



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Councillor Ken Roth
Dennis O'Connor
Dianne Paron
Robin Wayne

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Nancy Shoemaker, BSRD
Jeff Buisman, Van Harten Surveying
Anna Vera

1. - 5. COMMITTEE OF ADJUSTMENT

- See December 8, 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 Dennis O'Connor
- That the minutes of the Tuesday November 3rd, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENTS

10(a) Zoning Amendment Application D14/COL - Brad Coles, Part Lot 8, Concession 2, municipally known as 6691 Ellis Road.

Proposed site specific zoning amendment to permit the construction and operation of a small scale commercial Label making business.

The owner currently operates a home occupation for the same business on his property and was granted a minor variance in 2006 to permit having three off-site employees for the home occupation. He is proposing to rezone a portion of the property and sever it, to build a new building for the business to make it stand-alone from his residential property (Agricultural Zone). It is to remain a small scale commercial operation.

- Brad Coles, owner of the property and business, stated he currently operates his label making business from his house and shop on the property. He has recently acquired a small business in Cambridge with new equipment and 2 new employees and wishes to make the business stand-alone from his residential property.

- Dianne Paron asked if the minor variance would still apply on the retained lands.
- Ken Roth indicated he would not be supportive of removing the home occupation use, but noted there is the provision to have three off-site employees on the property.
- Brad Coles noted the existing shop would be for his own personal use and not be used for his business anymore.
- Sarah Wilhelm indicated that the rezoning could possibly address the issue.
- Robin Wayne asked if the severed parcel would have a dwelling
- Sarah Wilhelm noted the application is requesting the main use of the property to be the commercial business

Moved by Dianne Paron, Seconded by Ken Roth that the following comments be received by staff for Zoning Amendment file D14/COL:

- Note that the Minor Variance for the additional employees on the retained parcel would no longer be required.
- PDAC supports the rezoning application.

CARRIED

10(b) Zoning Amendment Application D14/TSO – Tsounis Capital Investments Ltd., Part Lot 16, Plan 119, municipally known as 40 Brock Road S.

Proposed amendment of the Hamlet Residential (HR) Zone to a Specialized Hamlet Commercial (C1-_) Zone to permit a personal service (esthetics) establishment including accessory retail sales.

- Nancy Tsounis, owner of the property, indicated that she purchased the property to operate a spa from the house that would provide services such as skincare, facials, massages, manicures and pedicures. Minimal renovations would need to be completed on the interior or exterior of the house.
- Robin Wayne inquired if the house was wheelchair accessible and noted that all commercial buildings are required to be fully accessible by the year 2025.
- Robin Wayne noted fencing is a requirement between commercial and residential properties and asked how many employees would be working for the business.
- Nancy Tsounis indicated there would be fencing between the properties and stated there would be 2-3 employees, with 1 or 2 customers attending at a time.
- Robin Wayne responded that there would not be adequate parking based on the plan shown and the amount of employees proposed.
- Nancy Tsounis indicated that the deck may need to be removed to provide more parking.
- Ken Roth remarked that the parking and buffer requirements in the zoning by-law for the proposed commercial use would need to be determined.
- Sarah Wilhelm indicated that a proposed reduction in parking and landscape buffer would require a minor variance.
- Dianne Paron asked how there would be only one customer at a time but 3 employees?
- Nancy Tsounis indicated one employee would be working in the office as an assistant answering phones and maintaining the building.

Moved by Dianne Paron, Seconded by Dennis O'Connor that the following comments be received by staff for Zoning Amendment file D14/TSO:

- Note that commercial businesses will be required to be fully assessable by 2015
- Variances may be required to have the property conform to the zoning by-law for a commercial use.
- PDAC supports the rezoning application.

CARRIED

11. LAND DIVISION

11(a) Severance Application B103/15 (D10/BEN) – Albert & Doris Bennett, Part Lot 16, Concession 9, municipally known as 7635 Maltby Road.

Proposed severance is 95 m frontage x 90.82 m = 0.8627 hectares, vacant land for

proposed rural residential use

Retained parcel is 28.06 hectares with 515.79 m frontage on Maltby Road and 405.2 m frontage on Victoria Road S, existing and proposed rural residential and agricultural use with existing dwelling, 2 drive sheds, a market garden and a chicken coop.

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

- No comment

CARRIED

11(b) Lot Line Adjustment Application B108/15 (D10/SUG) – Sugarlips Candy Company Ltd. c/o Juliet Wyk, Concession 2, Part Lot 5, municipally known as 30 Lake Road.

Proposed lot line adjustment is 503 square metres with no frontage, vacant land to be added to abutting residential lot

Retained parcel is 1049.6 square metres with 12.192 m frontage, existing vacant residential lot.

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

- Note that a Minor Variance would be required for the retained parcel.
- Note that #29 stated there was an attachment without one being provided.
- No comments.

