



Committee of Adjustment Minutes May 5, 2026 – 9:00 AM

Present: Janet Horner, Chair
Patricia Clark
Andrew Cunningham
Kim Lyon
Tracey Atkinson – CAO/Planner
Roseann Knechtel – Clerk/Planning Coordinator

Absent: Earl Hawkins

1.0 **Call To Order**

The Chair called the meeting to order at 9:01 a.m.

2.0 **Land Acknowledgement**

We begin this meeting by acknowledging that we are meeting upon the traditional Indigenous lands of the Tionontati (Petun) and Treaty 18 territory of the Anishinaabe peoples. We recognize and deeply appreciate their historic connection to this place and we also recognize the contributions Indigenous peoples have made, both in shaping and strengthening our community, province and country as a whole.

3.0 **Approval of the Agenda**

Moved by Cunningham and Seconded by Lyon

That the agenda be approved.

Carried.

4.0 **Minutes of the Previous Meeting**

Moved by Clark and Seconded by Cunningham

That the minutes of December 3, 2025 are approved.

Carried.

5.0 **Disclosure Of Pecuniary Interests - None**

6.0 **Applications**

6.1 **B01-2026**

Planner Tracey Atkinson provided an overview of the application, describing the purpose of the easement and the draft conditions of consent.

Public Comments:

Steven Middleton inquired if weather changes were impacting the need for irrigation. The Applicant confirmed that economics/potential loss of profits is the driving factor behind the application, but confirmed that the weather has changed dramatically over his years of farming

The Applicant was in attendance to answer any questions and provided information on irrigation reporting and the historical agricultural practices on the farm to date.

Council sought clarification on amending the period for inspection to 12 months and confirmed the location of the easement.

Moved by Cunningham and Seconded by Lyon

That Application No. B01-2026 submitted by Tupling Farms Ltd. for an easement to provide access 2nd Line West between 598408 2nd Line West (R#6-19300) and 598409 2nd Line West (R#6-10900) be approved subject to the following:

- That the easement applies to an approximate area of 5 metres by 20 meters (0.02 acres) located across 2nd Line West, approximately 610 metres north of the intersection of County Road 21 and extending between 598408 2nd Line West (R#6-19300) and 598409 2nd Line West (R#6-10900).
- That the language of the new easement is to the Township solicitor's satisfaction at the cost of the applicant.
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2,000
- The deed for the subject severance must be presented to the Secretary Treasurer prior to two years after the date of decision; being May 6, 2028 less two weeks for processing for review and approval.
- That a simple schematic drawing/pre-construction drawing be provided to the Township prior to construction showing pipe depth, size, material and proposed location of isolation valves.
- That the Owner provide a security in the amount of \$5,000.00, to be returned following a 12-month inspection to the satisfaction of the Township.
- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R-plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.
- That the survey for the parcels reflects the approved configuration and is within +/- 5%, of the approved area/dimensions, when rounded to two decimal places.
- Parkland: That parkland, or cash in lieu of parkland shall be paid in accordance with the Parkland Dedication By-law in effect at the time of the payment.

Carried.

7.0 **Adjournment**

Moved by Lyon and Seconded by Cunningham

That the Committee adjourns the meeting at 9:14 a.m. to meet again at the call of the Chair.

Carried.

Chair

Secretary