

**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
MONDAY, JANUARY 8 2018  
6:30 PM  
SPENCERVILLE MUNICIPAL OFFICE**

**Present:** Councillor Smail, Chair  
Heather Lawless  
Mayor Sayeau, Ex Officio  
Councillor Morrell  
Tory Deschamps  
Greg Modler  
Tim Nason

**Staff:** Debra McKinstry, CAO/Clerk  
Shelbi McFarlane, Community Development Coordinator

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: H. Lawless 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

Tim Nason informed the Committee that he had undertaken some research about domestic fowl health concerns and had recently forwarded that information along to staff.

5. Delegations & Presentations – None

6. Discussion Items

a) Economic Development Strategy Top 10 Priorities

Committee reviewed and discussed items on the list. Members indicated that understanding the current inventory of industrial/commercial properties would be helpful in moving forward on a number of the top 10 priorities. Staff was directed to prepare an inventory of possible available industrial and commercial lands and

vacant buildings within the Township. Branding related to Township vehicle colour was also discussed, noting the Township could strengthen its brand by purchasing a consistent colour of vehicles for its fleet.

b) Official Plan Review

Committee discussed the options presented and generally agreed that undertaking the complete re-write of the Official Plan which would then require a review after 10 years, was the better option.

**Moved** by: G. Morrell seconded by: T. Nason that committee recommends that Council begin the process to undertake a new Official Plan, which would result in a 10-year document lifespan.

Carried

7. Action/Information Items

a) Hobby Farms

**Moved** by: T. Nason seconded by: H. Lawless that Committee recommends that Committee recommend that staff commence the process to amend the Zoning By-Law to modify the Hobby Farm provisions in the Rural and Agricultural Zones as presented.

Carried

Staff noted that the draft by-law will be brought back to committee for review prior to commencing the zoning by-law amendment process via a public meeting.

b) Domestic Fowl

Committee members confirmed that the current recommendation had removed the possibility for domestic fowl in the Villages of Johnstown, Cardinal and Spencerville. Some discussion surrounded the coop and run space size requirements to keep chickens. Staff will cross reference coop/run sizes with provincial standards.

**Moved** by: T. Nason seconded by: G. Morrell that Committee recommend that staff commence the process to amend the Zoning By-Law to include Domestic Fowl provisions in the Rural, Hamlet Residential and Agricultural Zones as presented.

Carried

Staff noted that the draft by-law will be brought back to committee for review prior to commencing the zoning by-law amendment process.

c) CIP Application C-01-18 (Wadge)

Members discussed the application and noted that although roof replacements are not typically eligible, in this case, the work would positively impact the streetscape.

**Moved** by: P. Sayeau seconded by: T. Deschamps that Committee approves the application C-01-18 (Wadge) for \$5,000.

Carried

The committee requested that staff further investigate the process of amending CIP provisions, as recommended by the Economic Development Strategy. It was determined that members wish to discuss possible changes to the CIP provisions at an upcoming meeting.

d) Severance Application B-86-17 (Osborne)

Members noted concern with the possibility of additional severances taking place on the lot to be severed, for example through the construction of a semi-detached dwelling. Concerns specifically surrounded parking on a highly developed lot. It was suggested that a site plan control agreement be entered into as a condition of the severance on the vacant lot to be created so that the municipality could ensure the lot is developed in a responsible way.

**Moved** by: T. Nason seconded by: G. Modler that Committee recommend that Council recommend in favor of the severance B-86-17 Osborne conditional upon a Site Plan Control Agreement being required on the vacant lot to be created.

Carried

8. Inquiries/Notices of Motion

Inquiries were raised with respect to the following:

- 730 Truck Stop
- Union Gas expansion application

9. Question Period

Questions/comments were raised with respect to the following:

- Residential development in the Spencerville area
- Tree cutting provisions as part of Site Plan Control

10. Closed Session – None

11. Adjournment

**Moved** by: G. Morrell seconded by: H. Lawless that Committee does now adjourn at 7:55 pm.

Carried

These minutes were approved in open Council this 22<sup>nd</sup> day of January, 2018.

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**Chair**

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**Community Development Coordinator**