



in the Township of Zorra. The lands are located on the west side of 41st Line, between Road 74 and Road 78, and are municipally known as 415397 41st Line.

#### Presentation of Report

Meghan House of the County of Oxford Community Planning Office reviews the planning report for Council pertaining to property Part Lot 7, Concession 6 (West Zorra), in the Township of Zorra. The lands are located on the west side of 41st Line, between Road 74 and Road 78, and are municipally known as 415397 41st Line

The purpose of the Application for Zone Change is to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the change in land use that would result from retaining a surplus residential dwelling on a new lot. The related Application for Consent (File No. B19-25-5) was approved by the County Land Division Committee on June 6, 2019 with a condition that the lot to be retained be appropriately zoned.

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

#### Council Question Period

Councillor Davies questions if County Planning looks at the land shapes to keep them regular and ensure safe farming practices are possible once the lands have been severed. Ms. House notes that County Planning staff do consider these types of issues when they review applications.

#### Public Question Period

None.

#### Public in Attendance

There are no members of the public in attendance.

**34-06-19** Moved by: Steve MacDonald                      Seconded by: Paul Mitchell

**“THAT pursuant to the Planning Act the public meeting be adjourned at 6:51 p.m. and the regular meeting of Council be called back to order.”**

**Disposition: Carried**

**35-06-19** Moved by: Ron Forbes                                      Seconded by: Katie Davies

**“THAT the Township of Zorra approve the zone change application submitted by Gordon Howe, whereby the lands described as Part Lot 7, Concession 6 (West Zorra), known municipally as 415397 41<sup>st</sup> Line, are to be rezoned from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to permit non-farm residential uses on a lot to be retained to fulfill a condition of consent application B19-25-5.”**

**Disposition: Carried**

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## **6. DELEGATIONS**

(a) **6:15 p.m.** - Sean-Michael Stephen, Watson & Associates Economists Ltd. - Development Charges By-law.

Sean-Michael Stephen presents an update to Council on Bill 108, More Homes, More Choice Act which received Royal Assent on June 6, 2019. Mr. Stephen notes proposed changes and the impact they may have on the Township's Development Charges.

#### Council Question Period

Councillor MacDonald questions what all of this means for the Township. Mr. Stephen notes that the transitional regulations that are set out apply to municipalities that already have Development Charge By-law in place. Therefore, if the Township passes the by-law today, then you will monitor the

date of proclamation and ensure you are in compliance once further regulations are provided. Don MacLeod, Chief Administrative Officer notes that for the Township to put this on hold and lose potential revenue would not be what Township Staff advise.

Mayor Ryan notes that the Township should implement the by-law under the legislation that there is now and change with it as the legislation changes.

Public Question Period

None.

Public in attendance

No members of the public are in attendance for the presentation.

**36-06-19** Moved by: Steve MacDonald                      Seconded by: Paul Mitchell

**“THAT item 6(1) Watson & Associates Development Charges Presentation be received and filed for information purposes only.”**  
**Disposition: Carried**

(b) **7:00 p.m.** – Philip Kerr, Harrington and Area Community Association (HACA) – Harrington Signage Request.

Philip Kerr presents to Council a request for funding to assist with the cost of design and construction of new signs on Road 96 at either end of the village to highlight facilities and attractions. Mr. Kerr notes that signs have been designed and a local metal artist will assemble them. Mr. Kerr notes that HACA received a grant from the iHeart Fund, however with that grant and the funding from HACA there remains a shortfall of \$3,000.

Township Staff notes that there is funding under the Main Street Revitalization Grant for directional signage however direction is required regarding whether Council feels this sign is considered directional signage.

Council Question Period

Councillor Davies notes that Harrington is different than Thamesford and Embro and perhaps what works for one will not work for all of the villages. Councillor Davies notes support for Council providing funding towards these signs.

Councillor MacDonald questions who is responsible for the sign once it is erected. Steve Oliver, Acting Director of Public Works notes that it is a private sign on the Oxford County road allowance and would be the responsibility of the private sign owner.

Public Question Period

Public in attendance

Philip Kerr and Brenda Krantz are in attendance for the presentation.

