

The Council of the Township of East Zorra-Tavistock met at the Innerkip Community Centre, Innerkip, Ontario at 7:00 p.m. on Wednesday December 21, 2022.

Members Present: Mayor Phil SCHAEFER, Deputy Mayor Brad SMITH and Councillors Matthew GILLESPIE, Scott RUDY (arrived at 7:14 p.m.), Jeremy SMITH, Steven VAN WYK and Scott ZEHR.

Members Absent: N/A.

Staff Present: CAO-Treasurer Karen DePrest, Clerk Will Jaques, CBO John Scherer, Public Works Manager Tom Lightfoot and Fire Chief Scott Alexander.

Mayor SCHAEFER welcomed everyone to the meeting. Councillor SMITH noted that Oxford Member of Parliament Dave McKenzie has recently announced his retirement from Federal politics.

Approve  
Agenda

1. Moved by: Scott ZEHR  
Seconded by: Matthew GILLESPIE  
Resolved that Council approve the agenda for the December 21, 2022, meeting as printed and circulated.

***CARRIED.***

**PECUNIARY INTERESTS:**

- Phil Schaefer – Item #5(b) (Public Hearing for MVA application A-11-2022 (Bickle Farms Ltd.))

Confirm  
Minutes -  
Council

2. Moved by: Steven VAN WYK  
Seconded by: Brad SMITH  
Resolved that Council confirm the Minutes of the December 7, 2022, Council Meeting, as printed and circulated.

***CARRIED.***

**Correspondence & Reports – No Resolutions:**

- Staff Report - #CBO2022 – 19 re: Bill 23 – More Homes Built Faster Act, 2022
- Staff Report - #CAO2022 – 20 re: Budget Planning/Dev. Timetable 2023

**Correspondence & Reports – Resolutions  
Following:**

Ontario Trillium  
Foundation –  
Grant Contract

3. Moved by: Matthew GILLESPIE  
Seconded by: Scott ZEHR  
Resolved that Council authorizes the CAO/  
Treasurer to electronically sign the grant funding  
contract between the Ontario Trillium Foundation  
and the Township of East Zorra-Tavistock.

***CARRIED.***

Staff Report  
#CBO2022 – 19  
re: Bill 23 –  
More Homes  
Built Faster Act,  
2022

CBO John Scherer presented his report to Council  
showing a summary of the new and amended  
legislation resulting from the implementation of Bill  
23 – More Homes Built Faster Act, 2022

Scott Rudy joined the meeting at 7:14 p.m.

Public Hearing -  
Minor Variance  
Application  
A-10-2022  
(McMahon)

**PUBLIC HEARING - MINOR VARIANCE  
APPLICATION #A-10-2022 (MCMAHON),  
DESCRIBED AS LOT 16, PLAN 41M-114  
(VILLAGE OF TAVISTOCK), TOWNSHIP OF  
EAST ZORRA-TAVISTOCK.**

At 7:15 p.m., Council, constituted as the  
Committee of Adjustment, considered Minor  
Variance Application #A-10-2022 for William and  
Bill McMahon. Planner Dustin Robson presented  
Planning Report #CP2022-444.

Members of the Committee asked questions of the  
Planner and Staff. The applicant was present for  
the hearing and spoke favourably of their  
application. Letters of objection to the application  
were received and included in the planning report,  
and residents present spoke against the  
application. The Committee reviewed and  
considered the comments made in making its  
decision regarding this application.

4. Moved by: Matthew GILLESPIE  
Seconded by: Scott ZEHR  
Resolved that Council, constituted as the Committee of Adjustment, approve Application A-10-2022, submitted by William and Bill McMahon, for lands described as Lot 16, Plan 41M-114, Township of East Zorra-Tavistock, as it relates to:
  1. Relief from Section 12.2. – Residential Type 1 Zone (R1) to reduce the required minimum westerly interior side yard width from 1.2 m (3.9 ft) to 0.7 m (2.2 ft) to facilitate the construction of an addition to an existing single detached dwelling.

As the variance requested is considered to be:

- i. a minor variance from the provisions of the Township of East Zorra-Tavistock Zoning By-Law No. 2003-18;
- ii. desirable for the appropriate development or use of the land, building or structure; and,
- iii. in keeping with the general intent and purpose of the Township of East Zorra-Tavistock Zoning By-Law No. 2003-18

***DEFEATED.***

Having declared a pecuniary interest, Phil Schaefer left the meeting at 7:36 p.m.

Public Hearing -  
Minor Variance  
Application  
A-11-2022  
(Bickle Farms  
Ltd.)

