

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

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

Regrets: Cody Oatway
Chris Ward

Staff: Debra McKinstry, CAO/Clerk
Rebecca Williams, Deputy Clerk
Wendy Van Keulen, Community Development Coordinator

1. Call to Order

Deputy Mayor Deschamps called the meeting to order at 6:32 pm.

2. Approval of Agenda

Moved by: G. Modler seconded by: S. Brown that the agenda be approved as amended to delete item 6a) from the Discussion items.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof

4. Business Arising from Previous Community Development Minutes

Committee again reviewed the idea of preparing a recreation survey. It was noted that a survey was done in 2015 with limited success and turnout. Members suggested that when items and ideas are brought forward at the Committee then that item could be added to the next Committee agenda to have a fulsome discussion. Members discussed the role of Recreation Coordinator. It was suggested that the Committee agenda be reorganized to have a section for each of the "live, work and play" items to ensure the recreation mandate continues to be active.

5. Delegations & Presentations

a) Rezoning 331 Walter St – Glen Hartle

Mr. Hartle, owner of 331 Walter St has requested that the property be rezoned from Institutional to Main Street Commercial Residential to allow for flexibility in use. Mr. Hartle noted that he has reached out to businesses to try to make the building completely commercial in use but without success.

There was a brief discussion with respect to MPAC tax classification and if it correlates with zoning. It was noted that when a building changes use MPAC may apply a different classification, however MPAC's classification system is not directly linked with how the property is zoned at the Township office.

Committee thanked Mr. Hartle for the presentation.

b) Leeds Grenville Economic Development Plan – Ann Weir

Ann Weir, Economic Development Manager for the UCLG gave a presentation outlining the economic development strategic focuses in Leeds Grenville, specifically touching upon the following areas; leadership and capacity building, business investment and attraction, business retention and expansion, tourism, marketing and communications, and the website and online business directory development. Ms. Weir noted that the economic development brochure will be reviewed and updated within the year. Members confirmed that other businesses in the area can drop brochures off to be displayed at the 401 On Route kiosks that are managed by the UCLG Economic Development department.

There was a brief discussion with respect to the garden trail tour, specifically noting that the tour now attracts approximately 30 coach buses a year. It was noted that the Heritage Trail initiative, similar to the Garden Trail, is anticipated to be made up of a volunteer group that submits a strategic plan to be reviewed and feedback provided to determine if the UCLG can assist in promoting and growing the initiative.

Members asked for clarification with respect to how the UCLG Economic Development department differs from the St. Lawrence Corridor Economic Development Commission. It was noted that the UCLG Economic Development department represents all 10 municipalities with a focus on tourism and economic development driving factors, while the SLCEDC only focuses on the municipalities that contribute to the program.

6. Discussion Items

a) Job Site Challenge – Counties Official Plan Review & Amendment Process

Staff summarized the report from the UCLG Planner with respect to the UCLG official plan amendment process. There was a general discussion with respect to how the Township may undertake an amendment to the UCLG Official Plan and what would be required to make the potential job site challenge lands certified development ready. Members noted that one of the main issues is that the Township does not own the lands

It was noted that only the owner of the lands or appointed agent of the owner can apply for official plan amendments. Members highlighted that much of the land is owned by the province, while other portions are still privately owned and may not accept having studies done on their land. It was noted that in order for the UCLG to consider an OP amendment application several studies must be included.

Members noted that the Ministry has received nominations from municipalities with respect to the job site challenge and has now created a team to formulate an application process.

7. Action/Information Items

a) Application for Rezoning – 331 Walter St (Hartle)

Committee reviewed the report and noted their concern that if the property is rezoned to MCR instead of MC, that the whole building could be converted into residential use without any onsite parking or green space. There was a general discussion with respect to the interim control bylaw review done in the past. The planner has indicated in his review that MCR is an appropriate zoning designation for this property and it meets the intent of the official plan regarding use.

There was a brief discussion with respect to the public meeting proceedings and what happens if people were to object. It was noted that anyone who speaks for/against the rezoning at the public meeting or submits a letter to the Township may appeal the decision through the Local Planning Appeal Tribunal (LPAT). It was noted that once the public meeting takes place the zoning amendment by-law will be brought forward to Council for final decision, and that decision can be appealed by the property owner or another body objecting to the rezoning decision.

