

**MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
TUESDAY, AUGUST 6, 2019
6:30 PM
SPENCERVILLE MUNICIPAL OFFICE**

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

Regrets: Shannon Brown
Greg Modler

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 6:30 pm.

2. Approval of Agenda

Moved by: P. Sayeau seconded by: C. Ward that the agenda be approved as presented.

Carried

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

4. Business Arising from Previous Community Development Minutes – None

5. Delegations

a) Official Plan Review: Steve Pentz, Novatech

Mr. Pentz provided a brief overview of the public response from the open house held on April 11 and the comments that have been received over the past couple of months from various agencies, including MTO, SNC, UCLG and the Algonquins of Ontario. It was noted that SNC is currently working to update their flood plain mapping, which will be submitted for inclusion on the OP Schedule B.

Mr. Pentz summarized the changes noted in the fifth draft, which were as a result of the feedback gathered from the various agency submissions. The following discussions and questions were raised:

- Crown Land
 - It was noted that the Algonquins of Ontario have requested that the crown land be indicated on one of the OP schedules. Mr. Pentz noted that this request is not a mandatory requirement to be included within the OP schedules or appendices and is already represented within the UCLG OP as supporting information only. There was a general discussion with respect to identifying crown land within a schedule and how that may affect the Edwardsburgh Land Bank.
- Provincial Highways
 - Committee asked for clarification with respect to the MTO permit control area. It was noted that before development along provincial highways can begin, the development proponents are required to consult with MTO. Mr. Pentz noted the MTO permit control area requirements are not new and have been included in previous Township OP's.
- Stormwater Management
 - Members commented on MTO being the first approval authority for development, such as commercial/industrial/subdivisions, when stormwater management plans are required close to provincial highways. It was noted that staff consult with MTO on a regular basis when an interested developer contacts the Township.
- Mineral Aggregate
 - Mr. Pentz noted that the UCLG provided additional comments and data with respect to abandoned mines in the Township. It was noted that the comments and new data was incorporated in the fifth OP in order to be consistent to the UCLG OP. There was a general discussion with respect to development near an old mine, and how a mine disturbance would be handled. Mr. Pentz noted that the Township and/or developer may be required to consult with the Ministry if they are considering building near a former mine location. It was noted that there are mitigation measures if a mine disturbance is recorded. Mr. Pentz commented that depending on the development, sometimes the only measure that needs to be taken is that the developer identifies the mine's location.
 - Mr. Pentz noted that he updated the mineral aggregate setback requirements on the schedule in order to not limit future development.
 - It was noted that once the UCLG has completed the mineral aggregate study, the Township OP would need to be amended to include the update as well.
- Source Water Protection
 - Mr. Pentz noted that after consultation with SNC and the Source Water Protection group, the policy has been revised and simplified.
- Water and Wastewater Services
 - Mr. Pentz noted that the policy with respect to communal water and sewage servicing has been revised to limit the number of residential

developments utilizing shared or common services to five or less units with communal services and will not consider proposals of more than five. There was a general discussion with respect to responsibility agreements when communal services exceed 5 units. It was noted that provincial policy requires the owner operator of the communal services to enter into responsibility agreements when the number exceeds 5 units. Members asked for clarification with respect to possible municipal risks and responsibility. It was noted that if an owner operator is unable to maintain the communal services, then the Township may have to assume the risk and take responsibility for the Services.

- Rural Residential Land Use
 - Mr. Pentz noted an update to the rural policy areas to allow a maximum of five dwelling units in a multiple residential use. There was consensus from Committee that “multiple residential building” be changed to “multi residential units”.
- Wetlands – Natural Heritage Resource Policy Area
 - Mr. Pentz highlighted that only the provincially significant wetlands, which are identified by the province and meet the threshold are shown in schedule A, are identified to avoid putting further constraints in the Township OP and impacting potential future development and site alterations.
- Development Near Closed Waste Disposal Sites
 - Committee discussed the 500 metre influence area that must surround a waste disposal site, specifically with respect to surrounding development, water and soil test samples and other safety requirements to prevent future contamination from closed sites.
- Wildlife Habitat
 - There was a brief discussion with respect to how the significant wildlife habitats are identified. It was noted that the mapping is based on the previous OP, reports from MNR, UCLG, and what the province has designated as provincially significant.
- Natural Hazards – Flooding
 - Members highlighted their concerns with respect to the current flood plain identification and mapping and enquired if the flood plan mapping will be based on recent data to reflect the continually fluctuating and increasing water levels. Mr. Pentz noted that the appropriate agencies that are collecting new data for the flood plain mapping will be utilized to better understand and identify areas of concern to adjust the constraint line. It was noted that the constraint line is shown through topographic mapping, which helps developers identify an area of concern and properly discuss the requirements with SNC before any development occurs. Mr. Pentz assured Committee that the constraint lines are in place to protect the public from possible flooding hazards.

