

Act.”

Disposition: Carried

- a) **11:45 a.m.** – Minor Variance A12-18 submitted by Dan Heather pertaining to lands described as Lot 3, Plan 346, Township of Zorra. The property is located on the north side of Commissioner Street, between 35th Line and Wallace Crescent, in the Village of Embro, and municipally known as 54 Commissioner Street.

Presentation of Report

Meghan House of the County of Oxford Community and Strategic Planning Office reviews the planning report for the Committee pertaining to property located on the north side of Commissioner Street, between 35th Line and Wallace Crescent, in the Village of Embro, and municipally known as 54 Commissioner Street.

The purpose of the application is seeking relief from the provisions of Table 5.1.1.3, Regulations for Accessory Uses in the ‘Residential Type 1 Zone (R1)’ to increase the maximum lot coverage and height for a detached accessory structure to facilitate the construction of a detached garage with sufficient floor area and height to store a camping vehicle/trailer.

Ms. House notes all requested measurements as outlined in the report. Ms. House further notes that Planning staff are of the opinion that the requested variances are not considered to be minor in nature, desirable for the appropriate development and use of the land and in-keeping with the general intent and purpose of the Zoning By-law and the objectives and policies of the Official Plan with respect to accessory structures. Ms. House notes that the Committee could defer the application to allow the applicant the opportunity to consider reducing the proposed building height through a revised proposal or alternative roof truss design to reduce the height of the proposed accessory structure.

Ms. House notes that there were no concerns or objections received from public agencies or neighbours prior to the meeting.

Mr. Heather, Applicant notes that his intention is to remove the existing garage and build a new garage with a 14’ door to fit a camping trailer.

Council Question Period

Councillor Matheson notes that there is reference in the report to the possibility of a different truss being used that would lower the roof height and questions if that is something the applicant has looked into. Mr. Heather notes that it could be but it would not look right and he notes concerns regarding snow load.

Councillor Keasey questions if the County’s recommendation to not approve the application is mostly because of the height of the proposed structure. Ms. House notes that that is correct. Councillor Keasey questions if there is a subdivision plan on the lands behind this property and would there be a road backing onto this property. Ms. House note that there is no future urban growth identified in the Official Plan, however believes there would be houses behind and not a road.

Public Question Period

Ross Ball, Neighbour states that he owns the adjacent property behind the subject property and objects to the added height for future development which would create a very high building looking out of character and outside of our Official Plan regulations. Councillor Keasey notes that she understands the concern since there is a similar issue in Thamesford where a large structure was circumvented what would not have been permitted.

Mr. Ball further notes that the Village of Embro does not want another mechanic shop. Mr. Heather notes that it is illegal to have a commercial shop in a residential zone.

Public in attendance

The applicant, Dan Heather, is in attendance.
Ross Ball, Neighbour

04-10-18 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT the Township of Zorra Committee of Adjustment defer Application File A12-18, submitted by Dan Heather for lands described as Lot 3, Plan 346 and municipally known as 54 Commissioner Street, Village of Embro, to facilitate the construction of a detached accessory structure as described in CP 2018-282 as it relates to relief from the provisions of Table 5.1.1.3, Regulations for Accessory Uses in the ‘Residential Type 1 Zone (R1)’ to provide the applicant an opportunity to amend the application to reduce the requested variances.”

Disposition: Carried

(b) **11:50 a.m.** – Minor Variance A13-18 submitted by Mike Massie pertaining to lands described as Part Lot 22, Concession 13 (East Nissouri), Township of Zorra. The property is located on the east side of 25th Line (Sunova Crescent), between Orchard Drive (private road) and Road 88, and municipally known as 256370 Sunova Crescent.

Presentation of Report

Meghan House of the County of Oxford Community and Strategic Planning Office reviews the planning report for the Committee pertaining to property located on the east side of 25th Line (Sunova Crescent), between Orchard Drive (private road) and Road 88, and municipally known as 256370 Sunova Crescent.

The purpose of the application is seeking relief from Table 5.1.1.3, Regulations for Accessory Uses in the ‘Residential Existing Lot Zone (RE)’ to increase the maximum lot coverage and height for a detached accessory structure to facilitate construction of an addition to an existing detached garage with sufficient floor area and height to store a camping vehicle/trailer. Ms. House notes all requested measurements as outlined in the report.

Ms. House notes that there were no concerns or objections received from public agencies or neighbours.

Council Question Period

None.

Public Question Period

None.

Public in attendance

The applicant, Mike Massie, is in attendance.

