

**MINUTES**  
**COMMITTEE OF THE WHOLE**  
**COMMUNITY DEVELOPMENT**

**Monday, November 6, 2023, 6:30 PM**  
**South Edwardsburgh Community Centre**  
**24 Sutton Dr.**  
**Johnstown Ontario**

PRESENT: Councillor Chris Ward  
Mayor Tory Deschamps  
Deputy Mayor Stephen Dillabough  
Councillor Joe Martelle

REGRETS: Councillor Waddy Smail  
Kimberly Martin (Advisory Member)

STAFF: Rebecca Crich, Clerk  
Candise Newcombe, Deputy Clerk  
Wendy VanKeulen, Community Development Coordinator  
Sean Nicholson, Treasurer

Others Present Rachael Porter, Recreation Coordinator

**1. Call to Order – Chair, Chris Ward**

Councillor Ward called the meeting to order at 6:30 p.m.

**2. Approval of Agenda**

The Chair noted that the items listed on the agenda will be shifted down to accommodate members from Alantra Leasing Inc. as the first delegation of the meeting.

**Moved by:** T. Deschamps

**Seconded by:** J. Martelle

That the agenda be approved as amended to add an additional delegation specifically a presentation from Alantra Leasing Inc. and that the remaining delegation items be renumbered.

Carried

**3. Disclosure of Pecuniary Interest or Conflict of Interest & the General Nature Thereof**

None.

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

None.

**5. Delegations and Presentations**

- a. Alantra Leasing Inc. - General Services Presentation - Markus de Winter and Trevor Tabor

Committee was provided with an outline of company operations which included 3 divisions; rentals, panels, and modular builds. The proposed development is to accommodate a climate-controlled distribution and maintenance location, which will facilitate the indoor fabrication of materials. Mr. de Winter highlighted the many benefits of controlled indoor fabrication of panels which included controlled circumstances and expedited development timelines.

Committee welcomed Alantra Leasing Inc. to the Township's industrial park area.

- b. Digital Service Squad; Progress and Update; Taylor Prosser, South Grenville Digital Main Street Coordinator

Mr. Prosser provided Committee with a brief overview of the programming to date and outlined the future goals of the program. Mr. Prosser reviewed grants received to date per municipality, available programming, past programming participation, and future rounds of grants/programming potentially available.

Committee noted their support of the programming and confirmed the continued onboarding of new businesses within the Township.

- c. Baseload Power; Seeking Municipal Support for Battery Energy Storage Project; Jonathan Sandler, President

Mr. Sandler provided a brief summary of the Community Meeting held in Johnstown on November 1. There was discussion regarding the following: road standards for emergency response vehicles, community benefits of the proposed program, local job creation, the public consultation process, clarified Independent Electricity System Operators (IESO) pre-qualification standards, land lease agreement terms, and collaboration efforts between Baseload Power and the Township Fire Department to implement a site-specific safety plan.

The timeline of support was clarified and it was noted that a draft resolution of municipal support would be discussed later on the agenda.

- d. Proposed Development at 608 County Rd 2 and Request for Easement; Dave Annable, Annable Designs

Mr. Annable introduced a development proposal for an additional 16-18 units on the property and requested municipal support for the use of an

unopened road allowance adjacent to the property to help meet site requirements. Discussion was held on the possibility of a future land use agreement, the use of road allowance as emergency egress, the possible implementation of a 6m pathway for emergency allowance, the benefits of paving the emergency egress area, the proximity of the garbage depot to neighbouring residential uses and previous attempts to purchase land from an adjacent owner.

## 6. Action/Information/Discussion Items

### a. Live: Land Use Planning

1. Application for Zoning Bylaw Amendment, 2084 Dundas Street (Zanderplan Inc. o/b 2733521 Ontario Inc.)

**Moved by:** S. Dillabough

**Seconded by:** T. Deschamps

That Committee recommend that Council adopt an amendment to Zoning Bylaw 2022-37 for the property at 2084 Dundas Street, as attached.

Carried

Members noted that the current zoning would still permit future commercial use of the property.

2. Application for Zoning Bylaw Amendment, 2073 Dundas Street (Zanderplan Inc. o/b 2733521 Ontario Inc.)

**Moved by:** T. Deschamps

**Seconded by:** S. Dillabough

That Committee recommend that Council adopt an amendment to Zoning Bylaw 2022-37 for the property at 2073 Dundas Street, as attached.

Carried

Members clarified the location of the emergency exits for each residential unit.

3. Discussion: Baseload Power Seeking Municipal Support for Battery Energy Storage Project

Committee discussed the following: community benefit payment amounts, concerns with the sustainability of the proposed business model, and the approval process following receiving municipal support through the draft resolution.

Committee directed staff to continue working with the proponent to update the draft resolution to include the community benefit fund amounts.

**Moved by:** T. Deschamps  
**Seconded by:** S. Dillabough

That Committee recommend that Council support the draft motion for the Baseload Power Battery Energy Storage Project, and that the motion include additional information from Baseload Power regarding the Community Benefit Fund contribution amounts.

Carried

4. Discussion: Easement Request over Township Property in favour of 608 County Rd 2

Committee reviewed the report and discussed potential impacts of losing the road allowance, limitations to future development in the area, concerns regarding emergency exits, and addressing possible issues through the site plan control process.

5. Action: Implementing Official Plan Consent Policies - Hydrogeological Assessment and Terrain Analysis

Committee was provided with a summary of the report and discussed the following: the severity of the current OP wording, provincial guideline requirements, hydrogeological (hydro-G) study policies of Rideau Lakes, reducing red tape for development, land study requirements for lot sizes under and over 0.4 ha, the severance application process, study costs, and the risk mitigation process proposed should the hydro-g study no longer be a requirement.

Committee suggested deferring discussion to the December Committee of the Whole- Administration and Operations meeting, and requested that staff provide a report on conditions/criteria where the hydrogeological study is procedurally required.

- b. Work: Economic Development

None.

- c. Play: Recreation

1. Information: Recreation Update and Upcoming Events

Committee was provided with a summary of the report and discussed the financial reporting requirements of community groups and identified the overseeing body of not-for-profit groups and their financial reporting requirements.

## **7. Inquiries/Notices of Motion**

None.

**8. Question Period**

None.

**9. Closed Session**

None.

**10. Adjournment**

The Chair highlighted that this is the final Community Development meeting of 2023, and thanked committee members and staff for all of their work.

**Moved by:** T. Deschamps

**Seconded by:** S. Dillabough

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

Carried

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Chair

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Deputy Clerk