**37-06-19** Moved by: Paul Mitchell                      Seconded by: Steve MacDonald

**“THAT Council approves the sign presented by Harrington Area Community Association (HACA) as a directional sign under the Main Street Revitalization Fund.”**  
**Disposition: Carried**

**7. REPORTS FROM STAFF & CORRESPONDENCE REQUIRING DIRECTION**

**7.1 Fire Department**

No items.

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**7.2 Recreation Department**

No items.

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**7.3 Building & Drainage Department**

- (a) Memorandum 2019-110 from the Chief Building Official/Drainage Superintendent regarding Kellum Drain Petition.

**38-06-19** Moved by: Paul Mitchell                      Seconded by: Steve MacDonald

**“THAT Council receive and adopt the drainage petition submitted by Jeff Minler under Section 78 (1) of the Drainage Act, R.S.O. 1990, relating to property located at Part Lot 21, Concession 1 in the former Township of North Oxford for drainage improvement in relation to Kellum Drain;**

**AND THAT Tom Pridham, P Eng, of R.J. Burnside & Associates Limited be appointed as engineer to review and prepare a report for lands within the Kellum Drain, including all branches.”**

**Disposition: Carried**

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**7.4 Public Works Department**

No items.

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**7.5 Finance Department**

No items.

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**7.6 Corporate Services Department**

- (a) Memorandum 2019-111 from the Chief Administrative Officer regarding Sale of Land Policy.

**39-06-19** Moved by: Katie Davies                      Seconded by: Ron Forbes

**“THAT Council enact a by-law to repeal By-law 15-08 – Establish Procedures Governing the Sale of Real Property;**

**AND THAT Council adopt Policy 200-20 – Sale of Land Procedure.”**

**Disposition: Carried**

- (b) Memorandum 2019-107 from the Director of Corporate Services regarding Langlois Subdivision in Embro.

**40-06-19** Moved by: Steve MacDonald                      Seconded by: Paul Mitchell

**“THAT Council enact by-law 36-19 to enter into a Subdivision Agreement with John & Susanne Langlois;**

**AND THAT Council approve the name of Street A in the Langlois Subdivision Plan as Totten Street.”**

**Disposition: Carried**

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**7.7 CORRESPONDENCE REQUIRING DIRECTION**

- (a) Correspondence from Municipality of Thames Centre regarding request for Court of Revision Representative – Brook Davis Drain Culvert 2019, located at parts of Lots 33 to 35, Concession 6 and 7, in the Municipality of Thames

Centre (formerly the Township of West Nissouri) and parts of Lots 34 and 35, Concession 8 and 9, in the Township of Zorra (formerly the Township of East Nissouri).

**41-06-19** Moved by: Ron Forbes Seconded by: Katie Davies

**“THAT Council appoint Councillor Mitchell as a representative from the Township of Zorra Council to sit on the Court of Revision for the Brooks Davis Drain Culvert.”**

**Disposition: Carried**

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## **8. INFORMATION ITEMS**

- (a) Landfill Proposal Update  
No items.
- (b) High Speed Rail Proposal Update  
No items.
- (c) Committees and Boards Updates  
No items.
- (d) Correspondence from the Ministry of Natural Resources and Forestry regarding Rabies.
- (e) Correspondence from the Ministry of Seniors and Accessibility regarding Seniors Month.
- (f) Correspondence from the Ministry of Municipal Affairs and Housing regarding More Homes, More Choices, Bill 108.
- (g) Canadian Association of Municipal Administrators (CAMA) Conference Verbal Update from the Chief Administrative Officer.

**42-06-19** Moved by: Paul Mitchell Seconded by: Steve MacDonald

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

**Disposition: Carried**

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## **9. UNFINISHED BUSINESS**

No items.

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## **10. COUNCIL QUESTION PERIOD & NEW BUSINESS**

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## **11. BY-LAWS**

**32-19** A by-law to establish development charges for the Township of Zorra.

**33-19** A by-law to amend Zoning By-law 35-99 (Howe).

**34-19** A by-law to repeal By-law No. 15-08, being a by-law to establish procedures governing the sale of real property.