**PUBLIC HEARING - MINOR VARIANCE  
APPLICATION #A-11-2022 (BICKLE FARMS  
LTD.), DESCRIBED AS PART LOT 25,  
CONCESSION 13 (EAST ZORRA), TOWNSHIP  
OF EAST ZORRA-TAVISTOCK.**

At 7:37 p.m., Council, constituted as the Committee of Adjustment, considered Minor Variance Application #A-11-2022 for Bickle Farms Ltd. Planner Dustin Robson presented Planning Report #CP2022-440.

Members of the Committee asked questions of the Planner and Staff. The applicant was present for the hearing and spoke favourably of their application. The Committee reviewed and considered the comments made in making its decision regarding this application.

5. Moved by: Steven VAN WYK  
Seconded by: Matthew GILLESPIE  
Resolved that Council, constituted as the Committee of Adjustment, approve Application A-11-2022, submitted by Bickle Farms Ltd., for lands described as Part Lot 25, Concession 13 (East Zorra), Township of East Zorra-Tavistock, as it relates to:
1. Relief from Section 7.2.1 – Minimum Distance Separation Requirement for Livestock Barns and Structures to reduce the required Minimum Distance Separation II calculation from 433 m (1,420 ft) to 310 m (1,017 ft) from a Type A Land Use.
  2. Relief from Section 7.2.2 – Minimum Distance Separation Requirement for Manure Storage Structures to reduce the required Minimum Distance Separation II calculation from 433 m (1,420 ft) to 310 m (1,017 ft) from a Type A Land Use.

As the variances requested are considered to be:

- i. in keeping with the general intent and purpose of the Official Plan;
- ii. minor variances from the provisions of the Township of East Zorra-Tavistock Zoning By-Law No. 2003-18;
- iii. desirable for the appropriate development or use of the land, building or structure; and,
- iv. in keeping with the general intent and purpose of the Township of East Zorra-Tavistock Zoning By-Law No. 2003-18

***CARRIED.***

Phil Schaefer returned to the meeting at 8:04 p.m.

Staff Report  
#CAO2022 – 20  
re: 2023  
Budget  
Planning/  
Development  
Timetable

CAO-Treasurer Karen DePrest presented her report to Council regarding planning and development timing of the 2023 Township budget.

Public Hearing -  
Minor Variance  
Application  
A-12-2022  
(Mill-Gate  
Homes Inc.)

**PUBLIC HEARING - MINOR VARIANCE  
APPLICATION #A-12-2022 (MILL-GATE  
HOMES INC.), DESCRIBED AS PART LOT 46,  
AS CONTAINED IN DRAFT PLAN OF  
SUBDIVISION SB19-04-2.**

At 8:05 p.m., Council, constituted as the Committee of Adjustment, considered Minor Variance Application #A-12-2022 for Mill-Gate Homes Inc. Planner Dustin Robson presented Planning Report #CP2022-439.

Members of the Committee asked questions of the Planner and Staff. The Committee reviewed and considered the comments made in making its decision regarding this application.

6. Moved by: Scott RUDY  
Seconded by: Brad SMITH  
Resolved that Council, constituted as the Committee of Adjustment, approve Application A-12-2022, submitted by Mill-Gate Homes Inc. for lands described as Part Lot 46 of Draft Plan of Subdivision SB19-04-2 in the Village of Tavistock, as it relates to:
  1. Relief from Section 12.2, Table 12.2 – Residential Type 1 Zone (R1), to reduce the minimum lot depth from 30 m (98.4 ft) to 26 m (85.3 ft);

subject to the following condition:

- a) That the relief granted by the Committee of Adjustment apply only to those lands identified as Lot 46 of the Draft Approved Plan of Subdivision on the lands at such time as the lands are registered, at which time the registered description of the lands will apply for the purpose of the relief granted by this minor variance.

As the variance requested is considered to be:

- i. in keeping with the general intent and purpose of the Official Plan;
- ii. a minor variance from the provisions of the Township of East Zorra-Tavistock Zoning By-Law No. 2003-18;
- iii. desirable for the appropriate development or use of the land, building or structure; and,
- iv. in keeping with the general intent and purpose of the Township of East Zorra-Tavistock Zoning By-Law No. 2003-18

**CARRIED.**

Other and  
Unfinished  
Business

Council briefly discussed the upcoming recruitment process for the East Zorra-Tavistock Recreation Advisory Committee.

Confirming  
By-law

7. Moved by: Jeremy SMITH  
Seconded by: Scott RUDY  
Resolved that By-law #2022-47 being a by-law to confirm the proceedings of Council held Wednesday December 21, 2022, be read a first, second and third time this 21<sup>st</sup> day of December, 2022;

And further that the Mayor and Clerk are hereby authorized to sign the same and affix the corporate seal thereto.

**CARRIED.**

Adjourn

8. Moved by: Brad SMITH  
Seconded by: Scott ZEHR  
Resolved that Council does now adjourn at 8:37 p.m.

**CARRIED.**

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Will Jaques, Clerk

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Phil Schaefer, Mayor