



MEETING MINUTES
THE CORPORATION OF THE
TOWNSHIP OF ZORRA
P.O. BOX 306
INGERSOLL, ONTARIO
APRIL 18, 2017

The regular meeting of the Township Council was held at 6:30 p.m. on April 18, 2017 at the Township Municipal Office.

Present were:

Mayor:	Margaret Lupton
Councillors:	Ron Forbes, Marie Keasey, Marcus Ryan and Doug Matheson
Chief Administrative Officer:	Donald W. MacLeod
Clerk:	Karen Martin
Director of Finance	Maureen Simmons

1. CALL TO ORDER

Mayor Lupton calls the meeting to order at 6:30 p.m.

2. ADOPTION OF AGENDA

30-04-17 Moved by: Marie Keasey Seconded by: Ron Forbes

“THAT the agenda be adopted as printed and circulated.”
Disposition: Carried

3. DECLARATION OF PECUNIARY INTEREST OR THE GENERAL NATURE THEREOF

No member of Council makes a declaration of pecuniary interest or the general nature thereof.

4. MINUTES & BUSINESS ARISING OUT OF THE MINUTES

(a) Minutes from the Council meeting held on April 4, 2017.

31-04-17 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT the minutes from the April 4, 2017 Council meeting be adopted as printed and circulated.”
Disposition: Carried

5. PUBLIC MEETINGS & DRAINAGE MEETINGS

32-04-17 Moved by: Ron Forbes Seconded by: Marie Keasey

“THAT the Council meeting be adjourned at 6:46 p.m. for the purposes of holding a public meeting pursuant to the provisions of the *Planning Act*.”
Disposition: Carried

- (a) **6:45 p.m.** – Zoning Application ZN5-17-03 submitted by the Township of Zorra pertaining to Recreational Vehicle (RV) Parking in the Township of Zorra.

Presentation of Report

Adam Ager of the County of Oxford Community and Strategic Planning Office reviews the planning report for Council pertaining to the Township of Zorra application to amend **Section 5.0 - General Provisions** of the Township of Zorra Zoning By-Law No. 35-99, being **Subsection 5.28.4 – Storage or Parking of Recreational Vehicles in Residential Zones** – to allow for the storage of recreational vehicles in residential zones from May 1 – October 31.

The current provisions in the zoning by-law allow for such storage/parking for a total period of not more than 72 hours in one calendar month.

Mr. Ager also notes that there were no concerns from any of the public agencies that the application was circulated to and no formal complaints from residents.

Council Question Period

Councillor Keasey questions if the other regulations will still apply in the Zoning By-law. Mr. Ager notes that the appropriate vehicle length as well as lot line setbacks will remain the same.

Public Question Period

George Pickering questions if he will be able to park his RV year-round behind his new home on Thames Springs Cres. Don MacLeod outlines the zoning provisions for this.

Bill Semeniuk notes his support for this application.

Public in Attendance

Janet Budden, George Pickering, and Bill Semeniuk are in attendance.

- (b) **7:00 p.m.** – Zoning Application ZN5-17-01 submitted by Joseph Coblentz pertaining to lands described as Part Lot 27, Concession 10 (East Nissouri), Township of Zorra. The subject property is located at the east side of the 15th Line, lying between Road 92 and Road 96 and is municipally known as 156642 15th Line.

Presentation of Report

Adam Ager of the County of Oxford Community and Strategic Planning Office reviews the planning report for Council pertaining to property described as Part Lot 27, Concession 10 (East Nissouri), Township of Zorra. The subject property is located at the east side of the 15th Line, lying between Road 92 and Road 96 and is municipally known as 156642 15th Line, Township of Zorra.

