



Planning Advisory Committee Meeting  
September 22, 2014  
7:30 pm  
Council Chambers, Aberfoyle

## **MINUTES**

### **MEMBERS PRESENT:**

Councillor Roth, Chair  
Marilyn Fisher  
John Sepulis  
Lorne Wallace  
Robin Wayne  
Dennis O'Connor

### **OTHERS IN ATTENDANCE:**

Kelly Patzer, Development Coordinator  
Jameson Pickard, County of Wellington  
Jeff Buisman, Van Harten Surveying  
Nancy Shoemaker, BSRD  
Lloyd Weber, LEL Farms

### **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 Marilyn Fisher
- That the minutes of the June 23, 2014 Planning Advisory Committee Meeting are hereby adopted as presented.

**CARRIED**

### **4. DELEGATIONS/PRESENTATIONS**

- A. Nancy Shoemaker, BSRD
- B. Jeff Buisman, Van Harten Surveying

### **5. REGULAR BUSINESS**

#### **Zoning By-law Amendment Matters**

- a) Con-Cast Pipe Inc. – 299 Brock Road, File D14/CON
  - Nancy Shoemaker presented the application. Stated the subject lands are under-utilized lands. The Industrial zoned parcel to be severed and rezoned to Highway Commercial (C2) Zone will be merged with the adjacent property to the north which is currently zoned C2 Zone. This will create a 0.32 hectare (0.78 acre) parcel.
  - J. Sepulis commented the parcel to be severed and rezoned juts out into Brock road
  - N. Shoemaker indicated that the County will likely ask for a road widening
  - L. Wallace clarified what land Con-Cast Pipe Inc. owned
  - R. Wayne asked where the entrance to the property will be

- N. Shoemaker said there will be an entrance and that will be determined through the Site Plan phase
- Councillor Roth recommended the application move to council for a Public Meeting
- Moved by Marilyn Fisher, Seconded by Robin Wayne

**CARRIED**

b) LEL Farms – 4665 Wellington Road 32 & 6649 Forestell Road, File D14/LEL

- Jeff Buisman presented the application. The proposal is to separate out a portion of the property with grain elevator bins. Met with Linda Redmond, Wellington County Planner and OMAFRA staff to discuss proposal. The proposed zone change is to:
  1. Prevent a residential dwelling on the severed parcel
  - 2, exempt turkey farm and other barn from MDSII to allow future expansion
- D. O'Connor asked about a nutrient management plan with any expansion of the farm
- L. Weber stated the proposal is not to expand.
- J. Sepulis stated there is some confusion with the MDS II request
- Jameson Pickard stated this is protecting the interest of the farming community. Everything in the application is specific to only this parcel
- L. Wallace asked if the MDS and Zoning approvals go hand-in-hand. What would happen if the restriction of no house on the property was ever taken off?
- J. Pickard stated it is a reciprocal relationship & benefits each the barn and the severed parcel
- R. Wayne indicted if the restriction of no house was lifted then MDS rules would kick in and the barn would take precedent over the residence
- K. Roth asked if the barn across the road would affect the severed parcel with MDS requirements if the parcel ever was residential
- J. Pickard stated rules would apply
- Councillor Roth inquired about 4665 Wellington Road 32 as it is a separate parcel
- J. Pickard stated there may not be the need to have relief from MDS requirements on 4665 Wellington Road 32
- County staff will determine the MDS relief required and respond back to K. Patzer and J. Buisman.
- Upon determination of MDS requirements application to go to Council for Public Meeting November 12<sup>th</sup>

**County of Wellington Land Division Committee**

- None

**6. CLOSED MEETING**

- None.

**7. FUTURE MEETINGS**

- October 27<sup>th</sup> meeting is cancelled due to the election

**8. AJOURNMENT**

- The meeting adjourned at 7:57pm
- Moved by Dennis O'Conner and Seconded by Robin Wayne.