

**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
MONDAY, MARCH 4, 2019
6:30 PM
SPENCERVILLE MUNICIPAL OFFICE**

Present: Deputy Mayor Deschamps, Chair
Mayor Sayeau, Ex Officio
Councillor Dillabough
Shannon Brown
Conor Cleary
Greg Modler
Cody Oatway
Chris Ward

Staff: Dave Grant, Director of Operations, Acting CAO
Rebecca Williams, Deputy Clerk
Wendy Van Keulen, Community Development Coordinator

1. Call to Order

Deputy Mayor Deschamps called the meeting to order at 6:30 pm.

2. Approval of Agenda

Moved by: P. Sayeau seconded by: G. Modler that the agenda be approved as presented.

3. Disclosure of Pecuniary Interest & the General Nature Thereof

4. Business Arising from Previous Community Development Minutes – None

5. Delegations & Presentations

a) Official Plan Draft 4 Review

Mr. Pentz outlined that the fourth draft of the OP has incorporated the revisions as requested during the previous Committee meeting and is intended to work towards preparing the document for the April 11 open house event.

Mr. Pentz summarized the major changes noted in the fourth draft, and the following questions and discussions took place:

- Aggregate Policies

- Mr. Pentz outlined the updated Schedule B which has the filter applied to the areas to make sure that they do not conflict with other possible developments. It was noted that Schedule B outlines the bedrock and sand/gravel areas with setbacks from all of the County and Township roads for future development.
- It was noted that eventually the UCLG will develop a master plan with respect to mineral aggregate, at which time the Township will need to review and update the Township OP.
- Committee discussed how a pit/quarry that is not currently recognized on the schedule be added. It was noted that the pit may have been active at one point and the material may now be depleted which would result in the licence no longer being valid and not recognized on the map. It was noted that if a pit were to be relicensed then an OP amendment would be required to recognize it within the OP.
- There was a brief discussion with respect to including Beck's Pit as a designated location within the OP. There was a brief discussion with respect to the process of the original zoning appeal and what information the UCLG may still require in the review of the Beck's Pit application.
- Committee briefly discussed the current restraints placed on municipal OP's with respect to designated waste disposal areas.
- Community Core Areas
 - Mr. Pentz noted that the Community Cores were identified using the descriptive approach, rather than through a map. There was a brief discussion with respect to if the community core outline is related to and affects the CIP. It was noted that the CIP areas are determined by Council and are not affected by how the OP defines the community cores. There was a general discussion with respect to the Ministry set criteria which enabled Cardinal and Spencerville to receive funding through the Main Street Revitalization Initiative.
 - Members continued to debate if Johnstown should be included as a community core, even though it doesn't have a specific "core" at the present time. It was noted that Johnstown is recognized as one of the settlement areas within the Township and if Johnstown develops further in the future the OP may be updated to recognize Johnstown as a community core.
- Water & Wastewater Services
 - Committee reviewed the updates and discussed if identifying "the Industrial Park" was too restrictive. There was consensus from Committee to change section 5.4, paragraph 5 to "The Industrial Park area has both municipal water..."

There was consensus from Committee to direct Mr. Pentz to incorporate the agreed upon changes and work with staff to prepare information and social media posts for the upcoming open house.

6. Action/Information Items

a) Ministry of Municipal Affairs & Housing – Housing Supply Action Plan

Committee noted the recent letter provided to municipalities with respect to possible upcoming changes which may or may not affect aspects of the OP. Mr. Pentz noted that the Township and Committee have put a lot of time and effort into updating the OP and will be ready for the open house on April 11. Mr. Pentz noted that if the Township were to put a pause on the OP review, the Committee may be waiting months for the Province to announce any changes, which could result in additional delays for Committee to review. Mr. Pentz recommended the Committee continue with the OP review and if the Province brings forward any required changes then the OP can be updated to incorporate those requirements.

There was a general discussion with respect to the timeframe, specifically the next steps after comments/feedback is received from the open house. Members enquired what would happen if a provincial change is brought forward between now and when the OP is submitted for approval to the UCLG. It was noted that Mr. Pentz can address any changes before the OP is submitted to the UCLG for final approval.

b) Driving Prosperity – The Future of Ontario's Automotive Sector

The resolution passed at the February 25 Council meeting with respect to the Ontario Job Site Challenge was outlined to Committee. It was noted that the Minister of Economic Development, Job Creation and Trade, along with the Minister of Municipal Affairs and Housing sent out a white paper noting that the automotive sector is looking for shovel ready sites for potential future development, that is to be brought up to the standards for certified sites.

