

**THE CORPORATION OF THE TOWNSHIP OF ADELAIDE METCALFE
PLANNING MEETING MINUTES – October 20, 2020
ELECTRONIC MEETING PARTICIPATION – LIVE STREAM TO YOUTUBE**

Present: Mayor Kurtis Smith, Deputy Mayor Mary Ann Hendrikx, Councillor Sue Clarke and Councillor Betty Ann MacKinnon

Absent: Councillor Mike Brodie

Also Present: Acting Township Manager Morgan Calvert, Clerk/Acting Treasurer Jennifer Turk, Public Works Manager Coulter Cahill, Chief Building Official Shannon Black, Planner Stephanie Poirier, and Electronic Meeting Co-ordinator Chris Bailey

Call to Order

At 7:08 pm, Mayor Kurtis Smith called the meeting to order.

Declaration of Pecuniary Interest and General Nature Thereof

The Municipal Conflict of Interest Act requires any member of Council to declare a pecuniary interest and the general nature thereof; and where the interest of a member of Council has not been disclosed by reason of the member's absence from a meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the Act.

None

Delegations & Timed Events

Mayor Smith advised the public the reasoning for holding an electronic planning meeting due to Covid-19 pandemic.

Public Meeting

Mayor Smith advised the public about contacting Clerk/Acting Treasurer Jennifer Turk to be notified of the decisions made before Council at this meeting.

MOVED by Councillor MacKinnon

SECONDED by Deputy Mayor Hendrikx

Resolved that the public meeting to hear Zoning By-law Amendment Z09-2020 (Tony & Dianne Strybosch, 29528 Morse Road), be opened at 7:08 pm. CARRIED.

Tony & Dianne Strybosch, 29528 Morse Road
Z09-2020, Zoning By-Law Amendment

Ashley Podolinsky, from Jon Barnett's office, was present by computer to represent the subject planning application as the authorized agent for the property owner.

Planner Stephanie Poirier reviewed Zoning By-law Amendment Application Z09-2020, to implement a condition of consent imposed by the Township of Adelaide Metcalfe Committee of Adjustment for Consent B13-2019, which conditionally severed a parcel of land with an area of 0.8 ha (1.98 ac) in order to accommodate the disposal of a surplus farm dwelling.

The application proposes to amend the zoning of the lot to be severed from the General Agriculture (A) Zone to a site-specific Surplus Dwelling (SD-3) Zone in order to recognize the residential use of the lands and recognize the size of an existing accessory structure. The application also proposes to amend the zoning of the lot to be retained from the General Agricultural (A) Zone to the Agriculture Only (AO) Zone to prohibit new residential uses on the lands. The small portion of the lot to be retained that is within the Environmental Protection (EP) Zone will remain unchanged.

Through Planner Stephanie Poirier's report, it has been recommended that Zoning By-law Amendment Z09-2020 proceed with the first and second reading of the implementing by law with the final reading to be provided once a deposited reference plan has been received to the satisfaction of the Township, as the application is consistent with the Provincial Policy Statement; conforms to the Official Plans of both the Township of Adelaide Metcalfe and the County of Middlesex; and the requirements of the Township of Adelaide Metcalfe Zoning by-law would be maintained.

There were no comments from Council.

There were no comments from the authorized agent

Council took a five (5) minute recess to allow the public to register for comment on the said application at 7:13 pm.

There were no further registrations for comment on the said application.

MOVED by Councillor Clarke

SECONDED by Councillor MacKinnon

Resolved that Council approve the application for Zoning By-law Amendment Z09-2020 for 29528 Morse Road to amend the zoning of the lot to be severed from the General Agriculture (A) Zone to a site-specific Surplus Dwelling (SD-3) Zone in order to recognize the residential use of the lands and recognize the size of an existing accessory structure. The application also proposes to amend the zoning of the lot to be retained from the General Agricultural (A) Zone to the Agriculture Only (AO) Zone to prohibit new residential uses on the lands. The small portion of the lot to be retained that is within the Environmental Protection (EP) Zone will remain unchanged; and further that Council proceed with the first, second, and third readings of the implementing by-law. CARRIED.

MOVED by Councillor MacKinnon

SECONDED by Councillor Clarke

Resolved that the public meeting to hear Zoning By-law Amendment Z09-2020 (Tony & Dianne Strybosch, 29528 Morse Road), be closed at 7:19 pm. CARRIED.

OPA01-2020/Z02-2020 – Official Plan Amendment/Zoning By-law Amendment,
1782767 Ontario Inc. – 1425 Melwood Drive

Mayor Smith noted the subject applications were postponed. Planner Stephanie Poirier advised Council that in reviewing comments received from the circulation process, staff have determined to postpone OPA01 & ZBA05-2020 at this time until staff has had the opportunity to address the use of the existing single detached dwelling as a short-term rental through the Official Plan Amendment and Site Specific Zoning.

Next Virtual Planning Meeting

Mayor Smith advised Council that the next virtual Planning Meeting is scheduled for Monday, November 16, 2020 at 7:00 PM, which will be during the regular virtual Council meeting.

By-laws

MOVED by Deputy Mayor Hendriks

SECONDED by Councillor MacKinnon

Resolved that all three readings be given to:

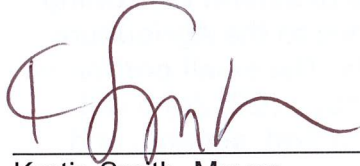
By-law No. 62 of 2020 – Zoning By-law Amendment – Strybosch – Z09-2020

By-law No. 63 of 2020 – Confirm Council Proceedings

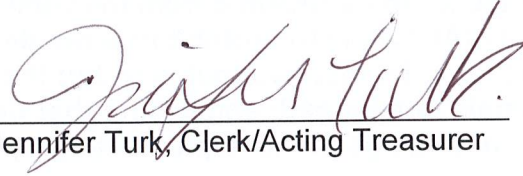
And that the by-law be signed by the Mayor and Clerk and have the corporate seal attached. CARRIED.

Adjournment

**MOVED by Councillor MacKinnon
SECONDED by Deputy Mayor Hendrikx
Resolved that the meeting be adjourned at 7:22 PM. CARRIED.**



Kurtis Smith, Mayor



Jennifer Turk, Clerk/Acting Treasurer