

MINUTES
COMMUNITY DEVELOPMENT COMMITTEE

Monday, November 1, 2021, 6:30 PM
Firehall Station 1
6055 County Road 44
Spencerville ON K0E 1X0
Parking at the South end of parking lot only

PRESENT: Deputy Mayor Tory Deschamps
Mayor Pat Sayeau
Councillor Hugh Cameron
Councillor Stephen Dillabough
Councillor John Hunter
Conor Cleary
Greg Modler
Chris Ward

REGRETS: Cody Oatway

STAFF: Dave Grant, CAO
Rebecca Williams, Clerk
Wendy VanKeulen, Community Development Coordinator
Candise Newcombe, Deputy Clerk

1. Call to Order – Chair, Tory Deschamps

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

2. Approval of Agenda

Moved by: Councillor Cameron

Seconded by: G. Modler

That the agenda be approved as presented.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof

None.

4. Business Arising from Previous Committee Meeting Minutes (if any)

None.

5. Delegations and Presentations

None.

6. Action/Information/Discussion Items

a. Live: Land Use Planning

1. Zoning Bylaw Review, Steve Pentz and Jordan Jackson, Novatech

Mr. Pentz and Ms. Jackson provided the Committee with a summary of the zoning bylaw review process to date, noting the public and agencies comments have been reviewed by Novatech from the open house meetings held in the summer. It was noted that Novatech had compiled a report to address all comments received including recommendations to Committee (if any) on possible relative changes. The planners noted the intent to return with a document including tracked changes for Committee review at a later date. Members commented on the open and transparent process of the zoning bylaw review so far, with a very thorough review of the written comments provided in the agenda package, and noted that there was no public in attendance currently at the meeting.

Recreational Vehicles:

The intent of the bylaw was highlighted by Novatech noting two recommendations offered, one clarifying appropriate short-term RV use during the course of a major renovation, the other to clarify the appropriate storage of RV's as an accessory to a permitted residential use in any zone. Members noted the contentious nature of the topic and noted that the intent of these provisions is not changing from the current bylaw. There was a general discussion on appropriate short-term uses of RV's, short-term use timelines, and clarity on the definition of dwelling as it relates to the zoning bylaw. It was noted that occasional and short-term uses are usually regulated in how a bylaw is enforced.

Members suggested special event exemptions for RV's, proposing the use of a permit system or special zoning exemption to specified areas for a specified period of time. It was noted that additional details could result in a more convoluted interpretation of the bylaw and increase the risk of loopholes being found to circumvent restrictions. Members noted the need to place trust in the bylaw officer's interpretation of the bylaw and the decisions to enforce it.

There was a general consensus from Committee to accept the two recommendations made by Novatech in relation to RV storage and use.

Committee had a general discussion of the use of commercial and/or other zones for RV storage, highlighting the wording

contained within the current draft zoning bylaw that outlines requirements for residential properties. Members suggested that Novatech review and consider alternate options to present to Committee at a later date. Members briefly discussed how recreational vehicles could also refer to watercraft/atv's etc and if these additional forms of recreational vehicles should be included. There was a brief discussion amongst Committee regarding the number of RV's permitted to be stored and the definition of a recreational vehicle as it pertains to the zoning bylaw.

There was consensus of Committee to have Novatech review and present alternate wording outlining the ability to store an RV on commercial properties.

Residential Limited Services (RLS): Minimum & Maximum Lot Coverage

Novatech planners outlined the proposed reduction to the minimum/maximum lot coverage and noted mapping issues required to be addressed. Members inquired why it was recommended to reduce the lot coverage maximum from 20% to 10%. It was noted that 10%-20% lot coverage is a standard in many zoning bylaws where development should be carefully regulated. Developed lots exceeding the maximum lot coverage were noted to be grandfathered in, however, on a go-forward basis, the maximum lot coverage recommendation is 10%.

There was a brief discussion on possible issues with reducing the maximum lot coverage, the number of public comments received on this topic, and the request for reduction of minimum lot size from 1-hectare to 1-acre. It was noted that there were minimal comments received in relation to this matter. It was noted that the RLS zone is within the Rural Policy Area of the Official Plan, which requires a minimum lot size of 1ha. This applies when a new lot is being created. The current and draft zoning bylaw allows development on existing lots that are less than 1ha. It was noted that the planner's report does not recommend any changes to the minimum lot coverage. There was a general consensus to reduce the maximum lot coverage to 10%.

