

MINUTES
PUBLIC MEETING
COMMITTEE OF THE WHOLE - COMMUNITY DEVELOPMENT

Monday, August 26, 2024, 6:00 PM
Corporation of The Township of Edwardsburgh Cardinal
Council Chambers, Spencerville Ontario

PRESENT: Councillor Chris Ward
Deputy Mayor Stephen Dillabough
Councillor Joe Martelle
Councillor Waddy Smail

REGRETS: Mayor Tory Deschamps
Brody Fahrngruber, Advisory Member

STAFF: Dave Grant, Director of Operations/Deputy CAO
Rebecca Crich, Clerk
Wendy VanKeulen, Community Development Coordinator
Chris LeBlanc, Manager of Public Works

PUBLIC: Lynn Hutton
Ray Heuvel
Rob Heuvel

1. Call Meeting to Order

The Chair called the meeting to order at 6:02 p.m. and requested that members of the public provide name and address on the sign-in sheet to record presence as part of the public meeting record.

2. Approval of Agenda

Moved by: S. Dillabough
Seconded by: J. Martelle

That the agenda be approved as presented.

Carried

3. Disclosure of Pecuniary Interest or Conflict of Interest and the General nature Thereof

None.

4. Process and Information

Staff highlighted that the public meeting was being held under the authority of Section 34 of the Planning Act and was advertised in accordance with the requirements of the Act.

Staff outlined the process to share written or verbal comments to Council; the appeal rights; and how to receive a notice of Council's decision for those in attendance. It was noted that the Committee may make a recommendation for Council consideration at a future meeting although there will be no Council decision made on the application during this meeting.

5. Proposed Housekeeping Zoning Bylaw Amendment

a. Proposal Details

The public meeting is regarding a proposed housekeeping amendment for the zoning bylaw that was adopted in 2022. The housekeeping amendment is intended to correct minor errors, omissions or provide clarification on the intent of the bylaw. A report was provided to summarize and explain the following housekeeping amendments within:

1. Additional residential unit policies
2. Secondary farm dwellings
3. Vinyl and cloth accessory buildings
4. Sufficient servicing
5. MC and MCR parking provisions
6. Yard encroachments
7. Home based businesses
8. Industrial zones
9. Flood plain hazard overlay zone
10. Various amendments to mapping errors

b. Public Comment

The Chair opened the floor for any public comments.

Mr. Rob Heuvel inquired if secondary farm dwellings are required to have shared services.

Mr. Ray Heuvel sought clarification on the flood plain hazard overlay zone, specifically regarding the 5 metre wave uprush.

Mr. Rob Heuvel inquired how an individual would find the location of the flood plain boundary and flood hazard on their property.

c. Committee Discussion

Committee reviewed the report summary and sought clarification on the following areas: distance of additional unit for shared servicing, size of septic required to accommodate shared servicing, and the operation of retail stores in the MG and MBP zones.

Moved by: J. Martelle
Seconded by: W. Smail

That Committee recommend that Council adopt the housekeeping amendment, as attached.

Carried

6. Next Steps

The Chair noted that Council will consider the Committee's recommendation and comments received from the public prior to making a decision at the September 30 Council meeting. For those that wish to attend, Committee and Council meetings and agendas are posted to the Council Calendar on the Township website: www.twpec.ca.

Once the decision is made by Council and notice of decision is prepared, there will be a 20-day appeal period.

The Chair noted that if individuals wished to be notified of Council's decision, they must make a written request to the Township through the Community Development Coordinator.

7. Adjournment

Moved by: J. Martelle
Seconded by: W. Smail

That Committee does now adjourn at 6:26 p.m.

Carried

Chair

Clerk