

**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, October 29, 2015 at 5:00 p.m. (Rescheduled from October 15, 2015) in the Council Chambers to discuss OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. Mayor D. White, Deputy Mayor J. Elliott, Councillor D. Besley, Councillor W. Hannon and Councillor J. Webster were present. Denise Holmes, CAO/Clerk and Chris Jones, Township Planner were also present. Deputy Mayor Elliott presided as Chair and called the meeting to order.

Minutes

Moved by Besley, Seconded by Hannon that the minutes of the April 16, 2015 Committee of the Whole meeting be approved as circulated. Carried.

Business Arising from Minutes

None.

General Business

OMAFRA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

Chris Jones, Township Planner was in attendance for the meeting and lead the discussion on the above noted document. Mr. Jones prepared a memorandum for Council dated May 4, 2015 in which he compared the document to Melancthon On-Farm Use By-law No. 44-2012. He advised that he was not sure of the status of the document but noted it is draft guidelines. Through the Provincial Policy Statement, the Province has been trying to articulate what agri-business is within Prime Agricultural Areas. The term secondary use has now been replaced with On Farm Diversified Use. He advised that the key distinction is that an agricultural-related use is something that can occur on its own on a separate lot - i.e. - abattoir, farm implement dealership. An on-farm diversified use is a business that occurs in conjunction with a farm business. To better explain this to Council, Mr. Jones used the white board to sketch out a parcel of land broken into Ag. Land and Rural land and outlined what uses can occur on the lands under the guidelines. Council and Staff found this to be very helpful. Discussion ensued about the Township's On Farm Uses By-law and whether that By-law allows too much? Mr. Jones advised that the range of uses does not concern him, it has more to do with scale and the maximum floor area of 4,500 square feet. It was decided that since we are reviewing some of the Township's By-laws, that the Committee of the Whole would look at By-law 44-2012 as well. Mr. Jones asked Staff to provide him with a list of the zoning by-law amendments for machine shops as well as the Change of Use Certificates that have been issued.

6:10 p.m. - Moved by Webster, Seconded by White that we adjourn Committee of the Whole to meet again on Thursday, November 5, 2015 at 3:30 p.m. or at the call or at the call of the Chair. Carried.

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CHAIR

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CLERK