

**CORPORATION OF THE TOWNSHIP OF MELANCTHON
COMMITTEE OF THE WHOLE**

A Committee of the Whole meeting of the Council of the Corporation of the Township of Melancthon was held on Thursday, April 21, 2016 at 4:30 p.m. (Had been scheduled for 4:00 p.m.) in the Council Chambers to deal with Home Based Business Definitions prepared by Chris Jones, Township Planning Consultant. Mayor D. White, Deputy Mayor J. Elliott, Councillor D. Besley, Councillor W. Hannon and Councillor J. Webster were present. Denise Holmes, CAO/Clerk, Wendy Atkinson, Treasurer/Deputy Clerk and Chris Jones, Township Planning Consultant were also present. Deputy Mayor Elliott presided as Chair and called the meeting to order.

Minutes

Moved by Hannon, Seconded by Besley that the minutes from the Committee of the Whole meeting held on March 3, 2016 be approved as circulated. Carried.

Business Arising from Minutes

The CAO/Clerk advised that information from that meeting had been forwarded to the Township Solicitor and Hydrogeologist for comment.

General Business

1. Home Based Business Definitions

1. Planning Consultant's Opinion on consideration of Zoning By-law Amendments for those applicants who cannot meet On Farm Uses By-law/Home Occupation requirements

Mr. Jones commented that on a few occasions there have been proposals that have come forward seeking amendments to By-law 44-2012 - On Farm Business By-law but the reoccurring principal is that Council should not be amending this By-law as they spent two years developing it. He did advise that the Planning Act does allow for people to make an application for an amendment. He said the primary test goes back to the new Official Plan for conformity and if Mr. Jones is satisfied that it meets the OP's intent, he would have a tough time recommending that it not be approved. A comment was made that the Township of Wellesley has a new by-law pertaining to on farm businesses and staff were directed to obtain the By-law. The definitions that Mr. Jones prepared in January were once again reviewed. The P.P.S. says that on farm diversified uses are uses that are secondary to the principal agricultural use but comments were raised that there are property owners on five or 10 acres that may want to have a business and how do we deal with that? Further discussion ensued about different scenarios for different types of businesses and Mr. Jones advised that a zoning by-law amendment would be required to put the definitions in place. It was decided that before that happens, the definitions need to be reviewed once more by Council and that Council is satisfied with the definitions before moving forward on this.

2. Update on the information requested at March 17, 2016 meeting regarding Development Charges for On Farm Uses and change in assessment

Staff provided the information requested regarding Development Charges and the increase in assessment due to the On Farm Buildings and Zoning By-law Amendments/Change of Use Certificates since 2010.

Adjournment

Moved by Webster, Seconded by White that we adjourn Committee of the Whole to meet again on May 19, 2016 at 4:00 p.m. Carried.

CHAIR

CLERK