The purpose of the above noted application is to amend the zoning provisions affecting the property to facilitate the proposed expansion of an existing fruit and vegetable skid/pallet assembly shop. The subject lands have site specific zoning in place, 'Special General Agricultural Zone (A2-7)' to permit an on-farm diversified use consisting of a shop for the assembly of vegetable and fruit skids and/or pallets, provided that the building does not exceed 225 m² (2,422 ft²) in area. The application proposes to amend the permitted gross floor area from 225 m² (2,422 ft²) to 929 m² (10,000 ft²).

Mr. Ager also notes that the Township Director of Public Works indicated that no new entrances will be permitted, the Chief Building Official indicated that engineered drawings will be required and the Fire Chief indicated that the establishment of an onsite water source will be required. No formal complaints from neighbours were received.

Mr. Ager notes that it is the opinion of the planning office that the applicant's proposal to expand their shop does not maintain the general intent and purpose of the Official Plan regarding on-farm diversified uses, and should

not be given favourable consideration. However, if the application is approved the applicant should be subject to site plan control to ensure comments provided by Township staff and other matters are satisfactorily addressed.

Council Question Period

Councillor Ryan questions if there are any properly zoned sites nearby for this facility. Mr. Ager notes that perhaps in Embro or Thamesford.

Mayor Lupton notes that the pallets are used to store fruit and vegetables and questions if that is not an agricultural use for the property.

Councillor Ryan notes that the applicant currently has raw and finished materials stored outside and the building being requested is to store these items inside. Councillor Ryan further notes that the guidelines from OMAFRA are guidelines not rules and therefore the building being used for on-farm diversified uses being limited to 20% of the 2% total area of the subject land is not a requirement. Councillor Ryan notes that the building will not hinder other agricultural production and will not change the traffic into or out of the location.

Councillor Keasey questions what the other acres are used for. Mr. Coblenz notes that they are used for cropping and pasture.

Councillor Matheson questions how large will the water storage facility be that is required for fire and is the applicant ready to invest in this. John McFarlan, Fire Chief notes that the exact number of litres required will come out of the Building Code but has not been determined at this time. Mr. Coblenz notes that he is ready to invest in the required water storage.

Mr. Coblenz notes that he is not asking for an additional 10,000 ft² that will be the total of the existing and the new building.

Councillor Matheson questions if it could be moved back and away from the other building and the road. Mr. Coblenz notes that he is trying to use less useable farmland.

Councillor Ryan notes that the appreciated the regulations and the planning report however none of the reasons are trespassed on by the application, there are positives for our community, residents working there and the numbers are bigger but the impact of the application is not negative toward neighbours or the community.

Public Question Period

None.

Public in Attendance

No members of the public are in attendance.

33-04-17 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT pursuant to the *Planning Act* the public meeting be adjourned at 7:27 p.m. and the regular meeting of Council be called back to order.”

Disposition: Carried

34-04-17 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT the Council of the Township of Zorra approve the proposed Zoning By-law amendment for File ZN 5-17-03 to introduce a minor “housekeeping” amendment to Section 5, General Provisions to allow for the storage of recreational vehicles in residential zones from May 1 – October 31.”

Disposition: Carried

35-04-17 Moved by: Marcus Ryan Seconded by: Marie Keasey

“THAT the Council of the Township of Zorra approve in principle the proposed Zoning By-law amendment to rezone the subject lands from ‘Special Agricultural Zone (A2-7)’ to ‘Special Agricultural Zone (A2-sp)’ for lands comprising Part Lot 27, Concession 10 (East Nissouri) and municipally known as 156642 15th Line, to permit an increase in the permitted gross floor area from 225 m² (2,422 ft²) to 929 m² (10,000 ft²);

AND THAT the Applicant be required to complete Site Plan Control.”

Disposition: Carried

6. DELEGATIONS

- (a) **7:30 p.m.** – Mike Farlow regarding the Carmeuse Pit Licence Amalgamation Application.

Mr. Farlow presents to Council regarding the Carmeuse Pit Licence Amalgamation Application for three licenses (2129, 2130, 2136). Mr. Farlow requests that Council consider sending in additional comments to the EBR and request additional time to reconsider this amalgamation and ask that the MOECC be involved. Mr. Farlow further notes various changes to the application including a new exit of County Road 6, which they have not given the exact location of.