CARRIED

11(c) Severance Application B112/15 (D10/BAT) – James & Christine Bates, Part Lot 6, East of Blind Line, Registered Plan 131, municipally known as 211 Carter Road.

Proposed severance is 80m frontage x 248m = 2 hectares, existing forest and reforested trees for proposed rural residential and organic farming.

Retained parcel is 7.3 hectares with 284m frontage, existing and proposed rural residential and forest with existing dwelling.

- Jeff Buisman noted the proposed severance is a 2 hectare parcel that the owner's nephew will be purchasing to build a house and have an organic farm for maple syrup and mushrooms, with some small animals including goats. There is an adjacent barn that does not appear to have MDS issues.
- Dianne Paron stated that is a unique use of the land.
- John Sepulis inquired if raising goats triggers any MDS issue and noted #31-33 of the application were not completed.
- Sarah Wilhelm responded that it is still a residential lot with agricultural zoning and all zoning policies would apply, including maximum permitted livestock units.

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

- No Comments

CARRIED

11(d) Severance (Easement) Application B114/15 (D10/WIL) – Jay Wilson, Part Lot 6, Concession 5, municipally known as 4783 Wellington Rd 32.

Proposed easement is 485 square metres with 2m frontage in favour of the retained lands for existing hydro lines.

- Jeff Buisman noted the hydro easement would be in favour of the retained lands.
- Robin Wayne indicated that the severance is creating a flag shaped lot and inquired if a minor variance would be required.

- Jeff Buisman replied that a variance would be required for the frontage of the retained parcel
- Ken Roth noted the easement could limit the use of the parcel for a future property owner.
- John Sepulis inquired if the hydro could be relocated to not encumber the proposed parcel.
- Jeff Buisman noted the person who purchases the property may not deem it a negative feature and estimates the cost of relocating hydro can range from \$10,000 - \$40,000 depending on a number of factors.
- Dianne Paron asked if the owner could put in new poles and remove the easement.
- Jeff Buisman remarked it could be done but is not desirable by the owner.

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

- Committee does not support easement

CARRIED

11(e) Severance Application B115/15 (D10/WIL) – Jay Wilson, Part Lot 6, Concession 5, municipally known as 4783 Wellington Rd 32.

Proposed severance is 49m frontage x 80m = 0.4 hectares, vacant land for proposed rural residential use, together with proposed easement for existing hydro lines (B114/15).

Retained parcel is 4.2 hectares with 27m frontage, existing and proposed rural residential with existing dwelling and shed.

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

- Parcel should not be encumbered by the hydro easement
- Minor Variance is required for reduced frontage on retained parcel.

CARRIED

11(f) Severance (Easement) Application B116/15 (D10/VER) – Anna & Javier Vera, Part Lot 18, Concession 4, municipally known as 6964 Concession 4.

Proposed easement is 400 square metres with 6m frontage in favour of the retained lands for existing hydro lines.

- Jeff Buisman remarked extensive work has been completed on the wetland boundary and the grand river Conservation Authority together with the EIS consultant deemed the location of the parcel and dwelling. The EIS consultant did not want the driveway to go to the rear of the property as well. The septic that is shown in the sketch does not need to be within the easement and can be relocated and the location of the hydro line is not an ominous encroachment.
- Dennis O'Connor asked who maintains the trees to provide clearance in the easement
- Anna Vera, owner of the property, stated she is giving the parcel to her daughter to build a house on and the proposed development is closer to the road to protect the trees on the property. There are solar panels on her house and the hydro easement accommodates a solar connection that brings power back to the grid.
- John Sepulis noted to be consistent when severing land, it should be done with the least amount of encumbrances. The Hydro line could follow the existing driveway.
- Ken Roth remarked that when severing a lot there shouldn't be easements in favour of a retained lot when there are remedies that can be completed to avoid an easement

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

- Committee does not support easement

CARRIED

11(g) Severance (Easement) Application B117/15 (D10/VER) – Anna & Javier Vera,
Part Lot 18, Concession 4, municipally known as 6964 Concession 4.

Proposed severance is 0.41 hectares with 76m frontage, existing forest and bush for proposed rural residential use, together with proposed easement to benefit retained lands for existing hydro lines (B116/15).

Retained parcel is 7.2 hectares with 29m frontage, existing and proposed rural residential and agricultural use with existing dwelling and garage.

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

- Parcel should not be encumbered by the hydro easement; consider adjusting property lines to not include hydro pole in the rear of the property or the easement
- Applicant is amenable to revise the boundaries to not include the easement

CARRIED

12. OTHER MATTERS

- John Sepulis thanked Robin Wayne for her years of service on the Planning Committee.
- John Sepulis requested that decisions of the Land Division Committee be included as attachments on future agendas.

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting Tuesday January 12, 2016 @ 7:00 p.m.

15. ADJOURNMENT

Moved by Dennis O'Conner and Seconded by Ken Roth,

- That the Planning & Development Advisory Committee adjourns at 8:03 p.m.

CARRIED