



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

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

1. - 5. COMMITTEE OF ADJUSTMENT

- See November 8, 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 development planning applications.

7. DISCLOSURE OF PECUNIARY INTEREST

- John Sepulis for agenda item 11(c) – Lot Line Adjustment B92/16

8. APPROVAL OF MINUTES

- Moved by Dennis O'Connor, Seconded by Deep Basi
- That the minutes of the Tuesday October 11, 2016 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENTS

10(a) D14/ONT 1340464 Ltd (Weber) – 4576 Wellington Road 32, Concession 3, Part Lots 3-5

The subject lands were granted provisional approval for severance application B88/15 by the Wellington County Land Division Committee in November, 2015. This application would satisfy a condition for the severance of a surplus farm dwelling. The proposed zone amendment would prohibit a residential dwelling on the retained lands.

Moved by Dianne Paron, Seconded by Ken Roth that the PDAC recommends the following comments to be received by staff for Zoning By-law Amendment application D14/ONT:

- No objections and support the rezoning

CARRIED

11. LAND DIVISION

11(a) Severance Application B84/16 (D10/EAS) – Eastern Farm Machinery, Part Lots 3-4 Plan 684, municipally known as 10 Nicholas Beaver Road

Proposed severance is 46m fr x 212.33m = 9753 sq. m., vacant land for proposed future industrial use. Retained parcel is 67.2 m fr x 210.72 = 14,196 sq. m., existing

and proposed industrial use with existing concrete block building and metal clad storage building.

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) Severance Application B86/16 (D10/GUT) – Lorna Guthrie, Part Lot 7, Concession 9, 857 Watson Road S.

Proposed severance is 21.34m x 98.57m = 0.208 hectares, existing and proposed rural residential use with existing dwelling. Retained parcel is 6.2549 hectares with 29.07 m frontage on Watson Road S and 179.74m on Arkell Road, existing agricultural use with horse arena and 3 barns, for proposed agricultural and rural residential use.

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

- Confirm if there will be an impact to any Nutrient Management Plan on the horse farm
- Detail the accessory buildings and their setbacks to the proposed lot lines
- Note the paddock fence crosses the proposed lot lines

CARRIED

11(c) Lot Line Adjustment B92/16 (D10/ONT) – 2025590 Ontario Limited, Part Lot 20 Concession 2, located on the south-east corner of Wellington Road 34 and Sideroad 20 North.

Proposed lot line adjustment is 0.4 hectares with 34 m frontage, vacant land to be added to rural residential lot - Allen and Kathleen Remley; Kristen & Jody Arens. Retained parcel is 1.37 hectares with 92 m frontage on Wellington Road 34 & 76 m frontage on Sideroad 20 N, vacant land for proposed rural residential use.

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

12. OTHER MATTERS

- Kelly Patzer indicated the Comprehensive Zoning By-law Discussion paper is scheduled to be released in December 2016.

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting December 13, 2016 @ 7:00 p.m. Alternate meeting scheduled for December 6th 2016 to coincide with any County consent circulation and comment deadline.

15. ADJOURNMENT

Moved by Dianne Paron and Seconded by Ken Roth,

- That the Planning & Development Advisory Committee adjourns at 7:38 p.m.

CARRIED