It was noted that at the beginning of February, Infrastructure Ontario informed the Township that parcels of the Edwardsburgh Land Bank were declared surplus and expressions of interest may be submitted. However, a week later Infrastructure Ontario terminated the proposed sale of the lands. Committee reviewed mapping for possible site locations and discussed the possibility of the Province using some of the parcels of lands for the Job Site Challenge.

Members confirmed that the land near Cedar Grove Rd is designated in the OP as rural, which is flexible in nature if a zoning amendment or OP amendment is required in the future for a large-scale automotive business. It was noted that the second identified land referred to as the Jordan Rd site would not be an ideal location due to issues with respect to the existing identified wetlands. It was noted that if the Province were to decide on a specific designated area of land with restrictions, the Province is not subject to the OP or zoning as they may declare it as a significant area for development.

Members noted that the natural gas pipeline runs through the Cedar Grove Rd site. It was confirmed that the UCLG GIS department is currently working to locate the line on a better GIS map.

c) Application for Rezoning 51 Centre St (Mulders Machine & Welding)

Staff summarized the report, noting that the planner will be looking to receive a site plan control agreement which includes both properties, along with the rezoning for the back parcel to address the open storage containers. It was noted that the owner has requested Council to expedite the building permit and does not want to merge the two properties together.

It was noted that the Township has not received a site plan control agreement (SPCA) amendment application, which must be reviewed by staff and accepted by Council to confirm compliance with applicable zoning and OP requirements. Committee suggested that the owner of the properties can work to make the back property comply with requirements by removing the open storage containers while working on the SPCA. Mr. Pentz noted that the back property should be rezoned to main street commercial residential (MCR) so the SPCA applied to the full working area, or the owner may leave the back property as Residential class 2 (R2) but be required to cease open storage.

Moved by: P. Sayeau seconded by: G. Modler that Committee directs staff to notify applicant of the review findings, their available options and the additional information requested by the planner.

Carried

d) Application for Severance B-7-19 (Gruntke)

Committee reviewed the severance application and confirmed that the agricultural lot will be severed and sold to SNC.

Moved by: C. Cleary seconded by: G. Modler that Committee recommends that Council recommend in favour of severance B-7-19 (Gruntke) conditional upon:

1. The agricultural lot to be severed must be sold to be used for agricultural purposes; and
2. A minor variance being granted to allow for the approximately 15.5 acre deficiency on the severed parcel; and
3. The agricultural lot to be severed must be rezoned to prohibit residential use of the property.

Carried

e) Extension for Draft Plan Approval of Subdivision (Charlebois)

Committee reviewed the report and debated if the Township should restrict the proposed extension to not allow for any future extensions. Members debated on the restriction and discussed if the restrict should remain in place unless development of the subdivision takes place. There was a brief discussion with respect to committed water and sewer reserve for the project and if another project were to develop how it would affect the current commitment. It was noted that the Township has already committed the water and sewer reserve and if the extension continues after the 3-years, the Township will be locked in for the continued commitment.

Members noted that there is the possibility that in 3-years' time the same extension request may be up again for review and it will be up to the Committee and Council to review potential affects to the water and sewer capacity reserve. It was noted that development may change or affect the Charlebois subdivision in the next 3 years and because there is currently no strain on the water capacity there is no need to restrict the extension.

Moved by: P. Sayeau seconded by: G. Modler that Committee recommends that Council recommend in favour of a 3-year extension on the Draft Plan Approval of Subdivision for Edwardsburgh Developments Inc.

Carried

7. Inquiries/Notices of Motion

Mr. Modler commented on the letter from the Mayor with respect to Earth Day cleanup efforts organized by Greenfield. It was noted the SERA would like to participate in the Earth Day cleanup efforts.

Members reviewed the trade show signup sheet and briefly discussed when members would be available to attend.

8. Question Period – None

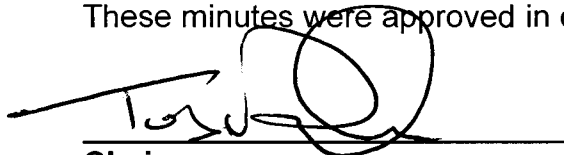
9. Closed Session - None

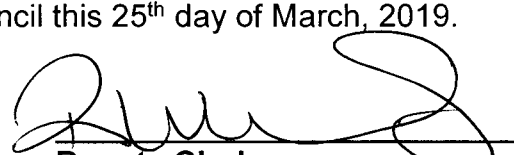
10. Adjournment

Moved by: C. Ward seconded by: P. Sayeau that Committee does now adjourn at 8:46 pm.

Carried

These minutes were approved in open Council this 25th day of March, 2019.


Chair


Deputy Clerk