



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Councillor Ken Roth
Dennis O'Connor
Dianne Paron
Deep Basi

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Nancy Shoemaker, BSRD
Colin Vanderwoerd, Van Harten Surveying
Joe Cascanette
Troy Cox
Brian & Janice Cox

1. - 5. COMMITTEE OF ADJUSTMENT

- See January 12, 2016 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 Dianne Paron, Seconded by Ken Roth
- That the minutes of the Tuesday December 8th, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENTS

- None

11. LAND DIVISION

11(a) Severance Application B124/15(D10/MCC) – Raymond & Mary McCarron, Part Lot 17, Concession 10, municipally known as 4556 Concession 11.

Proposed severance is 250' x 450' = 2.3 acres, vacant bush for proposed rural residential use

Retained parcel is 84.6 acres with 446.5' frontage, existing and proposed rural residential and agricultural use with existing dwelling, 2 barns, stone cottage and drive shed.

Moved by Dennis O'Connor, Seconded by Deep Basi that the following comments

are forwarded to the County of Wellington Land Division Committee:

- MDS calculation should be based on having livestock inside the barn.

CARRIED

11(b) Severance Application B125/15 (D10/PER) – Persian Investments Limited - Concession 7, Part Lot 16, municipally known as 424 Maltby Road W.

Proposed severance is 13.2 hectares with 293 m frontage on Maltby Rd and 361 m frontage on Concession Road 7, vacant land for proposed rural industrial use.

Retained parcel is 28.9 hectares with 708 m frontage, existing and proposed agricultural use with existing vacant house and barn.

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

- No comments.

CARRIED

11(c) Severance Application B126/15 (D10/LAK) – Estate of Edward Lake c/o Gary & William Lake, Part Lots 18, 19 & 20, Concession 1, municipally known as 6947 Concession Road 2.

Proposed severance is 0.4995 hectares with 48.8 m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 88.5 hectares with 1192m frontage, existing and proposed agricultural and rural residential use with existing house, 2 drive sheds, barn and 3 silos.

- John Sepulis noted that there is an overhead hydro line crossing the property
- Nancy Shoemaker indicted that the line seems to service many properties and does not have a clear start or end, indicating it could be a public line for hydro service.

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

- Severed parcel should not be encumbered by a distribution hydro line crossing the parcel
- It should be determined if the utility is a public or private line
- Hydro should be circulated for comment if it is a public line

CARRIED

12. OTHER MATTERS

- none

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting Tuesday February 9, 2016 @ 7:00 p.m.

15. ADJOURNMENT

Moved by Ken Roth and Seconded by Dianne Paron,

- That the Planning & Development Advisory Committee adjourns at 7:40 p.m.

CARRIED