05-10-18 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT the Township of Zorra Committee of Adjustment approve Application File A13-18, submitted by Mike Massie for lands described as Part Lot 22, Concession 13 (East Nissouri) and municipally known as 256370 25th Line (Sunova Crescent), to facilitate the construction of an addition to an existing detached accessory structure as described in CP 2018-283 as it relates to relief from the provisions of Table 5.1.1.3, Regulations for Accessory Uses in the ‘Residential Existing Lot Zone (RE)’ to increase the maximum permitted gross floor area for an accessory structure from 10% of lot area or 170 m² (1,830 ft²) of gross floor area, whichever is the lesser, to 230.4 m² (2,480 ft²) of gross floor area; and, to increase the maximum permitted building height for an accessory structure from 5.0 m (16.4 ft) to 5.3 m (17.5 ft).”

Disposition: Carried

06-10-18 Moved by: Doug Matheson Seconded by: Marie Keasey

“THAT pursuant to the Planning Act the public meeting be adjourned at 12:09pm and the regular meeting of Council be called back to order.”
Disposition: Carried

6. DELEGATIONS

(a) 10:00 a.m. – Zorra Highland Park Public School Student Delegations.

Mr. Robert's Grade 5/6 Class presented two delegations to Council. Students Ethan and Alexis presented Embro Free Wifi. Ethan and Alexis notes that it would make Embro a cooler place to live and a lot of other towns have free WIFI. The students provided a budget for this project.

Council Question Period

Councillor Forbes notes that this a great topic that could be considered for all of Zorra Township.

Councillor Matheson notes that this is a lot of great research and notes the importance of detailing the costs for Council.

Public Question Period

None.

Public in attendance

None.

Student Brianna presented Community Gardens. Brianna noted 3 locations in Zorra Township that a community garden could start, 87 John Street, Cemetery or behind the baseball field. Brianna provided a budget for this project.

Council Question Period

Councillor Keasey notes that this presentation made her think about how the lots in the new subdivisions might not be big enough to grow a garden and this could be something the Township needs.

Public Question Period

None.

Public in attendance

None.

Council notes they are very thankful for both well presented delegations.

(b) 11:15 a.m. – Heather Derks, Steve Veldman, Terry Lupton - Oxford County Federation of Agriculture – Natural Gas in Zorra Township.

Heather Derks, Oxford County Federation of Agriculture notes that they are present to raise awareness that there is interest in the farming community to have access to the proposed gas line that will run through Zorra Township. Property Owners are being asked to give up property to install the gasline and if they are doing this work they should be given access to the line. Ms. Derks further notes that Ontario Federation of Agriculture (OFA) put a survey out to see who was interested in having gas access and 35 properties in Zorra said they would be. Providing gas in Zorra could also be more attractive for new businesses starting up in the area.

Steve Veldman, Dairy Farmer on 41st Line, notes that he would be directly affected by the new proposed gas line and is not allowed to access it, therefore questions why he should sign a temporary land use agreement for Union Gas. Mr. Veldman also notes that Zorra Highland Public School is the only school in the Thames Valley School Board District that does not have access to gas. Mr. Veldman notes that he is not against the proposed pipeline however he will not sign the agreement because he wants to try to bring gas to our community.

Terry Lupton, Local Farmer notes the importance of gaining access to gas within the Township and has been requesting gas for several years receiving quotes from \$1-4 million dollars.

Council Question Period

Councillor Keasey questions if the OFA is supporting local farmers not signing the temporary land use agreement. Mr. Veldman notes that he has not gone to OFA with this issue, since some of these issues are at the Ontario Energy Board level. Ms. Derks notes that at a recent Oxford Federation meeting a resolution was passed to support the rural residents.

Councillor Ryan notes that Council has no regulatory approval over this issue and that it touches so many areas in our community.

Public Question Period

None.

Public in attendance

None.

Also See item 7.8(a).

7. REPORTS FROM STAFF & CORRESPONDENCE REQUIRING DIRECTION

7.1 Fire Department

- (a) Memorandum 2018-130 from the Fire Chief regarding monthly departmental activities.

07-10-18 Moved by: Marie Keasey Seconded by: Doug Matheson

“THAT Memorandum 2018-130 from the Fire Chief be received and filed for information purposes only.”

Disposition: Carried

7.2 Recreation Department

- (a) Memorandum 2018-133 from the Recreation Facilities Manager regarding monthly departmental activities.

08-10-18 Moved by: Ron Forbes Seconded by: Marie Keasey

“THAT Memorandum 2018-133 from the Recreation Facilities Manager be received and filed for information purposes only.”

