

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

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

**Regrets:** Shannon Brown  
Cody Oatway  
Greg Modler

**Staff:** Dave Grant, CAO  
Debra McKinstry, 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: C. Ward seconded by: P. Sayeau 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 & Presentations – None

6. Action and Information Items

**Live:** Land Use Planning

a) Application for Severance (Norton)

**Moved** by: P. Sayeau seconded by: S. Dillabough that Committee recommends that Council recommend in favour of severances B-89-19 and B-90-19 (Norton).  
Carried

b) Application for Severance (Chown)

Committee asked for clarification with respect to location of the lot to be severed and its proximity to the provincially significant woodlands on the adjacent property. Staff noted the location and approximate distance to the woodlands on the map included in the report. There was a brief discussion with respect to the lot frontage requirements and it was noted that a minor variance may be required to allow for a slight deficiency depending on the survey results.

**Moved** by: S. Dillabough seconded by: C. Ward that Committee recommends that Council recommend in favour of severance B-91-19 (Chown), with the following conditions:

1. That an Environmental Impact Assessment be completed, that demonstrates to the satisfaction of the Township, that there will be no negative impacts on the natural features or the ecological functions for the area;
2. That the severed and retained parcels have a lot frontage of 70m, or a Minor Variance be granted to allow for the deficiency.

Carried

c) Application for Severance (Lockwood)

**Moved** by: P. Sayeau seconded by: C. Ward that Committee recommends that Council recommend in favour of severance B-92-19 (Lockwood).

Carried

d) Counties Comments on Proposed Changes to PPS

Committee reviewed the UCLG comments on the proposed changes to the provincial policy statement (PPS). Members noted that municipalities have a difficult time abiding by all of the information within the PPS, however the proposed changes reflect that the provincial government is listening to feedback from the rural municipalities and counties.

There was a general discussion with respect to alternative technologies for private services and who needs to be more aware of the changes. Members commented on the report and enquired if the Township could submit comments to the Ministry. It was noted that the Township may endorse comments/statements made by others, however the Township does not have planning expertise to offer comments directly.

e) Official Plan Update

Committee was provided an update with respect to the newly included flood plain mapping (shown on Schedule B) from SNC. It was noted that the Township will be holding a public information session on November 13 at 3pm to provide information and address comments from the public with respect to the new mapping. It was noted that the November 13 session is not a mandatory public meeting under the Planning Act.

Members confirmed that previous to the acquisition of the floodplain mapping, property owners would need to hire a surveyor to determine the floodplain area before development could begin. There was a brief discussion with respect to recent spring flooding and if it was reflected on the new mapping. It was noted that the mapping cannot be based on a 2year anomaly, rather it is determined on historic data. Committee confirmed that once everything is approved then the mapping information will be translated and uploaded into the GIS system.

**Work:** Economic Development

f) Community Improvement Program Annual Report

Committee reviewed the report and noted that 3 businesses took advantage of the Township assistance in 2019. There was a general discussion with respect to the 3 outstanding projects which have not been submitted to the Township for payment. Committee requested staff to follow-up with the outstanding grant recipients to confirm if the project work was completed and if receipts will be submitted as proof for reimbursement.

Committee confirmed that unspent funds are WIP'd forward to the new year and council determines the split between Township projects and CIP projects.

g) Counties Report on Business Retention & Expansion (BR&E)

Committee received and reviewed the BR&E information from the UCLG project and noted that 16 businesses with the Township were included in the survey. Members noted that they await future details as to how the UCLG plans to implement the information and actions from the BR&E report.

**Play:** Recreation – None

7. Inquiries/Notices of Motion – None

8. Question Period

Questions/comments were raised with respect to the following:

- CIP grant advertisement
- How much is allocated each year per property

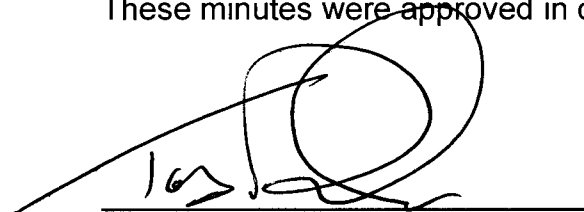
9. Closed Session – None

10. Adjournment


**Moved** by: S. Dillabough seconded by: C. Ward that Committee does now adjourn at 7:22 pm.

Carried

These minutes were approved in open Council this 25<sup>th</sup> day of November, 2019.



Chair



Deputy Clerk