Committee noted the provincial 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 are ready to move forward with setting a public meeting date. 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 significant additional delays for Committee to review. Mr. Pentz recommended the Committee continue with the OP timeline and if the Province brings forward any required changes then the OP can be updated to incorporate those requirements.

Moved by: P. Sayeau seconded by: C. Ward that Committee recommends that Council direct Novatech Planner, Mr. Pentz, to communicate with the Algonquins of Ontario to indicate that the Community Development Committee has reviewed the submission and recommend that the crown lands mapping not be included in the Township Official Plan since the source is already incorporated into the UCLG Official Plan.

Carried

Mr. Pentz outlined next steps with respect to setting a public meeting to receive comments from the public and possibly adopt the OP at the September Council meeting. There was consensus from Committee that the public meeting be scheduled for September 5 at 6:30pm in the Council Chambers. It was noted that once the Township Council approves the OP, it will be sent to the UCLG for final review and a formal decision.

Committee thanked Mr. Pentz for the information.

b) J.F. Dobbie & Sons Severance Application: Colleen Ivits & Bill Holzman, Holzman Consultants

Mr. Holzman, planner for J.F. Dobbie & Sons provided Committee with an overview of the three severance applications and outlined how each of the severances will affect the land by creating 2 additional lots to expand the farming operation for a new barn. Mr. Holzman confirmed that once the severances and rezoning is completed, the lots will be in compliance with the Township zoning by-law. Mr. Holzman provided a detailed explanation of why the lots should be rezoned after the severances are approved to prohibit additional residential development on the land. There was a brief discussion with respect to the setbacks for each severance and how the severances would affect the farm land to the north.

Committee thanked Mr. Holzman for the presentation and supporting information.

6. Action and Information Items

Live: Land Use Planning

a) Application for Severance: B-42/43/44/19 (Dobbie)

Committee reviewed the report and asked for clarification with respect to the number and location of new barns to be built on the severed lots. It was noted that only one barn will be built at this time, which is set back from the road and lot lines due to a water course located on the land.

Moved by: S. Dillabough seconded by: C. Cleary that Committee recommends that Council recommend in favour of severances B-42-19, B-43-19, and B-44-19 (Dobbie), with the following conditions:

1. A rezoning is granted on the retained parcel for severance B-42-19 to reduce the required yard setback to 0 metres; and
2. A rezoning is granted on the severed parcel for severance B-43-19 to reduce the required yard setbacks to 0 metres and to prohibit any future non-agricultural development on the lot; and
3. A rezoning is granted on the retained parcel for severance B-44-19 to prohibit any future non-agricultural development on the lot.

Carried

b) Application for Site Plan Control: 730 Truck Stop

Committee commented on the condition of the land, specifically with respect to the fire which damaged the main building. There was a brief discussion with respect to the idea of holding a special council meeting to help advance the Dobbie severances and 730 Truck Stop Site Plan Control Agreement in order for the businesses to begin development.

Moved by: S. Dillabough seconded by: C. Oatway that Committee recommends that Council repeal and replace the by-law to adopt the Site Plan Control Agreement for 2085 Shanly Road.

Carried

Work: Economic Development – None

Play: Recreation

c) Spencerville Fair Booth

Committee noted the number of hours required to man a booth at the Spencerville Fair and briefly discussed Committee Members' schedules. Members noted that they would not be able to find enough time to volunteer to man the booth over the full Spencerville Fair event.

7. Inquiries/Notices of Motion

Deputy Mayor Deschamps requested staff to determine why the docks in Cardinal have not yet been installed and what will need to be done in order to have them installed. There was a general discussion with respect to the high-water level, SNC coordinating with Township staff, structural integrity, future remedies, and budget implications. It was noted that a report will be provided at the Committee of the Whole – Public Works, Environmental Services & Facilities meeting in September.

- 8. Question Period – None
- 9. Closed Session – None
- 10. Adjournment

Moved by: S. Dillabough seconded by: C. Ward that Committee does now adjourn at 8:49 pm.

Carried

These minutes were approved in open Council this 26th day of August, 2019.

Chair



Deputy Clerk

