



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Nancy Shoemaker

1 - 5. COMMITTEE OF ADJUSTMENT

- See June 13, 2017 Committee of Adjustment Minutes.

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

- None

8. APPROVAL OF MINUTES

Moved by Dan Kennedy, Seconded by Dianne Paron

- That the minutes of the May 9th, 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) Lot Line Adjustment Application B73/17 (D10/COT) – Joanne Cotroneo, Part Lot 17-18, Concession 8, municipally known as 7547 Hammersley Rd

Proposal is a lot line adjustment of 41.7 ha to abutting vacant lot – Mario & Joanne Cotroneo. Proposed rural residential use. Retained parcel is 1.4ha fronting on Hammersley Road, existing dwelling, shed, pool and pond.

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

- No comments

CARRIED

11(b) Lot Line Adjustment Application B74/17 (D10/DOU) – David Doughty, Lots 24-25, Concession 2, municipally known as 7129 Smith Road.

Proposal is a lot line adjustment of 0.07ha to abutting residential lot being Unit 47 of Wellington Vacant Land Condominium Plan No. 172 – residential use. Retained parcel is 5.8 ha, existing and proposed rural residential use with a dwelling and shed.

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

- Note that Condominium approval will be required.

CARRIED

11(c) Lot Line Adjustment Application B75/17 (D10/AUD) – Audrey Meadows Ltd., Lot 29, Reg Plan 61M-153, municipally known as 14 Elizabeth Place.

Proposal is for a lot line adjustment of 355 sq. m., no frontage to abutting Janice and George Good rural residential parcel. Purpose is to increase privacy for the existing dwelling at 4506 Victoria Rd. Retained parcel is 3645 sq. m., 43.1 m frontage on Elizabeth Place, vacant, proposed residential – part of Audrey Meadows Subdivision.

- John Sepulis expressed concern that the application to reduce the lot area under the required 1 acre could be precedent setting.
- Sarah Wilhelm remarked that as long as servicing can be achieved and Building has no objections, the reduction in lot size would be considered minor.

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

- Minor variance will be required as the proposed lot area will be less than the required 0.4ha (1 acre) minimum lot area.

CARRIED

11(d) Lot Line Adjustment Application B76/17 (D10/AUD) – Audrey Meadows Ltd., Lot 28, Reg Plan 61M-153, municipally known as 18 Elizabeth Place.

Proposal is for a lot line adjustment of 355 sq. m., no frontage to abutting Janice and George Good rural residential parcel. Purpose is to increase privacy for the existing dwelling at 4506 Victoria Rd. Retained parcel is 3645 sq. m., 27.9 m frontage on Elizabeth Place, vacant, proposed residential – part of Audrey Meadows Subdivision.

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

- Minor variance will be required as the proposed lot area will be less than the required 0.4ha (1 acre) minimum lot area.

CARRIED

12. OTHER MATTERS

- None

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting July11, 2017 @ 7:00 p.m.

15. ADJOURNMENT

Moved by Deep Basi and Seconded by Dennis O'Connor,

- That the Planning & Development Advisory Committee adjourns at 7:24 p.m.

CARRIED