

**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
MONDAY, MARCH 5, 2018  
6:30 PM  
SPENCERVILLE MUNICIPAL OFFICE**

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

**Regrets:** Councillor Smail

**Staff:** Rebecca Williams, Deputy Clerk  
Shelbi McFarlane, Community Development Coordinator

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. Modler seconded by: T. Deschamps that the agenda be approved as presented.

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

4. Business Arising from Community Development Committee Minutes

Members asked for an update with respect to the sale of industrial land and if staff has received an update about an offer to purchase the Grenville Mutual building.

5. Delegations & Presentations – None

6. Discussion Items

a) Vacancy Rebates

Staff summarized the vacancy rebate report and noted that the Leeds Grenville Treasurers are looking to phase out the rebate and will be determined during

County Council over the next year. There was a general discussion with respect to how the vacancy rebates are submitted and reviewed for accuracy.

Committee commented on the number of rebates that are issued in local communities and how it may be affecting growth in the downtown cores. Members noted that there needs to be a push to have commercial buildings currently accessing the rebate either developed or sold to interested developers.

7. Action/Information Items

a) Severance Application B-14-18 (Vallance)

Staff summarized the severance application and conditions to be imposed that the applicants must comply with in order for it to be developed residentially. Committee discussed how each property would require an engineering study and environmental impact assessment to be completed to confirm that the severance would not negatively affect the septic systems or the natural ecological surroundings.

There was a general discussion with respect to the lot sizing and conformance to the RLS zoning standards. Committee discussed the official plan, which states that 60% or more of growth is intended to be directed to the Settlement Areas and Employment Areas. Members noted that the Township should maintain a balance of growth in the rural and settlement areas.

**Moved** by: G. Morrell seconded by: T. Nason that Committee recommends that Council recommend in favour of the severance B-14-18 (Vallance) conditional upon:

1. The completion of an engineering report prepared by a qualified professional demonstrating that private on-site sanitary services are environmentally sustainable on a lot smaller than 1 hectare. The report should comment on both the lot to be retained and the lot to be severed including the adjacent property to which it will be merged.
2. The completion of an EIA, prepared by a qualified professional, demonstrating that there will be no negative impacts on the natural features or their ecological functions from the severance and future development of the property. The study should confirm the boundary of the wetland and consider all development of the property, including access to the waterfront.

Carried

b) Meeting Date Change – Wednesday April 4

Committee noted that the April meeting has been rescheduled for Wednesday April 4.

8. Inquiries/Notices of Motion

Inquiries were raised with respect to the following:

- Request that properties be added to the land inventory list that was previously provided to Committee.
- Add item to the April agenda to discuss cormorant control
- Update on 730 truck stop
- Update on the OMAFRA Downtown Revitalization Program funding

9. Question Period – None


10. Closed Session – None

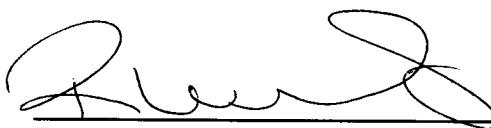
11. Adjournment

**Moved** by: P. Sayeau seconded by: G. Modler that Committee does now adjourn at 7:23 pm.

Carried

These minutes were received in open Council this 26<sup>th</sup> day of March, 2018.

  
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Chair

  
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Deputy Clerk