

DISPOSITION: Motion Carried

7:20 p.m. - Development Planner Adam Ager - Zone Change Application (Elema)

Development Planner Adam Ager presented Zone Change Application ZN 4-18-15 submitted by Warner Richard and Grace Elema. The Application for Zone Change proposes to rezone the subject lands from 'Residential Existing Zone (RE)' to 'Special General Agricultural Zone (RE-3T)' to permit a garden suite on the subject property for a temporary time period. A special provision is also required to permit an increased gross floor area of 111 m² (1,200 ft²). The applicants propose to locate the garden suite to the south of the existing dwelling on the property.

The subject lands are described as Part Lot 16, Concession 4 (West Oxford), Township of South-West Oxford. The lands are located on the south side of Sweaburg Road between Jordan Line and Plank Line, and are municipally known as 484046 Sweaburg Road. The subject property comprises approximately 6,525.8 m² (1.6 ac), and currently contains one single detached dwelling and an accessory structure. Surrounding uses are predominately agricultural lands.

Development Planner Adam Ager commented that garden suites are permitted in agricultural areas so long as they don't hinder the surrounding agricultural lands and uses. The use is required to be accommodated on private services on the property and utilize existing road access. With Council's support of the application, the applicants will be required to enter into an agreement with the Township for the use of the garden suite for an initial period of ten years. The applicants will be required to apply to the Township for extension following the initial ten-year period.

Staff are recommending that the garden suite be permitted for a temporary period of 10 years as the proposal appears to be consistent with the Provincial Policy Statement and generally maintains the intent and purpose of the Official Plan.

Comments from the Applicant

Warner Richard Elema commented that they are in support of the planning report and staff's recommendation.

Comments from Council

In response to an inquiry from Councillor Durston, Mr. Elema commented that he and his wife would be living in the garden suite.

responsibilities and this takes them away from day to day operational management duties.

A joint Training Officer would require additional funding of approximately \$115,000 annually. The cost per municipality would be approximately \$23,000. Rural CAOs have discussed the proposal and agreed to bring forward the proposal to Council as part of the 2019 budget deliberations. Chief VanRybroeck advised that the proposal has been approved by the Township of Zorra and Township of Blandford-Blenheim.

In response to an inquiry from Councillor Ypma, Chief VanRybroeck indicated that the Training Officer position would alleviate some of the additional workload of the Fire Chief to address more of the administrative issues and focus on higher level strategic matters. He noted that communication has been an issue within the department and that the Fire Chief will have more time to focus on this.

Councillor Gillis expressed concern that the Fire Chief is spending time on running training courses and not dedicating time to the Township. Chief VanRybroeck stated that training new and existing members of the fire department is still a key responsibility of the Fire Chief position. Time will still need to be dedicated to coordinating training and tracking training records and requirements.

Discussion took place with respect to whether or not this is a role that would be taken on by the upper tier. It was noted that the City of Woodstock has their own full-time department so they would not be involved in this initiative. The Township's current partnership is with the five rural municipalities.

In response to an inquiry from Councillor Ypma, Chief VanRybroeck advised that this position will save some of his overtime hours which are accumulated throughout the year by approximately 100 hours. This will allow him time to dedicate to other things that are being missed. Chief VanRybroeck commented that the Township wouldn't be able to get everyone trained to the level that they need to be if the training had to be sourced externally and stay within budget.

Mayor Mayberry questioned if there is a need for administrative support. Chief VanRybroeck advised that this would not be needed and the Training Officer would have time to do this. It was clarified that the joint Training Officer would not be involved in regular individual training nights at the stations; they will, however take over the emergency management training.

With the support of the rural municipal Councils, discussion will still need to take place with respect to whether the position will be permanent or contract. An agreement will need to be entered into between all municipalities and

Discussion on the motion:

Councillor Way requested that the Karn Road paving project be discussed prior to voting on the motion.

Moved by George Way
Seconded by Craig Gillis

RESOLVED that Council table the motion until following consideration of staff report WD 01-2019: Karn Road Pulverizing and Pavement.

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WD 01-2019: Karn Road Pulverizing and Pavement - 2019 Draft Budget

Works Superintendent Bill Freeman provided a report to Council regarding the pulverizing and paving of Karn Road scheduled for 2019. He commented on the challenges present with respect to rebuilding the road; specifically, the location of hydro poles, service lines and guide rails in the area of Karn Road. In order to widen the road, property may need to be purchased from abutting landowners to extend guide rails and culverts. He stated that twenty-two feet of asphalt is a standard width for Township roads.

Discussion also took place regarding the speed limit and sight lines on the road.

Resolution No. 15 Moved by Peter Ypma
 Seconded by Craig Gillis

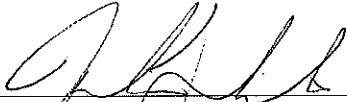
RESOLVED that Council receive Report WD 01-2019 as information.

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Resolution No. 16 Moved by George Way
 Seconded by Craig Gillis

RESOLVED that the Council of the Township of South-West Oxford receive Report No. TR 05-2019 as information;

AND FURTHER that Council approves the changes contained in Report TR 05-2019 for inclusion in the Draft Budget for consideration of Council.



CLERK: Julie Forth



MAYOR: David Mayberry

