

**THE CORPORATION OF THE TOWNSHIP OF ADELAIDE METCALFE
SPECIAL COUNCIL MEETING MINUTES – January 29, 2020**

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

Also Present: CAO/Treasurer Cathy Case, Clerk Jennifer Turk, Planner Erin Besch – County of Middlesex, Planner Policy Advisor Abbey Heddle – County of Middlesex

The meeting was relocated to the Adelaide Metcalfe Fire Hall to accommodate an anticipated large crowd.

Call to Order

At 7:00 pm, Mayor Kurtis Smith called the meeting to order.

Declaration of Pecuniary Interest and General Nature Thereof

None.

Prior to the opening of the Special Meeting, Mayor Smith advised the public of where the washrooms and exits were located.

Mayor Smith advised the public of code of conduct from the scheduled delegations speaking during the delegation portion of the meeting.

Delegations & Timed Events

7:05 PM Fred Cahill, 1745 Melwood Drive
Special Agricultural Policy Area 4A, 25700 Kerwood Road

Fred Cahill made his presentation regarding Special Agricultural Policy Area 4A.

7:11 PM Ralph Cormack, 26034 Kerwood Road
Special Agricultural Policy Area 4A, 25700 Kerwood Road

Ralph Cormack made his presentation regarding Special Agricultural Policy Area 4A.

7:17 PM Heather Cormack, 26034 Kerwood Road
Special Agricultural Policy Area 4A, 25700 Kerwood Road

Heather Cormack made her presentation regarding Special Agricultural Policy Area 4A.

7:23 PM Eric Davis, Miller Thomson LLP
Special Agricultural Policy Area 4A, 25700 Kerwood Road

Eric Davis made his presentation regarding Special Agricultural Policy Area 4A. Eric Davis also informed Council that the following delegations had withdrawn from speaking:

- Jay McGuffin, Principal Planner, Monteith Brown Planning Consultants
- Roger Buurma, 7162 LaSalle Line
- Peter Johnson
- Chad Anderson

7:34 PM David Buurma, 7162 LaSalle Line
Special Agricultural Policy Area 4A, 25700 Kerwood Road

David Buurma made his presentation regarding Special Agricultural Policy Area 4A.

7:40 PM Roger Buurma, 7162 LaSalle Line
Special Agricultural Policy Area 4A, 25700 Kerwood Road

Roger Buurma made his presentation regarding Special Agricultural Policy Area 4A.

Staff Reports

Planner Erin Besch and Planner Policy Advisor Abbey Heddle presented the Special Policy Area - Review Recommendation Overview Report that was received by Council at the December 16, 2019 Council meeting answering Council's questions along the way.

Special Agricultural Policy Area #1

30265 Kerwood Road & 30260 Keyser Road

Council discussed the subject special policy area.

MOVED by Councillor Clarke

SECONDED by Deputy Mayor Hendrikx

Resolved that Council consider it appropriate that Special Agricultural Policy Area #1, with the option to remove the special policy area designation from the Official Plan and amend the portion of the property that is General Agricultural (A) Zone to Rural Residential (RR) Zone and that staff undertake an analysis of this option, and that staff bring back a report to Council with recommended planning document changes. CARRIED.

Special Agricultural Policy Area #2

3343 Egremont Drive

Council discussed the subject special policy area.

MOVED by Councillor MacKinnon

SECONDED by Councillor Brodie

Resolved that Council consider it appropriate that Special Agricultural Policy Area #2, with the option to amend the Rural Commercial (RC) Zone to site-specific (RC-#) Zone and that staff undertake an analysis of this option, and that staff bring back a report to Council with recommended planning document changes.

CARRIED.

Special Agricultural Policy Area #3

3536 Egremont Drive

Council discussed the subject special policy area.

MOVED by Councillor MacKinnon

SECONDED by Councillor Brodie

Resolved that Council consider it appropriate that Special Agricultural Policy Area #3, with the option to amend the Official Plan to allow Rural Commercial (RC) Zone permitted uses and that staff undertake an analysis of this option, and that staff bring back a report to Council with recommended planning document changes. CARRIED.

Special Agricultural Policy Area #4A

25700 Kerwood Road

Council discussed the subject policy area.

MOVED by Deputy Mayor Hendrikx

SECONDED by Councillor Clarke

Resolved that Council consider it appropriate that Special Agricultural Policy Area #4A, with the option to keep the Industrial (M) Zone with Holding (H) Symbol to include an additional analysis of employment lands of the Industrial (M) Zone throughout the Township and that staff undertake an analysis of this option, and that staff bring back a report to Council with recommended planning document changes. CARRIED.