Disposition: Carried

7.3 Building & Drainage Department

- (a) Memorandum 2018-128 from the Chief Building Official/Drainage Superintendent regarding monthly departmental activities.

09-10-18 Moved by: Marie Keasey Seconded by: Doug Matheson

“THAT Memorandum 2018-128 from the Chief Building Official/Drainage Superintendent be received and filed for information purposes only.”

Disposition: Carried

7.4 Public Works Department

- (a) Memorandum 2018-132 from the Director of Public Works regarding monthly departmental activities.

10-10-18 Moved by: Marie Keasey Seconded by: Ron Forbes

“THAT Memorandum 2018-132 from the Director of Public Works be received and filed for information purposes only.”

Disposition: Carried

7.5 Finance Department

(a) Memorandum 2018-129 from the Tax Collector/Deputy Treasurer regarding 2018 Third Quarter Tax Report.

11-10-18 Moved by: Doug Matheson Seconded by: Ron Forbes

“THAT Council authorize write off of taxes in the amount of \$7,747.59 for Section 357 applications for 2017 and 2018 year processed in the third quarter of 2018 with the appropriate amounts being attributed to the County and respective Boards of Education.”

Disposition: Carried

(b) Memorandum 2018-127 from the Director of Finance regarding 2018 3rd Quarter Budget Update.

12-10-18 Moved by: Ron Forbes Seconded by: Marie Keasey

“THAT Memorandum 2018-127 from the Director of Finance be received and filed for information purposes only.”

Disposition: Carried

7.6 Clerks Department

No items.

7.7 Administration Department

(a) Memorandum 2018-134 from the Chief Administrative Officer regarding Capital Project Update.

13-10-18 Moved by: Ron Forbes Seconded by: Doug Matheson

“THAT Memorandum 2018-134 from the Chief Administrative Officer be received and filed for information purposes only.”

Disposition: Carried

7.8 CORRESPONDENCE REQUIRING DIRECTION

(a) Motion from Councillor Ryan regarding Natural Gas.

14-10-18 Moved by: Marcus Ryan Seconded by: Marie Keasey

“WHEREAS the ability to use natural gas as a fuel source for residential heating, agricultural purposes, and vehicle fuel is a significant cost savings compared to propane and gasoline respectively, and a significant reduction in greenhouse gas emissions;

AND WHEREAS these advantages would be particularly useful to Zorra's rural residents, Zorra Highland Park Public School (the only Thames Valley school without natural gas), the Oxford County Public Works Shed, the Township of Zorra Kintore Public Works shop, and countless other potential residential, institutional, and business opportunities presented by access to natural gas;

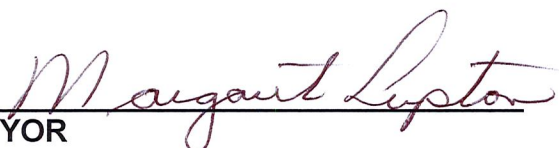
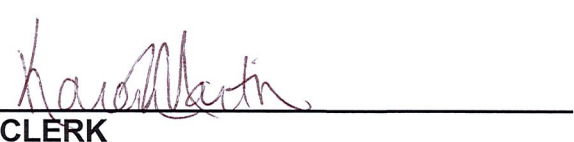
10. COUNCIL QUESTION PERIOD & NEW BUSINESS

11. BY-LAWS**58-18** A by-law to amend Zoning By-law 35-99 (Haworth & Rozman).**16-10-18** Moved by: Doug Matheson Seconded by: Ron Forbes**“THAT by-law 58-18 be taken as read a first and second time.”****Disposition: Carried****17-10-18** Moved by: Ron Forbes Seconded by: Marie Keasey**“THAT by-law 58-18 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 SESSIONNo items.

14. CONFIRMATORY BY-LAW**59-18** Confirmatory by-law.**18-10-18** Moved by: Ron Forbes Seconded by: Doug Matheson**“THAT By-law 58-18, being a by-law to confirm the proceedings of Council held Tuesday, October 2, 2018, be read a first, second and third time this 2nd day October, 2018, and further that the Mayor and Clerk are hereby authorized to sign the same and affix the corporate seal thereto.”****Disposition: Carried**

15. ADJOURNMENT**19-10-18** Moved by: Marie Keasey Seconded by: Ron Forbes**“THAT this session of Council be now adjourned and herewith closed at 1:06 p.m. and the next meeting of Council be called for the 16th day of October, 2018, at 9:00 a.m. in the Council Chambers at AJ Baker Public School.”****Disposition: Carried**
MAYOR
CLERK