

MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
MONDAY, MAY 9, 2016
6:30 PM
SPENCERVILLE MUNICIPAL OFFICE

Present: Heather Lawless, Chair
Councillor Morrell
Tory Deschamps
Bev Keleman
Tim Nason
Scott O'Brien
Mayor Sayeau, Ex Officio

Regrets: Councillor Smail

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 6:32 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: T. Nason seconded by: T. Deschamps that the agenda be approved as presented.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof

Councillor Morrell declared an interest in the parties involved in delegation item 5a) Meadowland North Subdivision – Corey Lockwood as he was in process of concluding a property transaction with Mr. Lockwood elsewhere in the municipality.

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

A clarification to the Cormorant Control discussion was noted, as it was more to identify the locations of the cormorants than the ownership of the land.

5. Delegations & Presentations

a) Meadowland North Subdivision – Corey Lockwood

Councillor Morrell stepped away from the table and did not participate in the discussion.

Mr. Lockwood was present with his consultants from Novatech Engineering - Mr. Mignon, and Mr. Sheets. They provided an overview of the proposed plans for the Meadowland North Subdivision including the draft lot layout, market conditions, and approximate length of time it will take to build the subdivision in phases. Mr. Lockwood's proposed layout is to include 44 single family homes and 68 semi-detached homes and a rezoning will be required to accommodate the semi-detached homes from zoning R1 to R2.

Mr. Lockwood's draft plan is proposed to include 4 phases of development, starting with a mix of both single and semi-detached homes to give prospective buyers an idea of what to expect. Mr. Lockwood will have the average homes range in size from 1000 sq. ft. to 1300 sq. ft. with many options and opportunities for the homeowner to customize the home. Semi-detached homes will be in the range of approximately \$225,000 to \$250,000 and the single family homes starting at \$275,000 to \$300,000 range.

Members discussed the proposed timeline and when Mr. Lockwood would like to break ground. Members noted the length of time it takes to meet Provincial government; specifically Environmental Compliance approval. Members discussed the new modified storm water management plan which would remove the need for the basic open ditch concept. Members confirmed with staff that the Township has the proper water and sewer capacity to support the Meadowland North Subdivision. Mr. Lockwood was thanked for his presentation to the Committee.

6. Discussion Items

a) Community Improvement Plan

Members discussed the limitations of changing the Community Improvement Plan and holding off on any program amendments until the completion of the proposed Economic Development Strategy is review and update in 2017.

b) Giant Tiger Bus Tour

Members reviewed the proposed bus tour route and key points of interest that would be shown on the tour. Members noted that they were pleased to see that amenities from neighbouring communities would be included in the bus tour. Members asked staff if there was an update regarding the number of interested Giant Tiger employees and when the bus tour would be taking place. Members

highlighted that the tour ought to include the schools in the area and be tailored for the employee demographic.

c) Cormorant Control

Members provided the Community Development Coordinator with additional areas to ask the trapper to investigate. Members noted that priority should be given to areas that are affecting and disrupting the public and homeowners. Members discussed the need to focus on specific target areas and monitor with nuisance activities to harass and deter the cormorants from returning.

Moved by: T. Nason seconded by: S. O'Brien that Committee recommends they focus of the cormorant control measures be on areas in Cardinal that are affecting the public.

Carried

7. Action/Information Items

a) Severance Application B-27-16 (Collins)

Members briefly reviewed the severance application.

Moved by: T. Nason seconded by: T. Deschamps that Committee recommends to Council that they recommend in favour of the severance B-27-16 (Collins).

Carried

b) Economic Development Strategy Review

Members received the Economic Development Strategy Review and briefly discussed the Top 10 items listed. Members noted the need to explore tourism aspects in the future, particularly arts and culture.

Moved by: T. Nason seconded by: S. O'Brien that Committee recommend that Council set aside budget in 2017 for a complete review and update of the Economic Development Strategy.

Carried

c) County Wide OP Update

Members discussed the Counties Official Plan and how the transfer of power from the Ministry of Municipal Affairs and Housing to the United Counties of Leeds and Grenville has caused the County to be the approval authority for all municipal Official Plans and amendments.

Members noted that the changes will not affect the proposed Meadowland North Subdivision but it may affect the Beck pit file.

8. Inquiries/Notices of Motion

Inquiries were raised with respect to the following:

- Township Lighting Initiative – solar lighting systems for each of the signs located at the exits of the 400 series ramps
- Green Space with walking trail and Wall of Honour north of the Cardinal Legion
- ED19 waste site – tipping and revenue rights
- UCLG potential purchase of Brockville Mental Health Hospital area

9. Question Period

A question was raised regarding severance criteria and limitations and if the 2.5 acre minimum as a requirement to sever rural land is likely to continue.

A question was raised regarding the possibility to resurrect and restore the original mooring bollards along the Galop Canal. Members suggested that discussion regarding the restoration of the mooring bollards be included with the Galop Canal discussion.

10. Closed Session – None

11. Adjournment

Moved by: G. Morrell that Committee does now adjourn at 8:32 pm.

Carried

These minutes were approved in open Council this 24th day of May, 2016.

Chair

Deputy Clerk