



SPECIAL MEETING MINUTES

THE CORPORATION OF THE TOWNSHIP OF ZORRA ELECTRONIC MEETING MAY 27, 2020

The Special meeting of the Township Council was held at 1:00 p.m. on May 27, 2020 via video conferencing.

Present were:

Mayor: Marcus Ryan
Councillors: Ron Forbes, Katie Davies, Paul Mitchell and Steve MacDonald

Chief Administrative Officer: Donald W. MacLeod
Clerk: Donna Wilson
Director of Finance: Maureen Simmons

1. CALL TO ORDER

Mayor Ryan calls the meeting to order at 1:00 p.m.

2. ADOPTION OF AGENDA

31-05-20 Moved by: Paul Mitchell Seconded by: Steve MacDonald

“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. PUBLIC MEETINGS

32-05-20 Moved by: Katie Davies Seconded by: Ron Forbes

“THAT the Council meeting be adjourned at 1:02 p.m. for the purposes of holding a public meeting pursuant to the provisions of the *Planning Act*.”

Disposition: Carried

- (a) **1:02 p.m.** – Minor Variance Application A01-20 submitted by Francis Brekelmans pertaining to lands described as Part Lots 4 and 5, Concession 13 (East Nissouri). The lands are located on the west side of 27th Line, between Road 68 and Road 74 and are known municipally as 275261 27th Line, Township of Zorra.

Presentation of Report

Adam Ager of the County of Oxford Community Planning Office provides a review of the planning report.

The purpose of the minor variance application is seeking relief from Section 7.2.1 of the Township of Zorra Zoning By-law to facilitate the construction of a new hog barn as part of an expansion to the existing agricultural operation on an unopened road allowance. The proposed locations for the barn do not

Council also questions if there was approval required for a laneway. Township Staff confirm that there has been a curb cut provided for access to the property.

Joseph Smit is in attendance and has no additional comments regarding the application.

Public Question Period

None

Public in attendance

Joseph Smit, Applicant, via telephone conferencing.

35-05-20 Moved by: Paul Mitchell Seconded by: Steve MacDonald

“THAT the Township of Zorra Committee of Adjustment approve Application A02-20, submitted by Joseph Smit for lands described as Part Lot 12, Concession 5 (West Zorra), in the Township of Zorra, as it relates to:

Relief from Section 5.1, Table 5.1.1.3 – Regulations for Accessory Uses;

1. to increase the maximum permitted lot coverage from 100m² (1076 ft²) to 120 m² (1,296 ft²) to facilitate the construction of an addition to an existing accessory structure on a property zoned ‘Residential Type 1 Zone (R1)’ in the Township of Zorra, subject to the following condition:

- i. That the foundation for the single detached dwelling be in to the satisfaction of the Township of Zorra prior to the issuance of a building permit for the proposed addition to the accessory structure.”**

Disposition: Carried

36-05-20 Moved by: Katie Davies Seconded by: Ron Forbes

“THAT pursuant to the Planning Act the public meeting be adjourned at 1:22 p.m. and the regular meeting of Council be called back to order.”

Disposition: Carried

37-05-20 Moved by: Steve MacDonald Seconded by: Ron Forbes

“THAT the Council meeting be adjourned at 1:24 p.m. for the purposes of holding a public meeting pursuant to the provisions of the *Planning Act*.”

Disposition: Carried

(d) **1:15 p.m.** - Zone Change Application ZN 5-20-03 submitted by John Klyn pertaining to lands described as Part of Lot 11, Concession 8 (East Nissouri), in the Township of Zorra. The lands are located on the northeast corner of Cobble Hills Road and Road 78, and are municipally known as 782579 Road 78.

Presentation of Report

Adam Ager of the County of Oxford community Planning Office reviews the planning report.

The Zone Change application proposes to rezone the subject lands from “General Agricultural Zone (A2)” to “Special General Agricultural Zone (A2-sp)” to permit construction of a new single detached dwelling with an additional dwelling unit attached (converted dwelling). Once complete the existing single detached dwelling on the subject lands will be removed.