**35-19** A by-law to amend Zoning By-law 35-99 (1336568 Ontario Inc.).

**36-19** A by-law to authorize the execution of a Subdivision Agreement between John & Susanne Langlois, the Corporation of the Township of Zorra and the County of Oxford for Langlois Subdivision.

**43-06-19** Moved by: Katie Davies Seconded by: Ron Forbes

**“THAT by-laws 32-19, 33-19, 34-19, 35-19 and 36-19 be taken as read a first and second time.”**

**Disposition: Carried**

**44-06-19** Moved by: Steve MacDonald                      Seconded by: Paul Mitchell

**“THAT by-laws 32-19, 33-19, 34-19, 35-19 and 36-19 be taken as read a third time and finally passed.”**

**Disposition: Carried**

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

No items.

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**13. CLOSED MEETING SESSION**

- (a) Memorandum from the Chief Administrative Officer regarding a proposed or pending acquisition or disposition of land by the municipality or local board regarding a potential land purchase.
- (b) Memorandum from the Chief Administrative Officer regarding a proposed or pending acquisition or disposition of land by the municipality or local board regarding a potential land purchase regarding Maple Leaf.
- (c) Memorandum from the Director of Corporate Services regarding a personal matter about an identifiable individual, including municipal or local board employees.
- (d) Minutes from Closed Meeting session of Council held June 5, 2019

**45-06-19** Moved by: Ron Forbes                                      Seconded by: Katie Davies

**“THAT Council move into closed meeting session at 7:41 p.m. pursuant to Section 239.2(c) of *The Municipal Act, 2001*, as amended, to discuss:**

- (a) Memorandum from the Chief Administrative Officer regarding a proposed or pending acquisition or disposition of land by the municipality or local board regarding a potential land purchase.
- (b) Memorandum from the Chief Administrative Officer regarding a proposed or pending acquisition or disposition of land by the municipality or local board regarding a potential land purchase regarding Maple Leaf.
- (c) Memorandum from the Director of Corporate Services regarding a personal matter about an identifiable individual, including municipal or local board employees.
- (d) Minutes from Closed Meeting session of Council held June 5, 2019.”

**Disposition: Carried**

**46-06-19** Moved by: Paul Mitchell                                      Seconded by: Steve MacDonald

**“THAT the closed meeting session be adjourned at 9:14 p.m. and the regular meeting of Council be called back to order.**

**Disposition: Carried**

**47-06-19** Moved by: Katie Davies                                      Seconded by: Ron Forbes

**“THAT Council declare 204 Stanley Street, Thamesford as land surplus; AND THAT Council direct staff to utilize the following method of disposal: sealed tenders;**

**AND THAT Council direct staff to advertise the sale of this land in the Village Voice and on the Township website, seeking sealed bids.”**

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Disposition: Carried

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14. CONFIRMATORY BY-LAW

37-19 Confirmatory by-law.

48-06-19 Moved by: Ron Forbes Seconded by: Katie Davies

“THAT By-law 37-19, being a by-law to confirm the proceedings of Council held Wednesday, June 19, 2019, be read a first, second and third time this 19<sup>th</sup> day June, 2019, and further that the Mayor and Clerk are hereby authorized to sign the same and affix the corporate seal thereto.”

Disposition: Carried

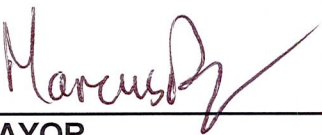
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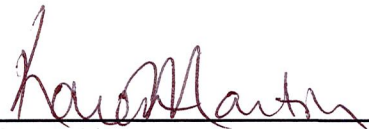
15. ADJOURNMENT

49-06-19 Moved by: Steve MacDonald Seconded by: Paul Mitchell

“THAT this session of Council be now adjourned and herewith closed at 9:26 p.m. and the next meeting of Council be called for the 17<sup>th</sup> day of July, 2019 at 9:00 a.m. in the Council Chambers at the Township Municipal Office.”

Disposition: Carried

  
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MAYOR

  
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CLERK