

**MINUTES**  
**MONDAY, MAY 15, 4:00 PM**  
**COUNCIL CHAMBERS - SPENCERVILLE**  
**COMMITTEE OF ADJUSTMENT**  
**A-01-19 (KILLICK)**

**Present:** Dwane Crawford  
Tim Nason  
Stephanie Summers

**Staff:** Debra McKinstry, CAO/Clerk  
Wendy Van Keulen, Community Development Coordinator and  
Secretary/Treasurer to the Committee of Adjustment

**Public:** None

**1. Welcome and Introductions**

Deb welcomed the committee and thanked the members for their time and volunteerism. The term of the Committee is the same as the term of Council and so the appointments are for four years. The process for Minor Variances, according to the Planning Act, were provided. Introductions were made.

**2. Select Chair for Committee of Adjustment**

The committee selected Dwane Crawford as committee chair.

**3. Disclosure of Pecuniary Interest & the General Nature Thereof**

Deb explained pecuniary interests and the general nature thereof, and asked that at any Committee of Adjustment meeting where such an interest exists, members declare and excuse themselves from the discussion. Quorum is 2 members.

There were no declarations from the committee members.

**4. Review and Discussion of Minor Variance A-01-19 (Killick)**

Wendy provided a summary of the Minor Variance application. A severance on this land has recently been conditionally approved by the Counties, the dwelling unit declared a surplus to agricultural lands. In order to preserve prime agricultural lands, the Township has placed some conditions on the severance. Conditions on the (retained) agricultural portion include that the land is sold to a bona fide farmer, and that the land be rezoned to prohibit future residential use. The public meeting for rezoning is scheduled for May 27<sup>th</sup>.

A condition placed on the (severed) residential portion is that a Minor Variance is granted to allow for approximately 169ft of frontage deficiency on this lot. The 60' frontage allows more farmable land to stay with the agricultural lot.

Committee asked if the barn on the severed parcel was taken into consideration, in regards to MDS setbacks. The barn was taken into consideration, but the condition of the barn does

not allow for any livestock to be housed in it. Deb explained that the committee has the option to place a condition on the Minor Variance that a change of use permit be obtained, or that the Township's CBO inspect the barn to confirm its condition.

The committee asked if the zoning of the property would allow for a hobby farm. At 2.48 acres, the owners would be permitted to have up to 5 hens, according to our hobby farm by-law. They would not be permitted to house larger livestock.

The Committee asked if there had been any questions or concerns from neighbours. There have been none.

The Committee asked if there have been any issues in the past with a narrow right of way as proposed on this property. A similar Minor Variance was recently granted on Chambers Road. There have been no issues or complaints reported.

The Committee asked what the zoning of the property is. The parcel that requires a Minor Variance is zoned as Agricultural. The retained parcel will be rezoned as Agricultural-Special Exception to prevent future residential development.

The Committee asked how the Township plans to ensure that the agricultural lot is sold to a bona fide Farmer. The Township requests a copy of the purchase and sale agreement to confirm.

**5. Decision on Minor Variance A-01-19 (Killick)**

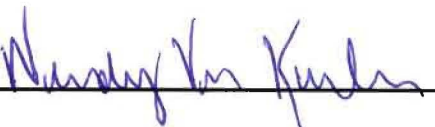
**Moved** by: S. Summers seconded by: T. Nason that Committee approve Minor Variance A-01-19 to allow for the 169ft deficiency in lot frontage. **Carried**

**6. Set Date for Minor Variance A-02-19 (Lockwood)**

The suggested meeting date for A-02-19 is May 28<sup>th</sup>, 2019 at 4:00pm. This will be confirmed by email.

**7. Adjournment**

The meeting was adjourned at 4:30pm.

X 

Secretary Treasurer