



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Councilor Ken Roth
Dennis O'Connor
Robin Wayne

MEMBERS ABSENT:

Dianne Paron

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Kevin Johnson
Jeff Buisman
Cam Koebel
Sharon Richard
Councilor Wayne Stokley

1. - 5. COMMITTEE OF ADJUSTMENT

- See November 3, 2015 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 planning development applications.

7. DISCLOSURE OF PECUNIARY INTEREST

- None

8. APPROVAL OF MINUTES

- Moved by Ken Roth, Seconded by Robin Wayne
- That the minutes of the Tuesday October 13th, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW

9(a) D11/REN – 2120826 Ontario Ltd, Ren's Pet Depot 20 Brock Road N Site Plan Review for Urban Design comments – proposed warehouse expansion.

- Kelly Patzer presented the application outlying on the aerial where the proposed expansion is to be located, summarized Township Staff comments received and noted the landscaping along the west and south of the warehouse to provide a visual buffer against the warehouse walls as seen from the neighbouring residential properties on Wellington Road 34..
- Robin Wayne recalled at a Public Meeting it was mentioned that there could be a limit on the amount of trucking bays – Kelly Patzer is to review zoning and Public Meeting minutes

Moved by Robin Wayne, Seconded by Dennis O'Connor that the following comments be reviewed by staff and consultants for Site Plan file D11/REN:

- Possible berm to plant trees on to soften the south and west walls

- Would request some of the landscaping be relocated from the rear of the property to the front of the building to be in conformity with Urban Design Guidelines
- Note some landscaping is off the subject property

10. ZONING BY-LAW AMENDMENTS

- None

11. LAND DIVISION

11(a) 11(a) Severance Application B96/15 (D10/JEF) – Jefferson Farms Ltd. c/o Tom Jefferson, Part Lot 5, West of Blind Line, Plan 131 municipally known as 112 Carter Road.

Proposed severance is 46 m frontage x 110 m = 0.5 hectares, vacant land for proposed rural residential use

Retained parcel is 8 hectares with 845 m frontage, existing and proposed rural residential and agricultural use with existing dwelling.

Moved by Ken Roth, Seconded by robin Wayne that the following comments are forwarded to the County of Wellington Land Division Committee:

- No comment

CARRIED

11(b) Severance Application B97/15 (D10/GRE) – Amarjit & Jasraman Grewal, Concession Gore, Part Lots 37 & 38, municipally known as 7470 MacPhersons Lane.

Proposed lot line adjustment is 0.3 hectares with no frontage, existing agricultural field to be added to abutting rural residential property – Gurleen Grewal & Santokh Rai.

Retained parcel is 0.5 hectares with 10 m frontage, existing and proposed rural residential use with existing dwelling.

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

- Note that the Zoning is different on the severed parcel and the parcel to be added to.
- The septic is not identified on the small parcel to the south, 4027 Highway 6, and there is a concern that it may cross a property line on the severed portion.

CARRIED

11(c) Severance Application B98/15 (D10/GRE) – Amarjit & Jasraman Grewal, Concession Gore, Part Lots 37 & 38, municipally known as 7470 MacPhersons Lane.

Proposed easement is 10m frontage x 112m = 0.1 hectares, existing driveway for proposed access to benefit the merged parcel (B97/15)

- Sarah Wilhelm noted the County does not support access by easement

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

- The Committee does not support the proposed easement to provide access to the property when there is an existing access off of Highway 6.

CARRIED

12. OTHER MATTERS

- None

13. CLOSED MEETING - no matters**14. FUTURE MEETINGS**

- Special Committee of Adjustment Tuesday November 10 @ 7:00 p.m.
- Next Regular Meeting Tuesday December 8, 2015 @ 7:00 p.m.

15. ADJOURNMENT

- Moved by Ken Roth and Seconded by Dennis O'Conner.
- That the Planning & Development Advisory Committee adjourns at 8:04 p.m.

CARRIED