



MEETING MINUTES

THE CORPORATION OF THE TOWNSHIP OF ZORRA P.O. BOX 306 INGERSOLL, ONTARIO NOVEMBER 20, 2018

The regular meeting of the Township Council was held at 6:30 p.m. on November 20, 2018 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

21-11-18 Moved by: Ron Forbes Seconded by: Marie Keasey

“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 November 6, 2018.

22-11-18 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT the minutes from the November 6, 2018 Council meeting be adopted as printed and circulated.”

Disposition: Carried

5. PUBLIC MEETINGS & DRAINAGE MEETINGS

23-11-18 Moved by: Marie Keasey Seconded by: Ron Forbes

“THAT the Council meeting be adjourned at 7:30 p.m. for the purposes of holding a public meeting pursuant to the provisions of the *Planning Act*.”

Disposition: Carried

(a) **7:30 p.m.** - Zone Change Application ZN5-18-07, Official Plan Amendment Application OP18-03-5 and Draft Plan of Subdivision SB18-05-5 submitted

by John and Susanne Langlois and Langlois Farms Limited pertaining to lands described as Part of Lot 11, Concession 4 (West Zorra), Township of Zorra. The subject property is located on the west side of Huron Street (37th Line/Oxford Road 6), south of John Street, and are known municipally as 375633 37th Line, in the Village of Embro.

The applicant John Langlois is in attendance. The agent Denis Brolese is in attendance. Jamie Dick, MTE Consultants Inc. is in attendance.

Presentation of Report

Meghan House of the County of Oxford Community and Strategic Planning Office reviews the planning report for Council pertaining to property described as Part of Lot 11, Concession 4 (West Zorra), Township of Zorra.

The subject property is located on the west side of Huron Street (37th Line/Oxford Road 6), south of John Street, and are known municipally as 375633 37th Line, in the Village of Embro.

The proposed draft plan of subdivision consists of 26 lots for single detached dwellings and 1 block for street-fronting townhouses (8 units) on a new street connecting to extensions of Elgin Street and Ross Street in the Village of Embro.

The purpose of the Official Plan Amendment is to re-designate a portion of the subject lands from 'Future Urban Growth' to 'Low Density Residential' to facilitate the proposed subdivision.

The Zone Change proposes to rezone the subject lands from 'Development Zone (D)' to 'Special Residential Type 1 Zone (R1-sp)' and 'Special Residential Type 3 Zone (R3-sp)' to permit single detached dwellings and street-fronting townhouses on the lands and provide site specific zoning provisions to permit a maximum lot coverage of 40%.

Ms. House notes that there were no concerns or objections received from public agencies or adjacent property owners.

Council Question Period

Councillor Forbes questions access to water supply for fire fighting. Ms. House notes that future phases may require an upgrade as they start to move further way from the water cistern.

Councillor Keasey questions why the zoning recommendation is for a "special" zone and not just "residential." Ms. House notes that it is because the applicant has asked for increased lot coverage.

Public Question Period

There were questions regarding the proposed stormwater management plan and the design of the roadway/road allowance for the extension of Elgin Street. The applicants' consultant, Jamie Dick, MTE Consultants Inc. responded to technical questions and stated that they will be using underground storage. Aden Corcoran, Director of Public Works indicated that Township staff would meet with Judy Hayward, owner of the property on the southeast corner of John Street and Elgin Street to discuss the roadway width and alignment in relation to their existing driveway.

Melanie Gilchrist questions what underground storage is for. Mr. Dick notes that stormwater (rainfall run off) will go into the road sewers and continue underground.

Taylor van Boekel questions the extension on Elgin Street and the width of the right of way. Mr. Corcoran indicated that the existing profile would be matched going South. Mr. van Boekel notes concern of his lot being turned into a corner lot and having new restrictions apply to his property. Don MacLeod, Chief Administrative Officer notes that that property has always been considered a corner lot and consideration for this would be given if a minor variance were ever applied for.

Judy Hayward questions how many townhouses are being proposed. Ms. House notes that the available space based on zoning would fit eight townhouses that would be facing west and the driveway locations would be decided internally by Township staff.

Public in Attendance

Jamie Dick; Steve Bender; Taylor van Boekel; Gabby van Boekel; Ruth Weaver; Dennis Weaver; John Langlois; Denis Brolese; Melanie Gilchrist; Diane Smith; Judy Hayward; Helen Nairn; Don Sutherland; Ron Wilson; and Marie Totten are in attendance.

24-11-18 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT pursuant to the *Planning Act* the public meeting be adjourned at 7:47 p.m. and the regular meeting of Council be called back to order.”

