

MEETING MINUTES
THE CORPORATION OF THE
TOWNSHIP OF ZORRA
P.O. BOX 306
INGERSOLL, ONTARIO
JULY 25, 2017

The regular meeting of the Township Council was held at 6:30 p.m. on July 25, 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

32-07-17 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 July 11, 2017.

33-07-17 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT the minutes from the July 11, 2017 Council meeting be adopted as printed and circulated.”
Disposition: Carried

5. PUBLIC MEETINGS & DRAINAGE MEETINGS

34-07-17 Moved by: Ron Forbes Seconded by: Marie Keasey

“THAT the Council meeting be adjourned at 6:37 p.m. for the purposes of holding a public meeting pursuant to the provisions of the *Planning Act*.”
Disposition: Carried

- (a) **6:35 p.m.** - Minor Variance Application A-04/17 submitted by Wayne and Christine Hinsperger pertaining to lands described as Part Lot 11, Concession 4 (West Zorra), Part 3, in the Township Zorra. The property is located on the south side of Commissioner Street, west of Wallace Crescent, being municipally known as 47 Commissioner Street, Embro.

Presentation of Report

Adam Ager of the County of Oxford Community and Strategic Planning Office reviews the planning report for the Committee pertaining to property described as Part Lot 11, Concession 4 (West Zorra), Part 3, in the Township Zorra. The property is located on the south side of Commissioner Street, west of Wallace Crescent, being municipally known as 47 Commissioner Street, Embro.

The application is requesting Relief from **Table 11.2, Residential Type 1 Zone Provisions (R1)** to reduce minimum front yard depth requirement in a Residential Type 1 Zone from 10 m (32.8 ft) to 5.73 m (18.8 ft). This variance has been requested in order to facilitate the construction of a proposed addition to the existing attached garage on a property zoned 'Residential Type 1 Zone (R1)' in the Township of Zorra.

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 neighbours.

Council Question Period

None.

Public Question Period

None.

Public in Attendance

Applicant Wayne Hinsperger

35-07-17 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT the Township of Zorra Committee of Adjustment approve Application A-04/17, submitted by Wayne and Christine Hinsperger for lands described as Part Lot 11, Concession 4 (West Zorra), Part 3, Municipally known as 47 Commissioner Street Embro, in the Township Zorra, as it relates to: relief from Table 11.2, Residential Type 1 Zone Provisions (R1), to reduce minimum front yard depth requirement in a Residential Type 1 Zone from 10 m (32.8 ft) to 5.73 m (18.8 ft).”

Disposition: Carried

- (b) **6:50 p.m.** - Minor Variance Application A-03/17 submitted by Gloria and James Muir pertaining to lands described as Lot 12, Concession 3 (North Oxford), in the Township Zorra. The property is located on the north side of North Town Line, lying between Davey Street and 33rd Line, being municipally known as 109 North Town Line East.

Presentation of Report

Adam Ager of the County of Oxford Community and Strategic Planning Office reviews the planning report for the Committee pertaining to property described as Lot 12, Concession 3 (North Oxford), in the Township Zorra. The property is located on the north side of North Town Line, lying between Davey Street and 33rd Line, being municipally known as 109 North Town Line East.

The application is requesting Relief from **Table 5.1.1.3, Regulations for Accessory Uses** to increase the maximum permitted lot coverage of a building accessory to a residential use from 170 m² (1,830 ft²) to 178.8 m² (1,925 ft²) of gross floor area. This variances has been requested to allow for the placement of a residential accessory structure on a property zoned 'Rural Residential Zone (RR)' in the Township of Zorra.

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 neighbours.

Council Question Period

None.

Public Question Period

None.

Public in Attendance

Applicant James Muir

36-07-17 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT the Township of Zorra Committee of Adjustment approve Application A-03/17, submitted by Gloria and James Muir for lands described as Lot 12, Concession 3 (North Oxford), municipally known as 109 North Town Line East, in the Township of Zorra, as it relates to: relief from Table 5.1.1.3, Regulations for Accessory Uses, to increase the maximum lot coverage of buildings accessory to a residential use from 170 m² (1,830 ft²) to 178.8 m² (1,925 ft²) of gross floor area.”