Mr. Ager notes that no concerns or objections with the application have been received from Public Agencies or the public prior to the meeting. County Planning Staff recommend approval from a planning perspective.

Council Question Period

Planning Staff confirm that the reason for the zone change was due to the proposed second residential dwelling unit attached to the single detached dwelling.

Public Question Period

None

Public in attendance

John Klyn, Applicant, via video conferencing.
Steven and Gwendolyn Neels, via video conferencing.

- (e) **1:30 p.m.** - Zone Change Application ZN 5-20-02 submitted by Paul Marks pertaining to lands described as Part of Lot 1, Concession 2 (West Zorra), in the Township of Zorra. The lands are located on the northwest corner of Road 68 and 33rd Line, and are municipally known as 683733 Road 68.

Presentation of Report

Adam Ager of the County of Oxford community Planning Office reviews the planning report.

The Zone Change application proposes to rezone the subject lands from "Limited Agricultural Zone (A1)" to "Special Limited Agricultural Zone (A1-sp)" to add a commercial automobile repair shop that is approximately 111 m² (1,200 ft²) in area to the list of permitted uses.

The subject lands currently contain an existing single detached dwelling, a shop, and an additional accessory structure proposed to contain the above noted commercial automobile repair shop that is approximately 111 m² (1,200 ft²) in area.

Planning staff are recommending the application be denied as the proposal is not consistent with the intent of the 2020 Provincial Policy Statement and Official Plan policies respecting non-agricultural uses in prime agricultural areas.

Mr. Ager notes that the Township of Zorra Chief Building Official/Drainage Superintendent indicated that the proposal for a commercial use on the subject property is not consistent with the Township Zoning By-law and is not permitted. Staff also note that if the application is given favourable consideration it will be subject to a change of use application and Council could require site plan control.

Mr. Ager notes that no concerns or objections with the application have been received from the public prior to the meeting.

Council Question Period

Council questions if the auto repair shop was a farm equipment repair shop would it comply with the Official Plan. The County Planner indicates that a farm equipment repair shop could be reviewed to determine compliance.

The County Planner indicates that most of the smaller agricultural zoned parcels house limited livestock and that large cash cropping and large hog and dairy operations are not feasible on agricultural parcels of this size.

Public Question Period

Paul Marks, the Applicant, states that most of the acreage is prone to flooding, which would not be conducive to farm or house limited livestock. He also indicates that the building already exists and is sufficiently sized to operate a business.

Council questions whether the woodlot has ever been harvested. The Applicant responds that there are no desirable mature trees and most are ash as well as the lands are swampy and machinery could not get in to harvest.

“THAT by-law 25-20 be taken as read a first and second time.”

Disposition: Carried

44-05-20 Moved by: Paul Mitchell

Seconded by: Steve MacDonald

“THAT by-law 25-20 be taken as read a third time and finally passed.”

Disposition: Carried

6. CONFIRMATORY BY-LAW

26-20 Confirmatory by-law.

45-05-20 Moved by: Ron Forbes

Seconded by: Paul Mitchell

“THAT By-law 26-20, being a by-law to confirm the proceedings of Council held Wednesday, May 27, 2020, be read a first, second and third time this 27th day May, 2020, and further that the Mayor and Clerk are hereby authorized to sign the same and affix the corporate seal thereto.”

Disposition: Carried

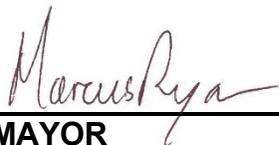
7. ADJOURNMENT

46-05-20 Moved by: Katie Davies

Seconded by: Ron Forbes

“THAT this session of Council be now adjourned and herewith closed at 2:17 p.m. and the next meeting of Council be called for the 3rd day of June, 2020 at 9:00 a.m. to be held using video conferencing.”

Disposition: Carried



**MAYOR
MARCUS RYAN**



**TOWNSHIP CLERK
DONNA WILSON**