



Planning Advisory Committee Meeting
Monday January 27, 2014
7:30 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Councillor Roth, Chair
Councillor Schmidt, Vice Chair
John Sepulis
Lorne Wallace
Dennis O'Connor

MEMBERS ABSENT

Robin Wayne
Marilyn Fisher

OTHERS IN ATTENDANCE

Dennis Lever, Mayor
Karen Landry, CAO/Clerk
Aldo Salis, County of Wellington
Brian Beatty, BSRD
Jeff Buisman, VanHarten Surveying Inc.

John & Sarah Ableson
Kathy White
Richard Reid
Nathan Reid
Brian Cowan

1. CALL TO ORDER

The meeting was called to order at 7:30 pm.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. APPROVAL OF MINUTES

Moved by John Sepulis and Seconded by Lorne Wallace.

That the minutes of the Seventh Regular 2013 Planning Advisory Committee Meeting dated December 16, 2013 be and are hereby adopted as presented.

CARRIED.

4. DELEGATIONS/PRESENTATIONS

7:35 pm

1. Introduction of new committee member, Dennis O'Connor.

The Chair introduced Dennis O'Connor a new member of the Committee, Dennis has an agricultural background.

7:45 pm

2. Brian Beatty of BSRD with regard to ZBA #P7/2013 and #B161/13.
Refer to Item 5.1(a) & 5.2(m).

8:00 pm

3. Jeff Buisman of VanHarten Surveying Inc. with regard to County of Wellington Land Division Committee matters.
Refer to Items 5.3(c)-(l)(n).

5. REGULAR BUSINESS

1. Zoning By-law Amendment Matters

A. Andrew and Anne Day – 40171 Sideroad 25 S – Part Lot 26, Gore Concession – ZBA #P7/2013

- (i) Notice of a Complete Application and Initial Review of an Application to Amend the Zoning By-law.
- (ii) A Planning Assessment/Justification Statement dated November 2013 by BSRD provides a background of the property, reviews conformity with the Official Plan and site specific provisions which the application is proposing.
- (iii) An email from Greg Scheifele of GWS dated January 15, 2014 advises there are no concerns with this application.
- (iv) A letter from the County of Wellington dated January 20, 2014 advises the property is designated Secondary Agricultural, Core Greenlands and Greenlands under the Official Plan.

B. Beatty requested that application be amended to reflect the correct lot frontage and depth. B. Beatty advised the committee that the proposal conforms with the official plan. He also reviewed the planning assessment and noted that the proposal is mindful of surrounding properties with no open storage, limiting the floor area of the building and number of employees for no offsite impact.

The Committee questioned what would happen if the business were to grow and expand. Also, the Committee questioned what would happen with the building if the business were to leave.

2. Committee of Adjustment Matters

A. Audrey Meadows Ltd. – 19 Cathrine Court – Plan 61M-153, Lot 18 - #A1/14

- (i) A letter from the County of Wellington dated January 2, 2014 advises there are no concerns with the request.
- (ii) A letter from the GRCA dated January 7, 2014 advises there is no objection to the proposed minor variance.
- (iii) A notice of decision dated January 14, 2014 states the request was approved and that the appeal period will end February 3, 2014.

B. GSB Properties Ltd. – 7294 Mason Rd – Front Part Lot 25, Concession 7 - #A2/14

- (i) An email from the GRCA dated January 7, 2014 advises there are no comments with regard to this application

The Chair advised that this matter was deferred to the Committee of Adjustment meeting scheduled for Tuesday March 11, 2014.

3. County of Wellington Land Division Committee

A. Ruth Slater – Part Lots 18 & 19, Concession 8 - #B57/13 & #B58/13

- (i) A letter from the Ontario Municipal Board dated January 9, 2014 advises all appeals have been withdrawn.

B. Lorne Wallace – Part Lot 4, Registered Plan 386 - #B126/13

- (i) A notice of decision was issued by the County of Wellington which is subject to 7 conditions of approval.

C. L E L Farms – Part Lot 7, Concession 4 - #B133/13 & 134/13

- (i) Revised configuration by Jeff Buisman, VanHarten Surveying Inc.

J. Buisman presented the revised configuration to the Committee. He advised that this application is an agricultural severance and will continue the current use. The revised sketch is narrower.

The Committee questioned if an easement would be needed for shared access. The Committee also raised concerns about shared utilities.

D. Brian & Cheryl Cowen – Part Lot 20m Concession 9 - #B146/13

- (i) A letter from the GRCA dated January 6, 2014 advises there is no objection to the proposal.

The Committee had no concerns with this application.

E. Jean Rich – Part Lots 3 & 4, Gore Concession - #B149/13

- (i) A letter from the GRCA dated January 6, 2014 advises there are no objections to the applications.

The Committee had no concerns with the applications.

F. Jean Rich – Part Lots 3 & 4, Gore Concession - #B150/13 **Refer to Item 5.3(d).**

G. Nathan Reid – Part Lot 11, Concession 3 - #B151/13

- (i) A letter from the GRCA dated January 15, 2014 advises there are no objection to the application.

- (ii) Revised sketch dated January 15, 2014 by VanHarten Surveying Inc.

J. Buisman reviewed the revised sketch. The revised sketch followed comments made by the GRCA. He advised the reason for 2 properties is so the owner can downsize.

The Committee had no concerns with the application.

H. Richard Reid – Part Lot 10, Concession 3 - #B152/13

- (i) A letter from the GRCA dated January 15, 2014 advises there are no objections to the proposed applications.

- (ii) Revised sketch dated January 14, 2014 by VanHarten Surveying Inc.

J. Buisman reviewed the revised sketch. He advised the lot lines follow the perimeters of wetlands and recommendations by GRCA.

The Committee raised no concerns with the applications.

I. Richard Reid – Part Lot 10, Concession 3 - #B153/13

Refer to Item 5.3(h)

A. Salis advised the Committee that this lot would require a minor variance for the reduced lot frontage.

J. Richard Reid & Paul Nelson – Part Lot 10, Concession 3 - #B154/13

Refer to Item 5.3(h)

K. Richard Reid & Paul Nelson – Part Lot 10, Concession 3 - #B155/13

Refer to Item 5.3(h)

L. Richard Reid – Part Lot 10, Concession 3 - #B156/13

Refer to Item 5.3(h)

M. Charles Cummings – Part Lots 11 & 12, Concession 5- #B161/1

The Committee had no concerns with the application.

N. Ann Osborne – Part Lot 9, Concession 11 - #B1/14

J. Buisman advised the property will require an Environmental Impact Study and follow GRCA recommendations.

The Committee would recommend that the application be subject to GRCA conditions.

6. CLOSED MEETING

None.

7. FUTURE MEETINGS

The next meeting is scheduled for Monday February 24, 2014.

8. AJOURNMENT

The meeting adjourned at 8:49 pm.