

The Corporation of the Town of Tillsonburg

Council Planning Meeting

MINUTES



Monday, November 16, 2020
4:30 PM
Electronic Meeting

ATTENDANCE: Mayor Molnar
Deputy Mayor Beres
Councillor Esseltine
Councillor Gilvesy
Councillor Luciani
Councillor Parker
Councillor Rosehart

Staff: Kyle Pratt, Chief Administrative Officer
Michelle Smibert, Town Clerk
Carlos Reyes, Director of Operations
Amelia Jaggard, Deputy Clerk

1. **Call to Order**

2. **Adoption of Agenda**

Resolution # 2020-506

Moved By: Councillor Esseltine

Seconded By: Councillor Parker

THAT the Agenda as prepared for the Council Planning meeting of Monday, November 16, 2020.

Carried

3. **Disclosures of Pecuniary Interest and the General Nature Thereof**

No disclosures of pecuniary interests were declared.

4. **Adoption of Council Planning Minutes of Previous Meeting**

Resolution # 2020-507

Moved By: Councillor Luciani

Seconded By: Deputy Mayor Beres

THAT the Minutes of the Council Planning meeting held on Monday, October 19, 2020, be approved.

Carried

5. **Public Meetings**

Resolution # 2020-508

Moved By: Councillor Rosehart

Seconded By: Councillor Gilvesy

THAT Council move into the Committee of Adjustment to hear applications for Minor Variance at 4:32 p.m.

Carried

5.1 Application for Minor Variance A 12-20 (Bruder)

Eric Gilbert, Senior Planner, County of Oxford, appeared before Council to provide an overview of the application. The application is in keeping with the Zoning By-Law and staff is recommending approval and subject to three conditions.

Opportunity was provided for comments and questions from Council.

The applicants appeared before Council and shared some pictures of the existing conditions along with some details of the proposed additions. The applicants noted they are in agreement with the proposed conditions.

No members of the public appeared before Council either in support of or opposition to the application.

Council passed the following resolution.

Resolution # 2020-509

Moved By: Councillor Parker

Seconded By: Councillor Esseltine

THAT the Committee of Adjustment approve Application File A12-20, submitted by Mark Bruder & Sarah Chanda-Bruder, for lands described as Lot 27, Plan M137, in the Town of Tillsonburg, as it relates to:

1. Relief from Section 6.2 - R1 Zone Provisions, to reduce the minimum required rear yard depth from 12 m (39.3 ft) to 6.94 m (22.7 ft) to facilitate the constructed of a covered porch on the subject lands.

Subject to the following conditions:

- i. That the relief shall only comply to the construction of a covered porch addition to an existing single detached dwelling in the manner as depicted in Plate 3 of Report CP 2020-312.
- ii. The Owners shall obtain a building permit for the proposed covered porch within one year of the date of the Committee's Decision;
- iii. The Owners shall provide an updated building location survey.

Carried

Resolution # 2020-510

Moved By: Councillor Luciani

Seconded By: Deputy Mayor Beres

THAT Council move out of the Committee of Adjustment and move back into regular Council session at 4:44 p.m.

Carried

5.2 Applications for Official Plan Amendment and Zone Change OP 20-15-7 and ZN 7-20-13 (Town of Tillsonburg)

Eric Gilbert, Senior Planner, County of Oxford, appeared before Council to provide an overview of the application. The lands have been declared surplus by the Town Council. Staff supports the infilling development within this area.

Opportunity was provided for comments and questions from Council.

The Mayor asked about the depth of the lot as compared to the neighbouring lots. The Senior Planner noted that the lot is approximately twice as deep as the neighbouring lots.

The Development Commissioner noted that these lands were originally identified to provide for access to the lands behind this property and he noted that these lands are no longer used for this purpose.

Christian Devlin, an interested purchaser of the lands, noted his support for the application.

No other members of the public appeared before Council either in support of or opposition to the application.

Council passed the following resolution.

Resolution # 2020-511

Moved By: Councillor Gilvesy

Seconded By: Councillor Rosehart

THAT Council advise County Council that the Town supports the application for Official Plan Amendment, File No. OP 20-15-7, submitted by the Town of Tillsonburg, for lands legally described as Part Block D, Plan M-53, in the Town of Tillsonburg, to re-designate the subject lands from Open Space to Low Density Residential;

AND THAT Council approve in principle the zone change application (File No. ZN 7-20-13) submitted by the Town of Tillsonburg, for lands legally described as Part Block D, Plan M-53, in the Town of Tillsonburg, to rezone the lands from Passive Use Open Space Zone to Low Density Residential Type 1 Zone to facilitate the development of a single detached dwelling on the subject lands.

Carried

5.3 Application for Zone Change ZN 7-20-15 (Dyer and Nadeau)

Eric Gilbert, Senior Planner, County of Oxford, appeared before Council to provide an overview of the application. The conversion of the building complies with the Town's policies. Staff recommend that the application be approved. The by-law will be provided to Council in a couple of weeks time.

Opportunity was provided for comments and questions from Council.

The Mayor asked about the appearance of the commercial building and asked what the trigger would be to enhance the building and the planner noted that the change use permit process might be able to trigger these changes.

No members of the public appeared before Council either in support of or opposition to the application.

Council passed the following resolution.

Resolution # 2020-512

Moved By: Deputy Mayor Beres

Seconded By: Councillor Luciani

THAT Council approve-in-principle the zone change application submitted by Dave Dyer & Amy Nadeau, whereby the lands described Lot 574, Plan 500, in the Town of Tillsonburg known municipally as 1 Hardy Avenue are to be rezoned from 'Low Density Residential Type 1 Zone (R1)' to 'Special Low Density Residential Type 3 Zone (R3-sp)' to facilitate the development of a multiple unit dwelling consisting of 3 dwelling units.

Carried

6. Planning Reports

7. Closed Session

Resolution # 2020-513

Moved By: Councillor Rosehart

Seconded By: Councillor Gilvesy

THAT Council move into Closed Session at 5:07 p.m. to consider personal matters about identifiable individuals, including Town employees.

Carried

7.1 Adoption of Agenda

7.2 Disclosures of Pecuniary Interest and the General Nature Thereof

7.3 Adoption of Closed Session Council Minutes

7.4 Reports

7.4.1 239 (2) (b) personal matters about identifiable individuals, including municipal or local board employees;

7.5 Back to Open Session

8. New Business

9. Motions/Notice of Motions

10. By-Laws

11. Confirm Proceedings By-law

Resolution # 2020-514

Moved By: Councillor Esseltine

Seconded By: Councillor Parker

THAT By-Law 2020-107, to Confirm the Proceedings of the Council Planning meeting held on November 16, 2020, be read for a first, second, third and final reading and that the Mayor and the Clerk be and are hereby authorized to sign the same, and place the corporate seal thereunto.

Carried

12. Adjournment

Resolution # 2020-515

Moved By: Deputy Mayor Beres

Seconded By: Councillor Luciani

THAT the Council Planning meeting of Monday, November 16, 2020 be adjourned at 6:01 p.m.

Carried