Disposition: Carried

25-11-18 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT the Council of the Township of Zorra approve-in-principle, the zone change application File No. ZN 5-18-07, submitted by Langlois Farms, for lands described as Part of Lot 11, Concession 4 (West Zorra) to rezone the subject lands from ‘Development Zone (D)’ to ‘Special Residential Type 1 Zone (R1-sp)’ and ‘Special Residential Type 3 Zone (R3-sp)’ to facilitate the proposed draft plan of subdivision;

AND THAT the Council of the Township of Zorra advise County Council that the Township supports the application for Official Plan Amendment, File No. OP 18-03-5, submitted by John and Susanne Langlois, for lands described as Part of Lot 11, Concession 4 (West Zorra) to re-designate a portion of the subject lands from ‘Future Urban Growth’ to ‘Low Density Residential’ to facilitate the proposed draft plan of subdivision;

AND THAT the Council of the Township of Zorra advise County Council that the Township supports the application for draft plan of subdivision, File No. SB 18-05-5, as submitted by John and Susanne Langlois (dated October 15, 2018), for lands described as Part of Lot 11, Concession 4 (West Zorra), consisting of up to 26 lots for single detached dwellings, one block for street-fronting townhouses (8 units), two 0.3 m reserve blocks, and one local street, subject to the plan being amended to remove one or two lots from the northwest corner of the development as described in Report CP2018-322 prior to County Council consideration of the application, and subject to conditions outlined in Report No. CP 2018-322 being met prior to final approval of the plan for registration.”

Disposition: Carried

6. DELEGATIONS

No items.

7. REPORTS FROM STAFF & CORRESPONDENCE REQUIRING DIRECTION

(a) Memorandum 2018-150 from the Chief Administrative Officer regarding 2014-2018 Council Achievements.

26-11-18 Moved by: Ron Forbes Seconded by: Marie Keasey

“THAT Memorandum 2018-150 from the Chief Administrative Officer be received and filed for information purposes only.”

Disposition: Carried

- (b) Presentation from the Director of Public Works regarding 2017 Robinson Pit (7:00p.m.-7:15p.m.).

Dave Borman, Zorra Resident is in attendance for the Robinson Pit presentation.

27-11-18 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT the Robinson Pit presentation be received and filed for information purposes only.”
Disposition: Carried

- (c) Memorandum 2018-151 from the Recreation and Facilities Manager regarding Thamesford Skate Park – Pedestrian Barricade.

28-11-18 Moved by: Marie Keasey Seconded by: Ron Forbes

“THAT Council approves the installation of a pedestrian barricade in the boulevard of 85 Middleton Street adjacent to the Thamesford Skate Park north entrance.”
Disposition: Carried

- (d) Memorandum 2018-152 from the Director of Corporate Services regarding Fit for Work Policy.

29-11-18 Moved by: Doug Matheson Seconded by: Marcus Ryan

“THAT Council adopt Personnel Policy 300-33 – Fit for Duty Policy.”
Disposition: Carried

- (e) Memorandum 2018-153 from the Legislation and Policy Analyst (Co-op) regarding Fence Exemption.

30-11-18 Moved by: Marie Keasey Seconded by: Ron Forbes

“THAT Council, acting as the Standing Committee for the Fencing By-law, grant an exemption to By-law 2001-38, as amended, to Christopher Allen for property located at 19 Thames Springs Cres., Thamesford to allow for a 6’ fence to be erected on the exterior side lot line.”
Disposition: Carried

8. INFORMATION ITEMS

No items.

9. UNFINISHED BUSINESS

No items.

10. COUNCIL QUESTION PERIOD & NEW BUSINESS

11. BY-LAWS

No items.

12. PUBLIC QUESTION PERIOD

13. CLOSED MEETING SESSION

No items.

14. CONFIRMATORY BY-LAW

65-18 Confirmatory by-law.

31-11-18 Moved by: Marcus Ryan Seconded by: Doug Matheson

“THAT By-law 65-18, being a by-law to confirm the proceedings of Council held Tuesday, November 20, 2018, be read a first, second and third time this 20th day November, 2018, and further that the Mayor and Clerk are hereby authorized to sign the same and affix the corporate seal thereto.”

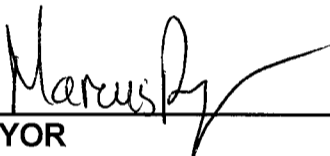
Disposition: Carried

15. ADJOURNMENT


32-11-18 Moved by: Marie Keasey Seconded by: Ron Forbes

“THAT this session of Council be now adjourned and herewith closed at 8:02 p.m. and the next meeting of Council be called for the 3rd day of December, 2018, at 7:00 p.m. in the Beaty Room at the Thamesford Library and Resource Centre.”

Disposition: Carried



MAYOR



CLERK