

TOWNSHIP OF CHISHOLM

COUNCIL/COMMITTEE OF ADJUSTMENT MEETING

WEDNESDAY, JANUARY 23RD, 2013

CALL TO ORDER

Mayor Leo Jobin called the meeting to order at 5:45 p.m. with Councillors David Hodgins, Susan Major, and Teresa Miller in attendance. Councillor Cec Reid was absent with regret. Committee of Adjustment (COA) member present was Ted Vanderklugt. COA members absent, with regret, were Don Butterworth and Ken Frederick. Planning Consultant Chris Jones, Municipal Planning Services, and Clerk-Treasurer Linda Ringler were also in attendance. Prior to the meeting, dinner was provided, compliments of Councillors Teresa Miller and Susan Major, and Mayor Leo Jobin.

DECLARATION OF PECUNIARY INTEREST - None

APPROVAL OF AGENDA

Resolution 2013-06 (C/COA)

Ted Vanderklugt – Teresa Miller: Be it resolved that the agenda be approved as presented. ‘Carried’

APPROVAL OF MINUTES

Resolution 2013-07 (C/COA)

Susan Major – David Hodgins: Be it resolved that the Minutes of the December 19th, 2012 Council/Committee of Adjustment meeting be adopted as printed and circulated. ‘Carried’

Mayor Leo Jobin turned the meeting over to Planning Consultant Chris Jones to facilitate. Mr. Jones reviewed, with Council/Committee, Section 5 -“Parking and Loading”; Section 6 – “Permitted Uses”; Section 7 – “Zone Standards” and Section 8 – “Exceptions” of the draft Zoning By-law (ZB), and revisions were made as follows:

- Section 5.3, page 52 – Mr. Jones will verify that Section 40 is still valid.
- Section 5.6, page 53 – 3rd line – “provided kg.” to be deleted.
- Section 5.7, page 53 – 2nd line – “comprised binder” to be deleted.
- Section 5.10, page 55 – 3rd column header – Insert “accessible” before “Spaces.”
- Section 5.11, page 56 – Delete “section iii”.

The following items were noted by Mr. Jones:

- Crown land is not under the township’s jurisdiction.
- Quarry is not a permitted use, and therefore a zoning by-law amendment is required prior to any new development of this nature.
- Shirley Skinner Memorial Park is to be zoned Open Space (OS).
- Schedule “A” zone map will be revised to reflect “Institutional” uses such as cemeteries, municipal office, churches, private school, etc.

The Committee requested that Section 7, “Zone Standards” – Table B1, “minimum lot area” be shown in hectares and acres, rather than square metres.

Section 8 – “Exceptions” was also reviewed, as this section contains provisions for properties that have obtained specific zoning provisions through zoning by-law amendments to By-law 82-10.

Resolution 2013-08 (C/COA)

Teresa Miller – David Hodgins: That this Council/Committee takes a five-minute recess.
‘Carried’

Time: 6:48 p.m.

Resolution 2013-09 (C/COA)

Ted Vanderklugt – Teresa Miller: That this Council/Committee returns to regular session.
‘Carried’

Time: 6:55 p.m.

Following the recess, the review of the draft Zoning By-law continued with Section 1 – “Interpretation and Administration”; Section 2 – “Establishment of Zones”; and Section 3 – “Definitions”.

During the review of the above-noted sections, Mr. Jones commented that Section 1.8 – “Minor Variances” would permit prior variances that had been granted, but no building permit issued for the development, to be in force despite Section 1.9 repealing former By-law 82-10. During the review of Section 3 - “Definitions”, the following comments /changes were made:

- “Bulk Water Extraction Facility”, page 14 – Mr. Jones will verify that this definition is still applicable.
- “Abattoir” to be included as a definition.
- “Saw and/or Planning Mill”, page 33 – definition to be completed or part of it deleted.
- “Sea Container”, page 34 – 2nd line to be deleted, and sea containers will be allowed as accessory buildings, as the number of these types of containers can be controlled by the maximum lot coverage outlined in the ZB.

Mr. Jones informed Council/Committee that he is hoping to have the revisions to the draft Zoning By-law completed so that the document can be received by Council at its February 12th meeting. The zoning by-law will then be circulated for public consultation in the spring.

At the request of staff, Mr. Jones provided information to Council/Committee regarding the merits of a parkland dedication by-law. This item is to be further discussed at the next Committee of Adjustment meeting.

The meeting ended at approximately 8:20 p.m.

Chairperson

Secretary