

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

**Monday, May 5, 2025, 6:30 PM**  
**Corporation of The Township of Edwardsburgh Cardinal**  
**Council Chambers, Spencerville Ontario**

**PRESENT:** Councillor Chris Ward  
Mayor Tory Deschamps  
Deputy Mayor Stephen Dillabough  
Councillor Joe Martelle  
Councillor Waddy Smail  
David Jansen, Advisory Member

**STAFF:** Sean Nicholson, CAO  
Tim Fisher, Planner  
Wendy VanKeulen, Community Development Coordinator  
Candise Newcombe, Deputy Clerk  
Mary Tessier, Consultant  
Natalie Charette, Interim Clerk

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

Councillor Ward called the meeting to order at 6:41 p.m.

**2. Approval of Agenda**

**Moved by:** W. Smail

**Seconded by:** J. Martelle

That the agenda be approved as presented.

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**

None.

## 6. Action/Information/Discussion Items

### a. Live: Land Use Planning

#### 1. Consent and Recommendation - B-30-25 - 2100 County Rd. 21

The Committee received a summary of the report and discussed Minimum Distance Separation (MDS) requirements and exemptions, as well as the purpose of placing a development agreement on the property title.

**Moved by:** J. Martelle

**Seconded by:** W. Smail

That the Committee consider the following recommendation to the Consent Granting Authority, subject to any additional conditions placed by the Consent Granting Authority:

That the Committee recommends approval of severance application B-30-25 for the purpose of severing a 1.1-hectare parcel of undeveloped land with approximately 59 metres of road frontage County Road 21 for future residential development, subject to the list of conditions as per Schedule 'A' attached to this report.

Carried

#### 2. Consent and Recommendation - B-25-25 - 279 Groveton Rd.

The Committee received an overview of the report and discussed the property's location on Groveton Road, including whether the applicant was given the option to pursue a second severance to maximize the results of their hydrogeological and terrain analysis studies.

**Moved by:** S. Dillabough

**Seconded by:** J. Martelle

That the Committee consider the following recommendation to the Consent Granting Authority, subject to any additional conditions placed by the Consent Granting Authority:

That the Committee recommends approval of severance application B-25-25 for the purpose of severing a 0.4-hectare parcel of undeveloped land with approximately 53 metres of road frontage Groveton Road for future residential development, subject to the list of conditions as per Schedule 'A' attached to this report.

Carried

3. Consent and Recommendation - B-31-25 - 2904 Goodin Rd.

Committee was provided with a summary of the report.

**Moved by:** J. Martelle

**Seconded by:** S. Dillabough

That the Committee consider the following recommendation to the Consent Granting Authority, subject to any additional conditions placed by the Consent Granting Authority:

That the Committee recommends approval of severance application B-31-25 for the purpose of severing a 4.2 hectare parcel of undeveloped land with approximately 110 metres of road frontage Goodin Road, subject to the list of conditions as per Schedule 'A' attached to this report.

Carried

b. Work: Economic Development

1. Application for Community Improvement Plan (CIP) Funding - 2069 Dundas Street (Bee Good)

The Committee received an overview of the report and discussed the 10-year lapse since the last Community Improvement Program (CIP) grant was awarded for this property, the importance of supporting local business owners, encouraging improvements along the Township's main streets, and key considerations for developing the new CIP policy.

**Moved by:** S. Dillabough

**Seconded by:** W. Smail

That Committee approve application C-01-25 (Bee Good Shop), reimbursing 50% of eligible costs to complete the proposed signage improvements at 2069 Dundas Street, to a maximum of \$2,545.32.

Carried

c. Play: Recreation

1. Kraft Hockeyville Canada 2026

The Committee received a summary of the report and discussed the early engagement of volunteers and community groups in the

contest submission, the importance of educating the community on contest rules and voting procedures, and noted ongoing efforts to coordinate a date for a group photo of all alumni players at centre ice.

**7. Inquiries/Notices of Motion**

Councillor Smail noted the upcoming Municipal Building naming dedication for Mr. Bill Walter, scheduled for May 19.

Councillor Martelle noted the upcoming memorial event for Michael Longtin, scheduled for July 24.

**8. Member's Report**

Member's reported on the following:

- Deputy Mayor Dillabough noted the visit from students of Centennial '67 Elementary School to the Township Office to experience a day as Municipal Councillors, highlighting that the event was well organized and well received by the students.

**9. Question Period**

None.

**10. Closed Session**

None.

**11. Adjournment**

**Moved by:** S. Dillabough

**Seconded by:** T. Deschamps

That Committee does now adjourn at 7:14 p.m.

Carried

---

Chair

---

Deputy Clerk