

**MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
MONDAY, JANUARY 9, 2012, 7:00 P.M.  
SPENCERVILLE MUNICIPAL OFFICE**

Present: Councillor Brenda Ball, Chair  
Councillor Gerry Morrell  
Councillor Joe Scott  
Mayor Bill Sloan  
Heather Lawless  
Dave Robertson  
Peter Vuicic  
Alicia Wanless  
John Walsh  
Dick Willis

Staff: Michael Wildman, CAO  
Debra McKinstry, Clerk/Planning Administrator  
Jason Vezina, Chief Building Official  
Richard Bennett, Treasurer

1. Call to Order

Councillor Ball called the meeting to order at 7:00 p.m.

2. Disclosure of Pecuniary Interest – None

3. Delegations – None

4. Consent Agenda – None

5. Information Items – None

6. Action Items

a) Cardinal CIP

The statutory public meeting for the Cardinal CIP had taken place just prior to the Community Development Committee meeting. The Chair asked if any members had comments or questions with respect to the presentation that had been provided by Chris Tyrell and Bobby Gauthier of MMM Group, who had remained in attendance for CDC.

Mayor Sloan confirmed the capping limit for interest rebates at \$2,500 with the consultant.

Ms. Lawless asked if consideration had been given to the possibility of taxes being in arrears on an applicant's property. The consultant responded that the eligibility criteria includes being up to date on taxes and that this was generally considered best practice. Councillor Scott asked how that would affect a tenant applying when the landlord is behind. Mr. Tyrell said that the CIP is silent in this regard, but that best practice would still dictate that grants not be offered on property in arrears.

Councillor Morrell asked Mr. Tyrell to highlight the greatest strengths and biggest obstacle to the CIP being successful. The consultant said that the level of community interest is very good, and that many enthusiastic ideas, champions and volunteers had come out of the public consultation process. He suggested that a lingering challenge is to maintain and enhance retail and service industries. Councillor Morrell asked if the application process and forms would be simple, as requested by the public. Mr. Tyrell responded that the proposed documents would be kept simple and that Township staff would assist with facilitating applications. He said that best practice is to have the application process not too onerous and able to be quickly concluded and approved or declined.

Mayor Sloan thanked the consultants for their hard work and noted that he was very impressed with the participation of new residents at the public workshop.

Mr. Walsh requested and received clarification with respect to the CIP Area. He asked about what specific indicators would be used in evaluating the Plan's outcome. Mr. Tyrell mentioned value of grants, value of new construction, public to private investment ratio, number of new residences, number of trees planted as quantifiable indicators. Mr. Walsh suggested that reforestation should be guided by the local hydro utility's guidelines.

Mr. Robertson asked if the intent of the suggested volunteer programs was similar to the "sweat equity" required by groups such as Habitat for Humanity. Mr. Tyrell responded that the intent was to involve volunteers in community clean up, tree planting and other public initiatives.

Councillor Ball noted that the evaluation indicators mentioned are quite objective, but that the subjective success may need measurement as well and asked how that could be done. Mr. Tyrell suggested that the Township could consider a follow-up workshop or questionnaires in a three to five year time frame.

Ms. Lawless asked if any consideration had been given to having the Township pay the vendor directly rather than the applicant paying the vendor. Mr. Tyrell said that the CIP is silent on that, but that municipal administration might wish to address it as an implementation detail.

**Moved** by B. Sloan and seconded by P. Vuicic that Committee recommends that Council adopt the Cardinal Community Improvement Plan at the regular meeting of January 23, 2012. Carried.

b)&c) Site Plan Control Applications – Communication Towers

Committee agreed to deal with the two items together as they were put forward by the same developer.

The Clerk introduced Mr. Johnpaul Loiacono representing the developer of two proposed new communication towers, one on Buckwheat Road and one on McNeilly Road. She outlined the requirements of Industry Canada for municipal consultation and public notification, noting that the neighbours have been notified of the applications by direct mail and advertising has appeared in the Prescott Journal. Past practice of the Township has been to enter into a Site Plan Control Agreement with the land owner to ensure that development requirements are registered on title and bind future owners. A sample Site Plan Control agreement was received by Committee.

Mr. Vuicic gave his opinion that the municipality has no real jurisdiction in communication tower placement. Mr. Loiacono said that the developer wishes to try to accommodate the municipality's needs.

Mr. Walsh asked if there had been any response from the notification to the neighbours. Mr. Loiacono said he had not heard from anyone. The Clerk advised that one neighbour had contacted the Township office and had been directed to Mr. Loiacono and to the Industry Canada website for more information, but had not registered any formal concern or provided their name.

**Moved** by J. Scott and seconded by P. Vuicic that Committee recommends that a by-law to enter into a site plan control agreement for a communication tower at 2519 Buckwheat Road be considered at Council on January 23, 2012. Carried.

**Moved** by P. Vuicic and seconded by D. Robertson that Committee recommends that a by-law to enter into a site plan control agreement for a communication tower at 2610 McNeilly Road be considered at Council on January 23, 2012. Carried.

d) Gillespie Rezoning

Mr. Evan Gillespie was present. The Clerk reminded Committee that the rezoning application had arisen as a result of a condition imposed on a severance application on the same property. A building location survey has been provided that shows the front porch of the home encroaches on the municipal roadway. The zoning by-law amendment will recognize a zero front yard setback as well as an undersized lot. An encroachment agreement will be required to ensure that the porch is not rebuilt should it be demolished at some point in the future.

**Moved** by P. Vuicic and seconded by G. Morrell that Committee supports the application for Zoning Amendment and recommends that a statutory public

meeting be scheduled. Committee also supports the required encroachment agreement and recommends it be considered for approval at Council on January 23, 2012. Carried.

e) Moulton Rezoning

Mr. and Mrs. Moulton were present.

The Clerk introduced the item. The Moulton's had reconstructed a derelict home on an existing, non-conforming footprint on County Road 2 in accordance with zoning and building regulations. However, a covered veranda has since been added to the dwelling which further encroaches into the deficient front yard setback and this necessitates an amendment to the Zoning By-law.

Mayor Sloan asked if the Counties would be notified of the proposed amendment and the Clerk advised they would be notified. The Mayor asked if the veranda had been shown on the original building plans and the Building Official said it had not.

Councillor Morrell expressed his concern that recommending the application would set a precedent of the Township taking action to correct a situation caused by a resident not seeking the proper approvals prior to construction. Mr. Vuicic felt that relief in this situation was being considered, in spite of what he perceived to be stricter enforcement in other cases.

Councillor Scott asked if the situation could have been avoided by the applicant. The Clerk advised that there were provisions in the zoning by-law that would have permitted a narrower porch or deck being constructed.

**Moved** by J. Scott and seconded by P. Vuicic that the application for zoning by-law amendment be supported and that a statutory public meeting be scheduled. Carried.

7. Inquiries/Notices of Motion

Ms. Lawless advised that EODP applications were being received until January 26 for short-term projects with limited funding available.

8. Question Period

Brandon Stone of the Prescott Journal asked for and received clarification of the appeal period for the Cardinal Community Improvement Plan.

10. Closed Session – None

11. Adjournment

**Moved** by B. Sloan that the meeting adjourn at 7:35 p.m. Carried.

These minutes approved by Council on January 23, 2012.

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Chair

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Secretary