



MINUTES

MEMBERS PRESENT:

Councillor John Sepulis, Chair
Dan Kennedy
Dianne Paron
Dennis O'Connor

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Jameson Pickard – County of Wellington
Nancy Shoemaker
Jeff Buisman
Robert Milburn
Kathy White
Mike Henley
Brian Fitzpatrick
Dave Wright

1 - 5. COMMITTEE OF ADJUSTMENT

- None

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

- The Chair advised the gallery that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

7. DISCLOSURE OF PECUNIARY INTEREST

- Dennis O'Connor declared pecuniary interest for severance applications B137/17 and B138/17

8. APPROVAL OF MINUTES

Moved by Dan Kennedy, Seconded by Dianne Paron

- That the minutes of the November 14th, 2017 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENTS

- None

11. LAND DIVISION

11(a) Severance Application B137/17 (D10/MAR) – David & Denise Marshall & Lynn Poore, Part Lot 10, Concession 3, municipally known as 4610 Sideroad 10 N

Proposed severance is 1.716 hectares with 148.34m frontage (Part 1 on sketch), vacant land for proposed rural residential use. Retained parcel is 1.094 hectares with

100.56m frontage, existing and proposed rural residential use with existing dwelling and swimming pool (Parts 2 & 3 on sketch).

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

11(b) Lot Line Adjustment Application B138/17 (D10/MAR) – David & Denise Marshall & Lynn Poore, Part Lot 10, Concession 3, municipally known as 4610 Sideroad 10 N

Proposed lot line adjustment is 15m x 152.4m = 0.229 hectares (Part 2 on sketch), vacant land to be added to abutting rural residential lot - Lynn & Kevin Poore. Retained parcel is 0.865 hectares with 85.56m frontage, existing and proposed rural residential use with existing dwelling and swimming pool (Part 3 on sketch).

Moved by Dan Kennedy, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

11(c) Severance Application B139/17 (D10/SZA) – Tibor & Eva Szabo, Part Lot 11, Concession 11, municipally known as 309 Hume Road

Proposed severance is 62m fr x 187m = 1.2 hectares, vacant land for proposed rural residential use. Retained parcel is 2.6 hectares with 140m frontage on Concession Rd 11 and 185m frontage on Hume Rd, existing and proposed rural residential use with existing dwelling and shed.

Moved by Dennis O'Connor, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

11(d) Severance Application B140/17 (D10/ONT) – 2353730 Ontario Limited c/o Brian Fitzpatrick, Part Lot 6, RP 131, EOBL, municipally known as 43 Carter Rd.

Proposed severance is 37.9m fr x 106.5m = 0.40 hectares, vacant land for proposed rural residential use. Retained parcel is 37.9m fr x 106.5m = 0.40 hectares, existing and proposed rural residential use with existing dwelling and shop.

Moved by Dan Kennedy, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- Note the County is to review MDS calculation for the horse barn

CARRIED

11(e) Severance Application B141/17 (D10/MOR) – Glenn Morgan, Part Lots 36-37, Concession Gore, municipally known as 4063 Highway 6.

Proposed severance is 0.5 hectares with 75m frontage, existing and proposed rural residential use with existing dwelling. Retained parcel is 5.8 hectares with 178m frontage, existing and proposed rural residential use with existing shop, driveshed & shed.

Moved by Dennis O'Connor, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- Zone Amendment to permit the stand-alone commercial use on the retained lands is required

CARRIED

11(f) Severance Application B142/17 (D10/EVA) – Nolan Evans & Karen Hand, Part Lot 10, Concession 10, municipally known as 142 Hume Rd.

Proposed severance is 0.4 hectares with 41m frontage, vacant land for proposed rural residential use. Retained parcel is 3.5 hectares with 36m frontage, existing and proposed rural residential use with existing dwelling and pool.

Moved by Dan Kennedy, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- Note the application is subject to GRCA approval

CARRIED

11(g) Severance Application B144/17 (D10/GAT) – Daryl Gates, Part Lot 11, Concession Gore, municipally known as 4053 Sideroad 10 S.

Proposed severance is 1.0 hectares with 95m frontage, existing and proposed rural residential use with existing dwelling & garage. Retained parcel is 4.7 hectares with 162m frontage, vacant land for proposed rural residential use.

Moved by Dennis O'Connor, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- Note the application is subject to GRCA approval and MDS requirements are to be satisfied

CARRIED

11(h) Severance Application B145/17 (D10/WRI) – David Wright & Elizabeth Reade, Part Lot 11, Concession 10, municipally known as 161 Hume Rd..

Proposed severance is 3.0 hectares with 10m frontage, vacant land for proposed rural residential use. Retained parcel is 2.9 hectares with 140m frontage, existing and proposed rural residential use with existing dwelling.

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- Township Fire Comments required regarding grade of driveway
- Minor Variance required to permit 10 m frontage on the severed lands

CARRIED

11(i) Severance Application B146/17 (D10/CLA) – James & John Clark, Part Lot 30, Concession 8, located on Wellington Rd 36.

Proposed severance is 50m x 100m = 0.5 hectares, existing agricultural use for proposed rural residential use. Retained parcel is 15.9 hectares with 517m frontage on Wellington Road 36 and 745m frontage on Hwy 401, existing and proposed agricultural use.

Moved by Dennis O'Connor, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

11(j) Severance Application B147/17 (D10/WIL) – Chari Wilkinson & Jill McGuinness, Part Lot 7, Concession 3, municipally known as 6660 Wellington Rd 34.

