



Council Meeting Highlights

June 19, 2018

Public Meetings

Dawn Dunn, Minor Variance Application, 309 Allen Street, Thamesford

The applicant has requested relief from Section 9.2 – Zone Provisions for the Rural Residential Zone (RR), to reduce the minimum required interior side yard on the narrow side from 1.5 m (4.9 ft) to 0.3 m (1.0 ft) with further eave projection to facilitate the construction of an attached garage on the north side of the existing single detached dwelling. Council sitting as the Committee of Adjustment approved the application.

2374437 Ontario Inc., Zone Change Application, 78 James Street, Embro

The zone change application proposes to rezone the proposed lots 3, 22, 23, and 26-30 in Phase 2 of the approved draft plan of subdivision known as the Fraser Subdivision in the Village of Embro from 'Special Residential Type 1 Zone (R1-21)' to 'Special Residential Type 1 Zone (R1-sp)', to increase the permitted maximum lot coverage from 30% to 35%.

The applicants have indicated that the stormwater management facility for the approved draft plan of subdivision was designed to a higher capacity standard and can accommodate the increased flows resulting from greater coverage on specific lots.

The applicants previously applied for and obtained approval for lot coverage of 37.5% on six (6) lots in Phase 1 of the subdivision. The actual coverage of the constructed dwellings in Phase 1 ranges from 19-31% including only one dwelling with coverage of 31%.

Currently Phase 2 of the draft approved plan of subdivision is not registered, therefore the area to which the application applies are not legal lots. The applicants have requested the application be approved-in-principle and once the plan is registered (i.e., the lots are legally created) the bylaw can be applied to the above noted lots and Building Permits applications can be made. It is expected that the proposed plan is to be registered in the near future. Council approved the zone change application.

Lillian Knight, Zone Change Application, 195893 19th Line

The applicant proposes to sever a lot for residential purposes from an existing agricultural parcel. The applicant has indicated that the lot was previously separate and has inadvertently merged on title. The Land Division Committee approved Consent Application B18-10-5 on May 3, 2018 with a condition of approval that the lot to be severed be appropriately zoned. The subject property comprises approximately 40.5 ha (100 ac) and contains two single detached dwellings, a barn and agricultural lands. The lot to be severed and rezoned has an area of 2,211.9 m² (23,800 ft²/0.55 ac) and is within the settlement boundary of the Village of Kintore.

The existing dwellings have separate sewage disposal (septic) systems, share a driveway/access, and share a water supply (well). The proposed lot has greater lot area and frontage than the historical lot in order to wholly contain the existing septic system on the lot to be severed. The proposed Zone Change is proposed to extend the existing 'Residential Type 1 (R1)' zoning to reflect the new lot boundaries and recognize that the proposed lot area and

frontage of the new lot do not meet the requirements of the R1 zone. Council approved the zone change application.

John & Jo-Ann Claessens/Paul & Jayme Claessens, Zone Change Application, 622891 Road 60

The purpose of the zone change application is to facilitate the severance of a new lot for non-farm residential purposes and retain a vacant agricultural lot. Consent Application B18-15-5 was approved by the County of Oxford Land Division Committee on May 3, 2018 with conditions of approval that the severed lot and the existing rural residential lot at 622885 Road 62 be appropriately zoned.

The lands to be severed are subject to a site-specific Official Plan Amendment (OPA 215) to allow the creation of a new lot in exchange for the elimination of an existing rural residential lot on Road 62 through removal of the existing house and consolidation of the lands with an abutting agricultural parcel.

The lot to be severed and rezoned (File: ZN 5-18-03) comprises an area of approximately 0.4 ha (1.0 ac), with frontage along Road 64 of 39.6 m (130 ft) and a depth of 103.6 m (340 ft). Construction of a single detached dwelling with new private well and septic system is proposed. The lot to be retained comprises an area of approximately 40.1 ha (99 ac) and contains vacant agricultural land and a woodlot.

The property to the south (622891 Road 62) comprises approximately 40.1 ha (99 ac) and includes land in agricultural production, a dairy barn, manure storage, and other farm buildings, as well as an accessory residential dwelling. The existing rural residential parcel (622885 Road 62) to be rezoned (File: ZN 5-18-04) comprises approximately 0.4 ha (1 ac) and is occupied by a single detached dwelling which is proposed to be removed when the lands are consolidated with the adjacent agricultural parcel.

Correspondence & Staff Reports

Lame Duck Provisions

Lame duck position can occur twice during the municipal election process:

- 1) Between July 27, 2018 and October 22, 2018 – If less than 4 of the 5 (75%) existing members are not running for Council, the restrictions set out in the Act will apply.
- 2) Between October 22, 2018 to November 30, 2018 – If less than 4 of the 5 (75%) of the incumbent Councillors are returning to Council, the restrictions set out in the Act will apply.

When is Council in the Lame Duck Period:

In Zorra, Lame Duck provisions apply when the municipality is “absolutely certain” that less than 4 members of the outgoing Council will be returning to office. If four current Council members were running for the 2018 election for four different offices there would not be any restrictions. This delegation was granted during the 2010 & 2014 Elections and the powers were not utilized by the CAO.



Council Meeting Highlights

June 19, 2018

Restrictions:

If a Council is in a lame duck position, the Council shall not take any of the following actions:

- a) The appointment or removal from office of any officer of the municipality;
- b) The hiring or dismissal of any employee of the municipality;
- c) The disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal;* and
- d) Making any expenditures or incurring any other liability which exceeds \$50,000.*

*Exceptions to clauses (c) and (d) above do not apply if the disposition or liability was included in the most recent budget adopted by the council before Nomination Day in the election.

Planning Fee Increase

Council approved the following increases to planning fees.

Category	Application Fee	Deposit
Minor Variance	\$600	N/A
Minor Variance with MDS	\$650	N/A
Zone Change	\$1,500	N/A
Zone Change (with Official Plan Amendment)	\$10,000	\$20,000
Zone Change to Aggregate	\$15,000	\$30,000
Zone Change to Disposal Industrial	\$15,000	\$30,000
Site Plan	\$400	\$2,000

Thamesford Skate Park and Spray Pad Tender

Council approved tenders for Thamesford Skate Park and Spray Pad. Hogg Construction Ltd. was the successful bidder on both projects with the Spray Pad tender at \$283,096 and the Skate Park tender at \$304,887. Work will be commencing immediately on the spray pad and later this fall on the skate park.