

**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
MONDAY, MAY 1, 2017
6:30 PM
SPENCERVILLE MUNICIPAL OFFICE**

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

Regrets: Councillor Smail

Staff: Deb McKinstry, CAO/Clerk
Rebecca Williams, Deputy Clerk

1. Call to Order

Heather Lawless volunteered to chair the meeting in Councillor Smail's absence and called the meeting to order at 6:30 pm.

2. Approval of Agenda

Moved by: G. Morrell 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)

There was a general discussion with respect to the Cardinal Community Park project and the suggestion to look at the land north the Cardinal Legion for a park. Members enquired if the Township has received any comments or concerns with respect to the pending amendment of the all-terrain vehicle expanded road network.

Members asked staff for a status update to the Spencerville Riverside Park project. It was noted that there was some storm sewer work, which will not affect the Spencerville Mill Canada 150 tulip celebration, and that staff are preparing the costs associated with the curbing and paving along the park.

5. Delegations & Presentations

a) Anthony Gilmer – ECBA Request

It was noted that Mr. Gilmer has requested to delay his delegation until the June meeting.

6. Discussion Items – None

7. Action/Information Items

a) St. Lawrence Corridor Economic Development Commission (SLCEDC)

The CAO provided an overview of the SLCEDC agreement and terms of reference, noting that there has been quite a bit of interest from municipalities and industry leaders to establish an economic development commission to promote select sectors in the area. It was noted that each municipality would contribute \$4 per capita per year to support the SLCEDC with a three year commitment required.

A general discussion took place comparing the SLCEDC to the past Brockville initiative and the Quinte EDC model. It was noted that the Quinte model has gained traction and has been able to gather industries to the area since their conception in the late 1990's. Members noted that the SLCEDC will focus on industrial and commercial economic development and will be collaborating with the UCLG economic development department to bridge the gaps and ensure no overlap. Members voiced their concerns about the commission being more focused on Brockville than other partner municipalities and the possibility of escalating costs involved with the SLCEDC.

Members discussed the composition of the 14 member board of directors, noting that each municipality will have equal voting rights and will be represented by the mayor and a business/industrial member. Members discussed how the commission will be of benefit to the municipalities and how it will differ from other similar initiatives. Members enquired if the SLCEDC will develop their own plans and policies, including a strategic plan to outline their goals and how they plan to achieve them.

Members debated about the SLCEDC autonomy and accountability to the public and municipalities, noting that the SLCEDC may be able to avoid some of the bureaucracy that is associated with municipal economic development departments. Members noted their concern with the potential lack of transparency, specifically with respect to prospective business agreements. It was the consensus of Committee that Council should consider entering into a three year agreement with respect to the SLCEDC.

b) Industrial Park Land Sales

The CAO provided an overview of the proposed re-zoning of approximately 12 acres of excess industrial park land that has the potential for smaller development. It was noted that the re-zoning is required to allow for smaller lots of land to be severed, however the parcels of land may also be sold and developed larger than the 0.6 acre minimum. It was noted that the 12 acres of land will be left as one until such a time there is interest in severing and developing a lot and that development can take place one lot at a time under Council's direction.

Members asked for clarification with respect to the location of the fencing for the archeological site. Members discussed the list of uses that will be permitted on the re-zoned land. It was noted that the descriptions from both the industrial and commercial uses were combined for the MP-3 land to be re-zoned. Staff noted that the re-zoning can give the Township more flexibility with respect to the lot size that may be required for future interested buyers, especially if the land has already been re-zoned and is ready for development.

Committee briefly discussed the open storage requirements, frontage and setbacks which are intended to maximize the use of the land. It was noted that the lots have access off of Newport Drive, with visibility from County Road 2, and services available for connection. Members confirmed that the interim control by-law does not affect the re-zoning or development of the land. Committee briefly discussed the possible purchase value of the lots, noting that the Township has applied to the Ministry of Economic Development for the renewal of the site certification.

Moved by: G. Morrell seconded by: T. Nason that Committee recommends that a public meeting be scheduled and that Council considers a by-law to amend the zoning by-law as proposed by the planning consultant.

Carried

c) JF Dobbie and Sons Ltd. Planning Fees Agreement

Committee reviewed the agreement and confirmed with staff that such agreements are implemented when there are planning applications required where the application fees may not cover the cost to the Township for processing the applications. It was noted that the agreement binds the developer to pay all costs that could be incurred by the Township in relation to the applications by JF Dobbie and Sons Ltd.

Members asked what JF Dobbie and Sons Ltd are proposing to do that require the severances and adjustments. The general nature of the proposed amendments was outlined, and staff noted that the complexity of the proposal was the main reason for the proposed fee agreement.

Moved by: T. Nason seconded by: G. Modler that Committee recommends that Council authorize execution of the planning fees agreement which has been signed by JF Dobbie and Sons Ltd.

Carried

8. Inquiries/Notices of Motion

Inquiries were raised with respect to the following:

- BR + E grant program in Prescott is hosting a funding fundamentals workshop with CSE consulting at the Town of Prescott office from 10:30am-12pm on May 16
- Starter Company Plus Program is being delivered by the Leeds-Grenville Small Enterprise Centre which started on April 1st. It was noted that the age restriction has been lifted.
- Leadercast taking place on May 5 in Brockville

9. Question Period – None

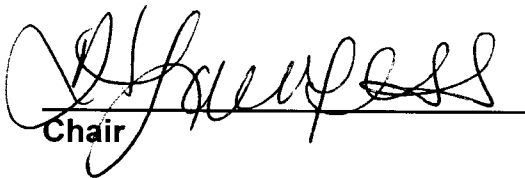
10. Closed Session – None

11. Adjournment

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

Carried

These minutes were approved in open Council this 23th day of May, 2017.


Chair


Deputy Clerk