Interior Yard:

It was noted that there was a recommendation in the planners report to reduce the proposed 6m interior yard setback to 3m, which is consistent with the current RLS provisions. There was consensus from Committee to reduce the interior yard setback to 3m.

Floor Space Index (FSI):

The use of a Floor Space Index was outlined by the planners as a means to restrict the over-development of smaller lots that are adjacent to natural heritage features. There was a general discussion among Committee of the complications involved with implementing an FSI, the previous decision to reduce lot coverage percentage and the implications on residential development. There was consensus from Committee to remove the use of a FSI in the zoning bylaw.

Domestic Fowl Coop:

Committee briefly discussed the suitability of permitting domestic fowl coops in RLS zones. There was consensus of Committee to allow the use of domestic fowl coops on RLS zoned properties that are a minimum of 1-acre in size.

Additional Dwelling Unit:

Novatech planners noted their recommendation that section 4.8.1 Additional Dwelling Units in the current bylaw be revised to clarify that access to a property is in reference to "driveway access". It was noted that the intent was to restrict intensifying uses on properties accessed via a private road by limiting it to driveway access by an improved street.

Committee had a brief discussion on compliance with Bill 108 and the various mechanisms granted to municipalities to mitigate the development of secondary dwellings.

Members discussed various permitted uses of shipping containers and expectations to meet building code requirements if used as either a residential dwelling or an accessory structure such as a garage or shed.

Agency Comments:

It was noted that there were no recommendations made as a result of the Trans Canada Pipeline feedback as some comments were deemed not appropriate for the zoning bylaw.

Members inquired why some SNC comments were recommended in the planner's report while many others were not. It was noted that the planners review all comments made by agencies and the public alike and make recommendations based on what they feel to be relevant or pertinent to the zoning bylaw. It was noted that some suggestions and comments provided by SNC were definitions that were not directly relevant to the zoning bylaw. There was consensus of Committee to accept the recommendations provided by Novatech.

Other:

Committee discussed possible complications with the current MCR zoned lots located between Sloan and Centre Street, highlighting previous issues dealt with on David St. Members noted possible issues with future severance of the lots, the repercussions of the addition of secondary dwelling units and the appropriate approach to addressing the perceived issue. Members noted their concern of intensification of the area through the development of multi-residential housing due to the smaller street sizes, narrow lots and surrounding public amenities such as the arena or the fairgrounds. Members noted the possibility of unnecessarily upsetting landowners by changing the current zoning of their properties.

There was a general discussion on access to the sewer system from Sloan St and if the Township could impose a holding zone on specific lots. It was noted that by remaining as MCR zone, it allows some flexibility of use for property owners. There was consensus of Committee to keep the current MCR zoning on the south side of Sloan Street and prevent future issues by requiring a zoning amendment as a condition of severance, where appropriate.

2. Short Term Accommodations (continued)

Committee was given a brief overview of the report. It was noted that through consultation with surrounding municipalities it was determined that there have been many challenges with regulating short-term accommodations. Funding will be required for the procurement of a separate third-party firm to perform a review and make recommendations for how to best manage the use of short-term accommodations within the Township. It was noted that public consultation will be an important part of the project and should occur separately from the zoning bylaw review.

Moved by: Councillor Hunter

Seconded by: Mayor Sayeau

That Committee recommend that Council:

- Procure a third-party report and recommendation to determine how to best manage Short-term accommodations within the Township; and
- That the short-term accommodations be addressed separately from the Comprehensive Zoning Bylaw Review, with subsequent separate public consultation; and
- That the project be included in the 2022 budget considerations for Council approval.

Carried

b. Work: Economic Development

None.

c. Play: Recreation

None.

7. Inquiries/Notices of Motion

None.

8. Question Period

None.

9. Closed Session

10. Adjournment

Moved by: C.Ward

Seconded by: Councillor Cameron

That Committee does now adjourn at 9:14 p.m.

Carried

Chair

Clerk