Special Agricultural Policy Area #4B
6536 Calvert Drive & 26786 Denning Road

Council discussed the subject policy area.

MOVED by Councillor Clarke

SECONDED by Councillor MacKinnon

Resolved that Council consider it appropriate that Special Agricultural Policy Area #4B, with the option to keep the site-specific Rural Industrial (RM-6) Zone, Limited Agriculture (LA) Zone, and General Agriculture (A) Zone and to include an additional analysis of employment lands of the site-specific Rural Industrial (RM-6) Zone, Limited Agriculture (LA) Zone, and General Agriculture (A) Zone throughout the Township and that staff undertake an analysis of this option, and that staff bring back a report to Council with recommended planning document changes. CARRIED.

Special Agricultural Policy Area #5

1745 Melwood Drive, 26232 Kerwood Road, 26210 Kerwood Road, & 26158 Kerwood Road

Council discussed the subject policy area.

MOVED by Councillor MacKinnon

SECONDED by Deputy Mayor Hendrikx

Resolved that Council consider it appropriate that Special Agricultural Policy Area #5, with the option to amend the portion of the property that contains the trailer park from the Parks and Recreation (PR) Zone to a site-specific Parks and Recreation (PR-#) Zone to recognize the existing trailer park and that staff undertake an analysis of this option, and that staff bring back a report to Council with recommended planning document changes. CARRIED.

Special Agricultural Policy Area #6

23979 Mayfair Road

Council discussed the subject policy area.

MOVED by Deputy Mayor Hendrikx

SECONDED by Councillor Clarke

Resolved that Council consider it appropriate that Special Agricultural Policy Area #6, with the option to remove the special policy area from the Official Plan and that staff undertake an analysis of this option, and that staff bring back a report to Council with recommended planning document changes. CARRIED.

Special Agricultural Policy Area #7

1697 Melwood Drive

Council discussed the subject policy area.

MOVED by Councillor Clarke

SECONDED by Deputy Mayor Hendrikx

Resolved that Council consider it appropriate that Special Agricultural Policy Area #7, with the option to remove the special policy area designation in the Official Plan, and that staff undertake an analysis of this option, and that staff bring back a report to Council with recommended planning document changes.

CARRIED.

Special Urban Policy Area #2

3279 Napperton Drive, 120 Eastman Avenue & 123 Eastman Avenue

Council discussed the subject policy area.

MOVED by Councillor Clarke

SECONDED by Deputy Mayor Hendrikx

Resolved that Council consider it appropriate that Special Urban Policy Area #2, with the option to maintain the special policy area designation and maintain the current zoning being Institutional (I) Zone, site-specific General Agricultural (A-10) Zone, site-specific General Agricultural (A-11) Zone, Urban Residential (UR) Zone, and site-specific Urban Residential (UR-17) Zone, and that staff undertake an analysis of this option, and that staff bring back a report to Council with recommended planning document changes. CARRIED.

Special Urban Policy Area #4

East side of Centre Road (County Road 81) and just north of Highway 402

Council discussed the subject policy area.

MOVED by Councillor Brodie

SECONDED by Councillor Clarke

Resolved that Council consider it appropriate that Special Urban Policy Area #4, with the option to maintain the existing permissions within the special policy area and within the Zoning By-law, and that staff undertake an analysis of this option, and that staff bring back a report to Council with recommended planning document changes. CARRIED.

Planner Erin Besch reviewed next steps, with draft Official Plan Amendments and draft Zoning By-law Amendments at a future Public Meeting in March 2020 for Council to review.

Planner Erin Besch advised Council and the public in attendance that there is a two-step process for approving Official Plan Amendments. First step is approval from Township Council, second step is approval from the delegated authority, which is County of Middlesex Council.

Mayor Smith thanked everyone for coming to the Special Meeting.

Adjournment

MOVED by Councillor Brodie

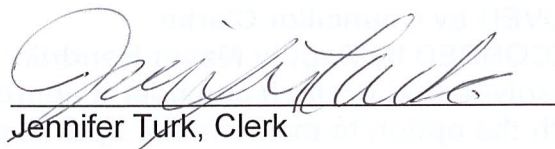
SECONDED by Deputy Mayor Hendrikx

Resolved that the Special Council Meeting regarding Special Policy Areas within the Township of Adelaide Metcalfe be closed and meeting adjourned at 8:33 pm.

CARRIED.



Kurtis Smith, Mayor



Jennifer Turk, Clerk