

**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
MONDAY, NOVEMBER 14, 2016  
6:30 PM  
SPENCERVILLE MUNICIPAL OFFICE**

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

**Regrets:** Councillor Smail  
Scott O'Brien

**Staff:** Debra McKinstry, CAO/Clerk  
Shelbi Deacon, Community Development Coordinator  
Rebecca Williams, Deputy Clerk

1. Call to Order

Debra McKinstry called the meeting to order at 6:30 p.m. and asked for a volunteer to chair the committee as Councillor Smail was unable to attend. Heather Lawless volunteered to chair the meeting.

2. Approval of Agenda

**Moved** by: G. Morrell seconded by: T. Nason that the agenda be approved as amended to include Discussion Items 6d) Canada 150 Celebrations.

Carried

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

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

It was noted that the Kemptville French Public School sign has been removed from the intersection of County Rd 21 and County Rd 44.

5. Delegations & Presentations – None

6. Discussion Items

a) MCR Zone Regulations

Members noted that the MCR Zone Regulations discussion item has been brought forward for discussion due to locations within the Township that are changing the lower level commercial to residential units. Members discussed their concerns with respect to businesses receiving CIP funds from the Township to improve space that had been commercial, only to have locations that are designated as MCR to change the lower level commercial space to residential.

Members noted that other municipalities and cities have implemented land use controls, including the implementation of an interim control by-law, which is where the Council directs that a review be undertaken in respect of land use planning policies in the municipality. The by-law could be in place for up to one year, prohibiting the use of land, building or structures within the municipality or within the defined area for such purposes as are set out in the interim control by-law. Members debated if the implementation of an interim control by-law is necessary, noting that it would be targeting specific businesses that are currently able to convert their lower level commercial space to residential when they see fit. It was noted that the MCR zone currently allows for the lower level to be converted from commercial to residential, but there is also the possibility of the property owner converting a lower level back to commercial when desired. It was noted that implementing the interim control by-law could potentially protect the lower level commercial units that are in the Township.

Members noted that the Town of Prescott and City of Brockville have by-laws outlining that within the mixed use zoning the lower level commercial space must remain commercial, while the upper levels of a building can be residential. Members briefly discussed the potential drawbacks, such as vacant store fronts, to limiting the lower level to be exclusively commercial.

Members discussed the need to revise the CIP funding agreement to stipulate that the business receiving CIP funds would be required to maintain the lower level property as commercial for a certain number of years. Members requested that staff review and explore methods to revise the current CIP funding agreement.

**Moved** by: T. Deschamps seconded by: P. Sayeau that Committee recommends that Council considers Section 38 of the Planning Act to implement an interim control by-law throughout the Township to review the MCR zone regulations.

Carried

b) Electric Car Charging Station

Members reviewed the Electric Vehicle Charging Station Report, noting that a private business in the Township has been approved for a charging station. Members discussed the need for the Township to be seen as progressive and active in supporting green energy. Members noted that there are locations in

Brockville, Cornwall, and Kemptville that already have charging stations, most of which are located near and associated with private businesses.

Members discussed the various site locations, noting that the municipal office would be the preferred location if installed. It was noted that the Township should not compete with private businesses with respect to charging stations. Members discussed the cost difference between installing a level 2 and level 3 charging station at the Township office. It was the consensus of Committee to defer the Electric Vehicle Charging Station project until April 2017.

c) 2017 Budget Items

Members reviewed the 2017 Budget Items list and asked for clarification with respect to the Cardinal Kiosk project. It was noted that the Cardinal Kiosk project would be completed under the operational budget and would not be considered a capital project. Members requested that the school closures be added to the list for funding to hire an engineering firm to review and prepare a report to support the argument against the closure of Benson School.

It was suggested including the St. Lawrence Corridor Economic Development Commission and the costs associated for a planning report if the interim control by-law is implemented. It was noted that members of the Committee are working on a project with respect to the drone video proposal.

d) Canada 150 Celebrations

Members noted that other municipalities have organized Canada 150 Celebration Committees and set aside monies to fund celebration activities. Members suggested including the Canada 150 Celebrations to the 2017 Budget Items list.

7. Action/Information Items

a) 2017 Bridge Flowers Project Expansion

Members discussed the Bridge Flowers Project Expansion, noting that Committee is currently reaching out to various community organizations to see if there is interest to assist in the maintenance of the bridge flower boxes. Members briefly debated the options to use Township employee or hire someone to water the flowers. It was requested that the bridge flowers project be included with the Canada 150 Celebrations, and that a platform be added in order for the rain barrel to sit high enough for the water spout to be at the bottom of the barrel.

**Moved** by: B. Keleman seconded by: T. Nason that Committee recommends

1. That the bridge flower project be repeated in 2017 with the 14 boxes which have already been constructed but with the addition of an extra rain barrel

2. That a volunteer(s) be sought to take care of the watering for the 2017 season.

Carried

- b) Hobby Farms/Domestic Fowl in the Zoning By-law

Members asked if the research would include exploring acreage standards and best practices.

**Moved** by: T. Deschamps seconded by: P. Sayeau that Committee recommends that Council approves the scope of work set forward by the planner of record to investigate the issues of Hobby Farms and Domestic Fowl in 2017.

Carried

8. Inquiries/Notices of Motion

Members noted the motion, with respect to the school closures, in the October minutes and if the Township is still interested in hiring an engineering/consulting firm to review the capital costs to repair Benson and South Edwardsburgh. Members discussed the need to hire an engineering/consulting firm, noting that South Dundas has hired a consulting firm to compile a report for the February 1 submission deadline.

It was noted that the Township is waiting for other groups to submit their information to inform the direction in which to proceed. Members noted that the surrounding schools agreed not to fight or disregard other local schools. Members noted that the Township would need to acquire the building report from the school board in order to peer review the capital costs.

Members noted that the school closures are happening across Ontario, for numerous reasons, including lower population, lack of available funding, need for students to have access to sports and programming, and the concern of students being in triple grades. It was noted that in the past there were grants available to help keep rural schools open, however, these grants are no longer available. Members discussed if designating \$20,000.00 to hire an engineering/consulting firm to peer review the reports from the school board would be beneficial to the schools and community.

**Moved** by: T. Deschamps seconded by: B. Keleman that Committee recommends that Council consider designating \$20,000.00 to peer review the proposed school closures engineering reports and prepare a report for the February submission deadline.

Carried

9. Question Period

Questions and comments were raised with respect to the following:

- Comments with respect to the MCR Zone Regulations
- Concerns with respect to the school closures

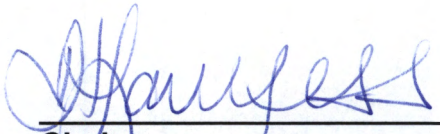
10. Closed Session – None

11. Adjournment

**Moved** by: H. Lawless that Committee does now adjourn at 8:31 pm.

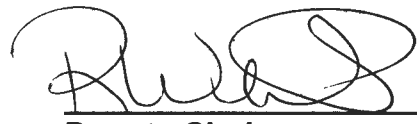
Carried

These minutes were approved in open Council this 28<sup>th</sup> day of November, 2016.



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Chair



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Deputy Clerk