

**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, May 19, 2016 at 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 Webster, Seconded by Besley that the minutes of the Committee of the Whole meeting held on April 21, 2016 be approved as circulated. Carried.

Business Arising from Minutes

None.

General Business

1. Items to Review

1. Definitions and Regulations for Home Occupation and Home Industries prepared by Chris Jones, Township Planning Consultant, Excerpt 5.2.3 - On-Farm Business Uses from the Township's New Official Plan and email and attachments from Geoff Vander Baaren, Director of Planning from the Township of Wellesley

Discussion ensued regarding all of the above. With regard to the definitions, Chris advised that they are definitive and something that draws a line through the different industries and fits within our new Official Plan. Concerns were raised with the current on farm uses by-law and that the 500 metre setback should be reduced. A comment was made about the clustering effect and that we are trying to address this issue with this setback. Chris cautioned on making changes to the on farm uses by-law. Suggestions related to outside storage and screening of these areas Chris mentioned that Section 2.2 (k) covers this for home industry. It was also mentioned that we should be making our Change of Use Certificates renewable. Chris advised that these definitions put limitations on the types of businesses that can be permitted in our Township. As there didn't appear to be any more questions or concerns with the definitions, the following verbal motion was put forth and passed:

Moved by Webster, Seconded by White that we recommend to Council to amend the Township Zoning By-law 12-1979 as amended to implement the Definitions/Regulations for Home Based Businesses. Carried.

To implement these definitions into our Zoning By-law, a Zoning By-law Amendment is required and with that there will be a Statutory Public Meeting required for public input.

Adjournment

4:50 p.m. - Moved by Besley, Seconded by Hannon that we adjourn Committee of the Whole to meet again on Thursday, June 2nd, 2016 at 4:00 p.m. or at the call of the Chair. Carried.

The Committee will be discussing Strategic Planning Issues at the next COW meeting.

CHAIR

CLERK