Mr. Farlow notes that as a citizen if he upgraded or changed his house wiring he would be required to bring everything up to code, in a different context, should this company not be required to do this as well.

Council Question Period

Councillor Keasey notes she likes the comparison to the Building Code and that would have to be looked at in terms of what the current rules are.

Therefore, if there are licenses surrendered, expanded or combined we should be asking some of those questions rather than looking at it as an administrative point of view. Perhaps Council should send in additional comments.

Councillor Ryan questions if the Township can require that a licence be surrendered or require that it be done to the new standards. Mr. MacLeod notes that the Township can request that the application be amended to have a more comprehensive rehabilitation but it would just be a request.

Councillor Ryan notes that these are valid concerns and questions if our concerns could be expressed through a letter. Mr. MacLeod notes that specific concerns about this amalgamation would be required to submit anything further.

Public Question Period

Bryan Smith notes that they attempted various times to use the comment period on the Ministry website and it was not working and the employee at the Ministry was absent.

Public in attendance

Bryan Smith, Reed Elliott are in attendance.

7. REPORTS FROM STAFF & CORRESPONDENCE REQUIRING DIRECTION

- (a) Memorandum 2017-066 from the Director of Finance regarding Corporate Grant Programs for Water and Wheels Project

36-04-17 Moved by: Marie Keasey Seconded by: Ron Forbes

“THAT Council support the funding applications to Farm Credit Canada; Canada Post and RBC Foundation for the Water and Wheels Project.”

Disposition: Carried

(b) Application for Exemption to Noise Control By-law.

37-04-17 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT the Township of Zorra Council approve the Application for Exemption to the Noise Control By-law submitted by Jeff Leonhandt and Kim Fulton for an event on July 22, 2017 from 1:00pm to 12:00am.”
Disposition: Carried

(c) Memorandum 2017-067 from the Chief Administrative Officer regarding Community Improvement Plan (CIP).

38-04-17 Moved by: Ron Forbes Seconded by: Marie Keasey

“THAT Memorandum 2017-067 be received and filed for information purposes only.”
Disposition: Carried

7.1 LANDFILL PROPOSAL CORRESPONDENCE

No items.

8. INFORMATION ITEMS

(a) Zorra Canada Celebrations Committee Minutes from February 28, 2017.

39-04-17 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT item 8(a) be received and filed for information purposes only.”
Disposition: Carried

9. UNFINISHED BUSINESS

No items.

10. COUNCIL QUESTION PERIOD & NEW BUSINESS

11. BY-LAWS

21-17 A by-law to amend Zoning By-law Number 35-99, as amended.

40-04-17 Moved by: Marie Keasey Seconded by: Ron Forbes

“THAT by-law 21-17 be taken as read a first and second time.”
Disposition: Carried

41-04-17 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT by-law 21-17 be taken as read a third time and finally passed.”
Disposition: Carried

12. PUBLIC QUESTION PERIOD (11:45 a.m. – 12:00 p.m.)

No items.

13. CLOSED MEETING SESSION

No items.

14. **CONFIRMATORY BY-LAW**

22-17 Confirmatory by-law.


42-04-17 Moved by: Ron Forbes Seconded by: Marie Keasey

“THAT By-law 22-17, being a by-law to confirm the proceedings of Council held Tuesday, April 18, 2017 be read a first, second and third time this 18th day April, 2017, and further that the Mayor and Clerk are hereby authorized to sign the same and affix the corporate seal thereto.”
Disposition: Carried


15. **ADJOURNMENT**

43-04-17 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT this session of Council be now adjourned and herewith closed at 8:29 p.m. and the next meeting of Council be called for the 2nd day of May, 2017, at 9:30 a.m. in the Township Council Chambers.”
Disposition: Carried



 MAYOR



 CLERK