provide committee with information with respect to a proposed change to his site plan to accommodate a new take-out bakery and BBQ business.

Committee reviewed the information and sketch provided by Mr. Lucey in detail. The additional construction will consist of a walk-in cooler, a covered BBQ pad, future grain silos, a picnic pavilion/event venue, a food truck area and expansion of parking for customers as well as commercial vehicles. The question of paving of the parking area was discussed. Staff noted that the paving was required to be done by the fall of 2017 under the current site plan agreement. Staff advised that there had not been time to review the request to leave the parking lot gravel before the Committee meeting. Several questions and clarifications were sought with respect to menu, licensing, hours of operation, drainage concerns and the future construction of the grain silos, which will require a minor variance as they will encroach onto the side yard setback.

Mr. Lucey requested Committee's approval in principle for the changes so that the final site plan amendment could be considered by Council at the end of March and construction completed during the month of April.

Moved by B. Wissink and seconded by G. Morrell that Community Development Committee approves the changes to the Lucey Site Plan Agreement in principle and recommends that Council approve a bylaw to amend to the Agreement.

Carried.

6. Discussion Items

a) Cardinal Dog Park

Chair Smail introduced the project as one to be funded from within the community with no impact to the Township budget.

Committee reviewed two possible layouts for a new dog park to be situated just north of the Cardinal Library. The consensus of Committee was that the layout that included a separate small dog area was preferred. There was a detailed discussion of the need to enforce "stoop and scoop" and other concerns such as waste disposal bins. It was suggested that there should be benches inside the fence perimeter to encourage appropriate supervision by dog owners. Other details such as the need to gain permission to connect to the Casco fence along the rail siding and the provision of water from the library building were discussed.

Chair Smail advised that the Committee fundraising for the dog park will be back to CDC as a delegation with final plans and details.

b) CIP Control Period

Members reviewed and discussed proposed amendments to the wording of the CIP funding agreement that may assist with control of building use for a period of time following a grant being awarded. The following wording was the consensus of Committee:

5. Any of the following events will be considered default during the rebate, refund, and/or grant period, and will also apply up to 2 years after the date the grant, rebate and or refund has been fully paid out by the Township. In the case of default, the Township may request repayment in full or in part of any rebate, refund and or grant monies provided.
- i. Commencement of the approved community improvement works is not undertaken within 6 months of the signing of this Agreement;
 - ii. Completion of the community improvement works are not consistent with the description or information as provided by the Applicant on an approved Financial Incentive Program Application Form and by supporting materials, or are not completed to the satisfaction of the Township;
 - iii. Demolition of the building which was subject to the community improvement works;
 - iv. Use of the grant for ineligible costs, or for works which were not specified as part of the project, as indicated by the Applicant on the approved Financial Incentive Program Application Form and supporting materials;
 - v. Failure of the property owner to pay taxes in any year during the rebate, refund or grant period;
 - vi. Bankruptcy of the corporation which is the recipient of the rebate, refund or grant;
 - vii. Transfer of ownership of the subject real estate, (unless, in its sole discretion, the Township approves, in writing, a continuance of this rebate, refund, and/or grant with the Transferee); or
 - viii. Conversion, reconstruction or change in use of the subject building in a manner that defeats or contravenes the stated purposes for which this rebate, refund, and/or grant was approved by the Community Development Committee or Council to the Applicant in accordance with the grant application.

Moved by B. Keleman and seconded by T. Deschamps that Section 5 of the funding agreement be modified, following a review by the municipal solicitor to ensure no contradiction with other legislation.

Carried

7. Action/Information Items – None
8. Inquiries/Notices of Motion

Staff advised that a landscaping plan for the corner park in Cardinal would be brought forward at the next meeting for review.

Mayor Sayeau provided the Committee with an update on the school closure issue.

9. Question Period – None
10. Closed Session – None
11. Adjournment

Moved by: G. Morrell seconded by: T. Deschamps that Committee does now adjourn at 7:45 pm.

Carried

These minutes were approved in open Council this 27th day of March, 2017.

Chair

CAO/Clerk