



**CORPORATION OF THE
MUNICIPALITY OF NORTH GRENVILLE**

DRAFT MINUTES

Special Committee of the Whole No. 18

**Wednesday, December 4, 2019, 6:36 p.m.
Held in Council Chambers, 285 County Road 44**

PRESENT	Mayor Nancy Peckford Deputy Mayor Jim McManaman Councillor John Barclay Councillor Doreen O'Sullivan
Staff Present	Cahl Pominville, Director of Corporate Services/Clerk Phil Gerrard, Director of Planning & Development David Nanton, Planner

A. APPROVAL OF AGENDA

SPCW-2019-036

Moved by	Doreen O'Sullivan
Seconded by	Jim McManaman

That the Special Committee of the Whole agenda for December 4, 2019 be approved as presented.

CARRIED

B. DISCLOSURE OF INTEREST

None

C. PUBLIC MEETING

1. Zoning By-Law Amendment Application ZBA-11-19 and Official Plan Amendment Application OPA-02-19 (2680 Concession Rd., Kemptville)

Mayor Peckford opened the public meeting at 6:38 p.m. to consider Zoning By-Law Amendment Application ZBA-11-19 and Official Plan Amendment Application OPA-02-19 for the property located at 280 Concession Rd., Kemptville.

Planner David Nanton provided the following information to the Committee: background of the file, notice of the meeting and the date notice was given, purpose of the application, presentation of written submissions, overview of the site and surrounding land uses, and review of the North Grenville and County Official Plan policies and Zoning By-Law requirements. Staff recommends approval of the zoning amendment application.

Pam Little, Vice Chairperson and Martin Van Andel, Chairperson, Habitat for Humanity

- We are about home ownership. We offer 0% mortgages and owners pay on their mortgage monthly.
- We are a non-profit builder. We build entry level homes. It gives families an opportunity to own a home.
- We build homes like any other builder.
- We are proposing an 18 unit condominium building with 1, 2 and 3 bedroom homes.

- We have met with an architect from Kingston who did a 41 unit Habitat Project in Peterborough. It was a 3-storey building with balconies on the 2nd and 3rd levels.
- Our applicants must supply full financial disclosure with their applications. They are reviewed by a Family Selection Committee.
- There are many positives to individuals and families who have paid off their mortgage, etc.

Mayor Peckford

- What do you anticipate as the need in Kemptville? Pam advised that the need is equally distributed between seniors and families.

Councillor O'Sullivan

- How do families know they have been selected? Martin advised that families can participate in painting, landscaping, working at the ReStore, etc.
- Would like to see trees remain on the property. Will there be greenspace? Martin advised that there are no concept drawings at this time? We want as much green space as they can.
- Are the families responsible for hydro, taxes, condo fees? Pam advised that they are.

Nick and Catherine Andrikopoulus, Concession Rd.

- We live on Concession Rd. Habitat for Humanity does great stuff.
- Where are there parking spaces for 18 units?
- What is the success rate for having mortgages being paid off? This property should be zoned different from the college lands. Will there be possible offices on ground floor with housing above.
- What other sites were considered? Possibly land behind Kemptville Meadows.
- Would like to see 18 units reduced.
- That site is higher than the Ministry building. Will the site be lowered? Will it affect plumbing, drainage? Phil Gerrard advised that these type of things will be dealt with at site plan approval. We are currently looking to address land use. Phil Gerrard added that the site plan approval process comes forward if the Official Plan and zoning amendments are approved.
- Phil Gerrard advised that Habitat for Humanity asked if there is any municipal land available for a project. We looked to the west of Kemptville Meadows but servicing is not available. Kemptville Meadows is privately owned. Habitat were looking for serviced land for a multiple unit.
- Councillor Barclay noted that there have been two previous builds in North Grenville. Were they on municipal land? Pam advised that the Dumbrille property was donated by St. James Anglican Church. The other one was gifted by a private donor.

Ashley Sloan, owner of Habitat home near Oxford Mills

- Excited to see this build.
- It is a step up from subsidized housing. Proud to be a home owner.
- Put in her 500 hours of volunteering.
- The location is safe. You can walk to schools. The College property is next door with a lot of green space.
- Mayor Peckford advised that the project will be up to 18 units. Phil Gerrard noted that we have to wait until the proposed design is received.

David Howard, 704 Prescott St.

- Supports what Habitat is proposing.
- Where are the parking spaces and access route?
- How high and how many floors will it be? Does this fit into the community? Martin advised that they are looking at three stories maximum. There are different regulations if it is higher. We look to do as many units as possible. The architect may propose fewer units due to space limitations on the site.

- Mayor Peckford asked how parking is calculated. Phil Gerrard advised that the zoning by-law speaks to parking. It would be 1.5 parking spaces per unit. No design has been submitted.

Anouk Tremblay, 1 Maric Trail

- This is on Kemptville Campus lands. Is it a sale? Mayor Peckford advised that it would be gifted
- The purchase of the campus included seven year clause for resale. Mayor Peckford advised that gifting of a lot is not in violation with the Ministry of Housing. Deputy Mayor McManaman noted that the clause was if we sold land above the market value. The municipality can sell land.
- As a parent, why can the municipality not gift the land to the school?
- Concerned about parking. There is currently insufficient parking at the offices
- Traffic on Concession Rd. will increase.
- There is no Campus masterplan in place, no vision for the campus and not a full Board. You are making decision without a long term vision.
- Councillor Barclay questioned if zoning can be amended to reduce parking. Phil Gerrard advised that the Municipality can reduce the required parking.
- Councillor Barclay questioned the process before building. David Nanton advised that tonight's meeting is to look at Official Plan amendment and the proposed zoning amendment. We will deal with on-site details. If zoning is approved there will be a site plan application to review trees, etc. If all is approved then a building permit. The County makes final approval of Official Plan amendment.

Carl Cannon, Co-Chair, Task Force on Affordable Housing

- The Task Force supports the proposed Official Plan and zoning amendment and the donation of land by the Municipality.
- We also support the proposal by staff to approve the Official Plan amendment to residential and defer the zoning until all site aspects are accommodated. It allows the project to move forward.
- He applauds Habitat for stepping forward to provide more affordable housing.

Mayor Peckford noted that the Campus Board discussed the donation of .6 acres. This does not affect the integrity of the Campus or undermine the goals of the Campus. There will be a masterplan process.

Deputy Mayor McManaman advised that he doesn't want a building that does not suit the Municipality. The next process will be to determine what it looks like.

Mayor Peckford adjourned the public meeting.

A resolution was read.

Councillor Barclay sought clarity on adjourning the zoning meeting. Phil Gerrard advised that some critical information has not been received to make a recommendation to Council on zoning for the site.

SPCW-2019-037

Moved by	John Barclay
Seconded by	Doreen O'Sullivan

That Committee of the Whole recommends that Council enact a By-Law to adopt Official Plan Amendment 7 to the Official Plan of the Municipality of North Grenville to amend Schedule 'B' of the Official Plan to change the land use designation for the subject lands from Agriculture to Residential, and to provide relief from the bonusing provisions of Section 14.2(c) to permit higher density bonusing, through a site specific zoning by-law amendment, for the subject land;

AND FURTHER THAT Committee of the Whole adjourn the Public Meeting for the Zoning By-Law Amendment Application until staff can prepare a supplementary report to address the site specific zoning provisions, which provide the necessary relief to accommodate the proposed residential development.

CARRIED

D. ADJOURNMENT

The meeting adjourned at 7:45 p.m.

NANCY PECKFORD
Mayor

CAHL POMINVILLE
Clerk