Proposed severance is 0.44 hectares with 93m frontage, existing agricultural use for proposed rural residential use. Retained parcel is 39.7 hectares with 79m frontage, existing and proposed rural residential and agricultural use with existing 2 dwellings & shed. Existing bank barn to be removed.

Moved by Dan Kennedy, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- County to condition "the bank barn to be removed" to meet MDS requirements.

CARRIED

11(k) Severance Application B148/17 (D10/WIL) – Chari Wilkinson & Jill McGuinness, Part Lot 7, Concession 3, municipally known as 6660 Wellington Rd 34.

Proposed easement is 237 square metres with 4.1m frontage, for hydro line to benefit the existing residential dwellings on the retained parcel (B147/17).

Moved by Dennis O'Connor, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

11(l) Severance Application B149/17 (D10/PIE) – Pier Property Inc, Clergy Reserve Lot 27, Concession 7, municipally known as 267 Brock Rd.

Proposed severance is 1.1 hectares with 121m frontage, vacant land for proposed commercial use, existing temporary vegetable stand and fry stand. Retained parcel is 18.3 hectares with 125m frontage on Wellington Rd 46 and 183m frontage on McLean Road, existing and proposed trucking company operation.

Moved by Dennis O'Connor, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- Township condition required to ensure legal drainage outlet for the remnant TransX lands is maintained
- Consider if unique terrain justifies varied property line.
- Municipal drain and maintenance zone is to be shown on the severance plan

CARRIED

11(m) Severance Application B150/17 (D10/WHI) – Kathy White (Full Moon Investments Property), Part Lot 15, Concession 3, municipally located on Wellington Rd 35.

Proposed severance is 29m fr x 143m = 0.4 hectares, agricultural land for proposed rural residential use. Retained parcel is 5.7 hectares with 124m frontage, existing and proposed rural residential and agricultural use with existing dwelling and garage.

Moved by Dan Kennedy, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

11(n) Lot Line Adjustment Application B151/17 (D10/FUL) – Full Moon Investments property merged with White property, Part Lot 15, Concession 3, municipally located on Wellington Rd 35 & 4540 Wellington Rd 35.

Proposed lot line adjustment is 2.4 hectares with 52m frontage, pond & forested land to be added to abutting rural residential parcel- Kathy White. Retained parcel is 2.4 hectares with 69m frontage, existing and proposed forested land.

Moved by Dan Kennedy, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments
- Application subject to GRCA approval

CARRIED

11(o) Severance Application B152/17 (D10/MCL) – Duncan & Susan McLeod, Part Lot 24, Concession 8, municipally known as 77 Gilmour Rd.

Proposed severance is 80m fr x 75m = 0.6 hectares, agricultural use for proposed rural residential use. Retained parcel is 29.1 hectares with 592m frontage, existing and proposed agricultural and rural residential use with existing dwelling and 2 sheds.

Moved by Dianne Paron, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments
- Clarify #14 on the application

CARRIED

11(p) Severance Application B153/17 (D10/CAI) – Brian, Cheryl & Christa Cain, Part Lots 26-28, Concession 9, municipally known as 4297 Victoria Rd.

Proposed severance is 400m fr x 1000m = 40 hectares, existing and proposed agricultural and rural residential use with existing dwelling & shed. Retained parcel is 800m fr x 1000m = 80 hectares, existing and proposed agricultural use for proposed agricultural and rural residential use.

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be

forwarded to the County of Wellington Land Division Committee:

- No comments
- Subject to GRCA comments

CARRIED

11(q) Severance Application B154/17 (D10/MCL) – Ruth & Bruce McLeod, Part Lot 23, Concession 8, municipally known as 70 Gilmour Rd

Proposed severance is 0.4 hectares with 55m frontage, vacant land for proposed rural residential use. Retained parcel is 12.2 hectares with 74m frontage, existing and proposed rural residential use with existing dwelling, workshop, shed & pool

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments
- Subject to GRCA comments

CARRIED

11(r) Severance Application B155/17 (D10/OVE) – Overseas Farms Inc, Part Lot 15, Concession 2, municipally known as 6871 Wellington Road 34

Proposed severance is 80m fr x 90m = 0.7 hectares, agricultural use for proposed rural residential use. Retained parcel is 35.4 hectares with 110m frontage, existing and proposed agricultural and residential use with existing dwelling, 2 barns & 2 sheds.

Moved by Dennis O'Connor, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- Minor variance required for reduced frontage on retained lands (note the shorter frontage on a corner lot is considered the front yard)
- County is to be satisfied the application meets MDS requirements

CARRIED

11(s) Severance Application B158/17 (D10/MIL) – Robert Milburn, Part Lot 16, Concession 8, municipally located at Brock Rd N and Maltby Rd.

Proposed severance is 60m fr x 75m = 0.45 hectares, vacant land for proposed rural residential use. Retained parcel is 3.2 hectares with 120m frontage on Maltby Rd E and 143m frontage on Wellington Rd 46, existing and proposed vacant land

Moved by Dianne Paron, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

12. OTHER MATTERS

12(a) 2018 Operating Budget attached for information purposes

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting January 9th 2018 @ 7:00 p.m.

15. ADJOURNMENT

Moved by Dennis O'Connor and Seconded by Dan Kennedy,

- That the Planning & Development Advisory Committee adjourns at 8:30 p.m.

CARRIED