



# Council Meeting Highlights

## September 18, 2018

### Delegations

There were no delegations.

### Public Meetings

#### Dairydale Farms Limited, Application for Minor Variance

The applicant is seeking relief from Section 7.2.1 of the Township of Zorra Zoning By-law to facilitate the construction of an addition, comprising approximately 1,635 m<sup>2</sup> (17,600 ft<sup>2</sup>), to an existing dairy barn.

The proposed location for the barn addition does not meet the required Minimum Distance Separation II (MDS II) setback from a nearby residential dwelling (Type A land use) and the subject variance is required for construction of the addition in the proposed location. A previous minor variance (File: A03-09) was granted in 2009 to permit construction of the existing barn and manure storage tank. The existing manure storage tank will accommodate the additional livestock to be housed in the proposed addition.

The subject lands comprise an area of approximately 91 ha (225 ac) and contain agricultural land in agricultural production (cash crops), a dairy barn, several agricultural buildings and a single detached accessory farm dwelling. The subject lands front on and have direct access to the 37th Line (Oxford Road 6). The surrounding land uses are predominately agricultural, with accessory farm dwellings and nonfarm dwellings located nearby. Council, sitting as the Committee of Adjustment approved the application.

#### Garry Foster and Kathikay Sagar, Application for Minor Variance

The applicant is seeking relief Table 11.2 – Zone Provisions for the Residential Type 1 Zone (R1) to increase the maximum permitted lot coverage from 30% of lot area to 40% of lot area to facilitate the construction of a rear addition to the existing dwelling.

The subject lands comprise an area of approximately 731 m<sup>2</sup> (7,870 ft<sup>2</sup>), have frontage on Boyd Boulevard, and contain an existing single-detached dwelling with attached garage. The surrounding land uses are predominately low density residential. Council, sitting as the Committee of Adjustment approved the application.

### Correspondence and Items Requiring Action

#### Maple Leaf Foods Draft Subdivision Plan Extension

The County of Oxford has received an application from Maple Leaf Foods Inc., requesting a 24 month extension to an approved draft plan of subdivision (County File No. 32T-00002). The current lapsing date for the draft plan is October 2, 2018.

The owner's most recent request for extension of the draft plan of subdivision requests a further 2-year extension of the approval. Similar extensions, were requested in 2005, 2007, 2008, 2010, 2012 and 2014, all of which were supported by Township Council. The applicant submitted a request for a further 2-year extension in late 2016, however, Township Council supported only a 3-month extension, pending additional information from the applicant



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regarding future plans for the property in light of the recent announcement of the closure of the food processing facility on the subject lands. A subsequent request for an 18-month extension in March 2017 was supported by Township Council and the current lapsing date for the draft plan approval is October 2, 2018. The property owner is now requesting an extension for two (2) years. Council concurred with the recommendation of Planning staff and granted a two-year extension.

Council did express concern over the lack of development on these lands and it was suggested that no further extensions be granted after this last extension.

### Council Meetings in Schools

Council has amended its procedures to permit holding Council meetings in local schools. The following schedule has been adopted:

- Zorra Highland Park Public School October 2, 2018
- AJ Baker Public School October 16, 2018
- Thamesford Public School November 6, 2018

### Beachville Museum Agreement

Council approved in principle a funding agreement for the Beachville Museum and to enter into the same with the Township of South-West Oxford. The Township has been funding the museum for the past 15 years and this new agreement will enshrine what the Township has been already been doing.

### Thamesford Medical Clinic Funding Agreement

The Township entered into an agreement with Dr. Panagiotis Diavolitsis in 2011 to set out the terms and conditions for the municipality partially funding a medical clinic in Thamesford. The essence of the agreement sees the municipality pay up to \$60,000 per year to help offset expenses for the physician to operate the clinic. In turn, the physician agrees to maintain his qualifications and to pay \$1,500/month to the Township towards operating costs.

The physician and the municipality have been actively recruiting for a second physician to join the practice. This would allow coverage for vacations as well as expanding the patient base. Dr. Diavolitsis made contact with a recent graduate and has been able to recruit him to join the practice.

During discussions with Dr. Diavolitsis, the budget was reviewed to determine how the Township's ongoing contribution levels could be reduced from the current threshold of \$60,000. There has been agreement that Dr. Diavolitsis and the new physician will each contribute \$1,750 per month to the Township. This increased revenue will help offset additional staffing costs as the clinic will be open additional hours during the week. Council instructed the CAO to amend the original agreement to reflect the increased contributions from the physician. Council has also suggested the agreement set out a minimum hours per week



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that the clinic shall be open as well as potentially reducing the Township's contribution over the span of the agreement.

### Next Meeting

The next Council meeting is to be held on October 2, 2018, at 9:30 am at Zorra Highland Park Public School.