Disposition: Carried

37-07-17 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT pursuant to the *Planning Act* the public meeting be adjourned at 7:29 p.m. and the regular meeting of Council be called back to order.”

Disposition: Carried

- (c) **7:05 p.m.** – Zone Change Application ZN 5-17-06 submitted by Big Bend Resources & David Clendinning pertaining to lands described as Part of Lots 20 & 21, Concession 5 & 6 NTR (North Oxford), in the Township of Zorra. The property is located on the south side of Road 60, between Hunt Road and 15th Line (30 minutes).

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 of Lots 20 & 21, Concession 5 & 6 NTR (North Oxford), in the Township of Zorra. The property is located on the south side of Road 60, between Hunt Road and 15th Line.

The zone change application proposes to permit a new Category 1, Class ‘A’ Sand and Gravel Pit (pit above and below the water table)’. The purpose of the application is to rezone a portion of the subject lands from ‘General Agricultural (A2) Zone’ to ‘Aggregate Industrial (ME) Zone’. Mr. Ager notes that the application is recommended to be approved in principal pending drawings.

Council Question Period

Councillor Keasey questions how the entrance and traffic concerns will be addressed and enforced. Don MacLeod, Chief Administrative Officer notes that a road use agreement will be required.

Councillor Keasey questions if there are water table monitors in place. Mr. Bradshaw notes that there has been monitoring ongoing since 2010.

Councillor Ryan notes that a portion of the land will be returned to agriculture after extraction and questions if they are open to rehabilitation similar to another local pit in the Township. Mr. Bradshaw notes that it would be to the Owner’s advantage to rehabilitate it to an after use that is useful.

Public Question Period

None.

Public in Attendance

Melanie Horton
Bill Bradshaw
David Clendinning
Gavin Houston

38-07-17 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT the Council of the Township of Zorra approve-in-principle the application submitted by Harrington McAvan Ltd. whereby lands consisting of Part of Lots 20 & 21, Concession 5 & 6 NTR (North Oxford), Township of Zorra are to be rezoned from ‘General Agricultural Zone (A2)’ to ‘Aggregate Industrial Zone (ME)’ to permit a new Category 1 Class ‘A’ (pit above and below the water table) aggregate operation on the subject lands.”

Disposition: Carried

6. **DELEGATIONS**

- (a) **8:00 p.m.** – Philip Kerr, Harrington and Area Community Association (HACA) – Harrington Environmental Assessment.

Philip Kerr presents to Council regarding the preservation of Harrington Mill Pond and Harrington Dam and response to recommendations in the recent Environmental Assessment. Mr. Kerr notes that HACA and the community of Harrington deeply value the historic Harrington Grist Mill, the Harrington Mill Pond and their relationship to each other. While the recommendation is to try to find a way to provide waterpower for the Mill with the preferred alternative, they are concerned that this may not be possible or affordable. Mr. Kerr also notes that they believe the preferred alternative would destroy the historic setting for the Grist Mill. HACA feels that the Mill Pond provides the necessary historic context to tell a story of the early development of our region.

Mr. Kerr notes that HACA is committed to fundraising to assist with the costs of the project in the amount of \$100,000.

Council Question Period

Councillor Ryan questions if there has been any interests from the local schools or school boards regarding the living museum. Gavin Houston notes that there was interest from 3 school boards and a commitment from Thames Valley District School Board.

Councillor Matheson notes that approximately 1.4 million dollars is required and with HACA providing \$100,000 that still leaves a lot for the remainder of Zorra Township residents to pay.

Councillor Ryan agrees with Councillor Matheson and notes that there is still a large gap between grants and fundraising to what is required.

Councillor Keasey questions if the downstream replacement would assist at all. Mr. Kerr notes that it would.

Councillor requests that Township Staff investigate debenture room and timelines for accessing funds and project schedules.

Public Question Period

None.

