



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator	Kerry Hillis
Sarah Wilhelm – County of Wellington	Jackie Flanagan
Paul Wyszynski	Colin Vanderwoerd
Marc Jowett	

1. - 5. COMMITTEE OF ADJUSTMENT

- See October 11, 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

- None

8. APPROVAL OF MINUTES

- Moved by Ken Roth, Seconded by Dianne Paron
- That the minutes of the Tuesday September 13, 2016 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 B72/16 (D10/CUM) – Charles Cummings, Part Lot 12&13, Concession 5, municipally located on Pioneer Trail.

Proposed severance is 0.8 hectares with 68.5m frontage, vacant land for rural residential use. Retained parcel is 1.2 hectares with 91.6m frontage, existing and proposed vacant land.

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 B77/16 (D10/DOU) – David & Charlene Doughty, Part Lot 24&25, Concession 2, municipally known as 7129 Smith Road.

Proposed severance is 0.8 hectares with 81m frontage on Smith Road and 91m

frontage on Concession 7, vacant land for proposed rural residential use. Retained parcel is 5.1 hectares with 129m frontage, existing and proposed rural residential use with existing dwelling & shed.

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

- Question of the proposed location is the best location on the parcel for a severance due to the proximity to Capital Paving as noise and odour could be issues in the current proposed location.
- Confirmation from the GRCA detailing the limit of the Natural Features is required.

CARRIED

11(c) Severance Application B80/16 (D10/PIC) –Denyse Pichette, Part Lot 32, Concession Gore, municipally known as 7329 Concession 1.

Proposed severance is 64m fr x 63m = 0.4hecatres, existing agricultural use for proposed rural residential use. Retained parcel is 37 hectares with 2015m frontage, existing and proposed agricultural and rural residential use with existing dwelling and shed.

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(d) Severance Application B81/16 (D10/PIC) –Denyse Pichette, Part Lot 32 Concession Gore, municipally located on Concession 1.

Proposed severance is 64m fr x 63m = 0.4 hectares existing agricultural use for proposed rural residential use. Retained parcel is 64m fr x 63m = 0.4 hectares, existing and proposed agricultural use.

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

- Lot creation is creating a cluster and it should be determined if the proposed lot meets MDS

CARRIED

12. OTHER MATTERS

- Sarah Wilhelm indicated that the Province is releasing new MDS in march 2017
- The Farm Practices Review Board question pertaining to any odour conflicts between agricultural farm uses and non-farm properties in the rural area has been put forward to the Province

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting November 8, 2016 @ 7:00 p.m.

15. ADJOURNMENT

Moved by Dianne Paron and Seconded by Ken Roth,

- That the Planning & Development Advisory Committee adjourns at 8:20 p.m.

CARRIED