

**MINUTES**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
**MONDAY, APRIL 3, 2017**  
**6:30 PM**  
**SPENCERVILLE MUNICIPAL OFFICE**

**Present:** Councillor Smail, Chair  
Mayor Sayeau, Ex Officio  
Tory Deschamps  
Bev Keleman  
Greg Modler  
Tim Nason

**Regrets:** Councillor Morrell  
Heather Lawless  
Bert Wissink

**Staff:** Mike Spencer, Manager of Parks, Recreation & Facilities  
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: T. Nason seconded by: G. Modler 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 Cardinal Dog Park layout.

5. Delegations & Presentations – None

6. Discussion Items – None

7. Action/Information Items

a) Spencerville Riverside Park Update

Committee reviewed the park project, noting that Committee of the Whole determined that Water Street should remain a two-way street. Committee discussed the room for angled and parallel parking. It was noted that once the curbing is in place it may generate another discussion with respect to available parking and traffic flow. Members enquired if the park project will affect the CIP funding that is available to residents.

b) Cardinal Community Park (Vacant Lot Repurposing)

The Manager of Parks, Recreation & Facilities provided an overview of the proposed Cardinal Community Park, highlighting the diagrams and notable features for the park concept. Staff noted that the current concept would be spread out over 3-4 years, with staff attempting to complete each phase in a modular fashion. Members discussed the use of boulders and canal stones, noting safety and public perception concerns with taking and moving the original canal stones. Staff noted that the Manager of Parks, Recreation & Facilities and the Director of Operations would go to Galop Canal to inspect the slope and canal stones.

There was a detailed discussion about the depth of topsoil, boulder edging, trees and drainage. Members enquired about the current zoning of the property and if the park could be repurposed for commercial use if there was an interested buyer. Members suggested that Committee and staff could look at the current concept and design a community park for the vacant land north of the Cardinal Legion. Members debated about the concept and cost of the project. Staff suggested that they review the project and return to Committee once the number of boulders and amount of topsoil can be better determined. Members reviewed the concept and suggested removing some of the tree/shrub areas and including a memorial tree for Benson Public School.

c) County OP Update

Committee reviewed the UCLG OP update and how the appeals may affect policies within the municipalities. Members discussed the changes to the OP, noting their concerns with respect to the agricultural area lot creation/adjustment and settlement area policies. Members discussed the changes to the agricultural and settlement area policies and how it may limit residents from adjusting and severing their agricultural lands. There was a general discussion with respect to how changes to the Provincial Policy Statement are forcing residents and municipalities to establish land use patterns based on density and mixed land use to promote long term economic settlement areas.

Members asked for clarification with respect to the area zoning and how the UCLG OP may affect the Township OP. Staff noted that zoning is strictly a municipal decision and that the municipal zoning policies must be in line with the Township and County Official Plans. Members asked about the approximate

number of enquiries with respect to severances, adjustments and development staff receive within a 12 month span, and how many of those enquiries lead to a submission of a severance application.

d) Johnstown ATV Club – Revised Expanded Road Network Request

Committee reviewed the revised road network request from the Johnstown ATV Club, noting that the intent is only to use the municipal roads to gain access to the unmaintained roads and existing trail network. Members briefly discussed the road network and whether there have been any concerns or complaints about ATV's in the municipality. Committee enquired if the Johnstown ATV Club has consulted with the local OPP and the UCLG for the use of trails and the shoulders of certain county roads.

8. Inquiries/Notices of Motion

Members enquired about the status of the Hobby Farms/Fowl best practices report and the Lockwood Meadowlands Subdivision development. Staff noted that they are waiting for the budget to pass in order to move forward with the Hobby Farms/Fowl research. It was noted that Mr. Lockwood notified the Township that he will be placing the Meadowlands Subdivision development on hold due to the closure of Benson Public School; however he will be building the semi-detached home on Hoy Street. Members briefly discussed the draft plan approval extension that was granted to the Edwardsburgh Development Inc. for a potential subdivision development on Shanly Road.

9. Question Period – None

10. Closed Session – None

11. Adjournment

**Moved** by: T. Deschamps seconded by: T. Nason that Committee does now adjourn at 7:35 pm.

Carried

These minutes were approved in open Council this 24<sup>th</sup> day of April, 2017.

  
Chair

  
Deputy Clerk