Public in Attendance

Chris Tasker, UTRCA
Cher Sprague
Brenda Krantz
Larry Jensen
Gavin Houston

Philip Kerr
Nancy Skillings
John Hiuser
Dorothy Courtnage
Tim Van de Kemp
Betty Van de Kemp
Sam Coghlan

7. REPORTS FROM STAFF & CORRESPONDENCE REQUIRING DIRECTION

- (a) Memorandum 2017-108 from the Director of Finance regarding Province Proposed Asset Management Regulation.

39-07-17 Moved by: Marie Keasey Seconded by: Ron Forbes

“THAT Memorandum 2017-108 regarding Asset Management Regulation be received and filed for information purposes only.”
Disposition: Carried

- (b) Support Resolution from New Tecumseth regarding Ontario Carbon Tax.

40-07-17 Moved by: Marie Keasey Seconded by: Ron Forbes

“THAT the Council of the Township of Zorra supports the resolution from the Town of New Tecumseth regarding Ontario Carbon Tax.”
Disposition: Defeated

- (c) Support Resolution from Township of Essa regarding New Driver Sign.

41-07-17 Moved by: Marie Keasey Seconded by: Marcus Ryan

“THAT the Council of the Township of Zorra supports the resolution from the Township of Essa regarding New Driver Signs.”
Disposition: Defeated

- (d) Oxford County Briefing Note regarding Planning & OMB Reform – Proposed Bill 139 Building Better Communities Watersheds Act, 2017.

42-07-17 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT the Oxford County Briefing Note regarding Proposed Bill 139 be received and filed for information purposes only.”
Disposition: Carried

- (e) Memorandum 2017-110 from the Chief Administrative Officer regarding Harrington and Embro Environmental Assessments.

43-07-17 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT Memorandum 2017-110 from the Chief Administrative Officer regarding Harrington & Embro Environmental Assessments be received and filed for information purposes only.”
Disposition: Carried

- (f) Memorandum 2017-109 from the Fire Chief regarding Pick-up Truck Tender Recommendation.

44-07-17 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT Council award Tender 2017-08 for one new half-ton four wheel drive extended cab pickup truck to Oxford Dodge Chrysler for a tendered price of \$40,306.50 plus HST.”
Disposition: Carried

7.1 LANDFILL PROPOSAL CORRESPONDENCE

No items.

8. INFORMATION ITEMS

- (a) Correspondence from SCOR Region regarding Local Food Recognition Day – Call for Nominations.
- (b) Oxford County Report No. CAO 2017-07 regarding Head of Council (Warden) Selection and Term Update.
- (c) Correspondence from the Ministry of Natural Resources and Forestry regarding Notice regarding Changes to Aggregate Fees and Royalties.
- (d) Correspondence from Ombudsman Ontario regarding 2016-2017 Annual Report.

45-07-17 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT items 8(a) - 8(d) be received and filed for information purposes only.”

Disposition: Carried

9. UNFINISHED BUSINESS

No items.

10. COUNCIL QUESTION PERIOD & NEW BUSINESS

11. BY-LAWS

No items.

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

No items.

13. CLOSED MEETING SESSION

No items.

14. CONFIRMATORY BY-LAW

37-17 Confirmatory by-law.

46-07-17 Moved by: Ron Forbes Seconded by: Marie Keasey

“THAT By-law 37-17, being a by-law to confirm the proceedings of Council held Tuesday, July 25, 2017, be read a first, second and third time this 25th day July, 2017, and further that the Mayor and Clerk are hereby authorized to sign the same and affix the corporate seal thereto.”

Disposition: Carried

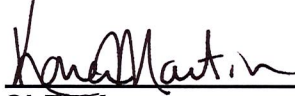
15. ADJOURNMENT

47-07-17 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT this session of Council be now adjourned and herewith closed at 9:21 p.m. and the next meeting of Council be called for the 8th day of August, 2017, at 9:30 a.m. in the Council Chambers at the Township Municipal Office.”

Disposition: Carried


MAYOR


CLERK