Moved by: S. Brown seconded by: G. Modler that Committee recommends that the Township proceed with scheduling a public meeting date. A public meeting notice will then be prepared, together with a draft zoning amendment by-law and a final report.

Carried

b) Application for Rezoning – 13 Riddell Rd & 1717 County Rd 2 (Bessette)

Staff provided a brief summary, noting that a severance has been conditionally granted for the subject properties and now require a zoning amendment to address deficiency in lot size, set backs and frontage. Committee reviewed the sketch and confirmed that the right of way will remain to access neighbouring homes and cottages on Riddell Road.

Moved by: S. Dillabough seconded by G. Modler that Committee recommends to Council that the Township proceed with scheduling a public meeting date and, subject to receiving the requested information from the applicant, a draft zoning by-law be considered by Council.

Carried

c) Application for Severance B-19-19 (Sands)

Committee reviewed the report and confirmed that the barn on the property to be severed no longer houses animals. It was noted that the Chief Building Official completed an inspection of the barn and confirmed that it no longer has the capacity to house farm animals.

Moved by: C. Cleary seconded by: S. Brown that Committee recommends that Council recommend in favour of severance B-19-19 (Sands).

Carried

d) Application for Severance B-26-19 (Grant)

Committee reviewed the report and asked for clarification with respect to the current property, specifically how the property was originally joined and why the applicant wants to sever the property. It was noted that the property was consolidated in 2016 by the owner. The owner then built the new apartment at the corner of Dundas St and Bridge St. It was noted that the owner now wants to sever the property to separate the parking lot and to designate spaces for each apartment building. It was noted that the two apartment buildings are completely separate, with each having their own connections to the water and sewer system.

Moved by: C. Cleary seconded by: S. Brown that Committee recommends that Council recommend in favour of severance B-26-19 (Grant).

Carried

e) Update – Free Tree Day

Staff provided Committee with a brief update with respect to the upcoming free tree giveaway event taking place on May 18 from 9am to 12pm at the Spencerville Fire Station. It was noted that there will be approximately 1000 trees available, with a mixture of potted and seedlings. Staff provided Committee with the selection of different species of trees available. Members requested that staff

share the poster with the Committee in order for Members to share it through social media.

8. Inquiries/Notices of Motion

Members discussed the need for community volunteers to help in the organization of recreation programs and whether the Township would be able to receive further funding for a Recreation Coordinator position. Staff noted that if the Committee determines that a Recreation Coordinator position is needed then it will need to be discussed during the 2020 budget deliberations.

Members noted that the provincial government is now looking to municipalities to find greater efficiencies by up to 4%, which may result in no additional money in the Township budget to fund additional recreation programs. Members requested that staff prepare a draft list of everything that is currently being offered throughout the Township, including Township run programs, community organizations and other private sources. Members noted that the list should include programs ranging from birth to elderly age groups. It was understood that the initial list would not likely be exhaustive.

Members suggested that the UCLG should have a recreation coordinator to facilitate and organize programming throughout the County. There was a general consensus that holding a recreation round table, similar to the "Meet Your Council" session might be beneficial.

9. Question Period

The following questions/comments were raised:

- Required acreage for hobby farms and housing farm animals
- Recreation Coordinator grant amount

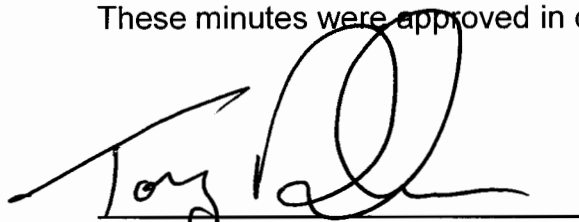
10. Closed Session – None

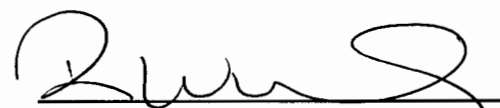
11. Adjournment

Moved by: G. Modler seconded by: S. Dillabough that Committee does now adjourn at 8:28 pm.

Carried

These minutes were approved in open Council this 27th day of May, 2019.


Chair


Deputy Clerk