



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Kathy White

1. - 4. COMMITTEE OF ADJUSTMENT

- See May 12, 2015 Committee of Adjustment Minutes

DEVELOPMENT APPLICATIONS

5. OPENING REMARKS

- The meeting was called to order at 7:00 pm.

6. DISCLOSURE OF PECUNIARY INTEREST

- John Sepulis declared pecuniary interest on Severance Application B35/15 (D10/WEN), as he owns property within the statutory 60 metre circulation distance of the subject property
- Dianne Paron was Chair for item 9(d)

7. APPROVAL OF MINUTES

- Moved by Dennis O'Connor, Seconded by Robin Wayne
- That the minutes of the Tuesday May 12, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

8. ZONING BY-LAW AMENDMENTS

8(a) D14/DEM – Demmers – 4855 Pioneer Trail Zoning Amendment related to severance file B18/13 to remove the A-2 Kennel Zoning from a parcel and to establish a 45.7 metre rear yard setback from a property that abuts the City of Guelph, and 14.7 metre frontage on a proposed parcel.

- Kelly Patzer explained that the A-2 Zone which permits a kennel on the property is being removed by Zoning Amendment because when the property is severed, neither the retained parcel or the severed parcel would meet the minimum lot size to permit a kennel.
- Moved by Ken Roth, Seconded by Dianne Paron
- No comments

CARRIED

8(b) D14/DRS – DRS – 66 Queen Street, Morriston - Zoning Amendment related to County of Wellington Subdivision File 23T-10004 to establish a Natural Environment Zone on a portion of the subject Parcel

- Kelly Patzer confirmed that the Natural Environment Zone would not increase the number of proposed lots on the subject lands.
- Moved by Dennis O'Connor, Seconded by Robin Wayne
- No comments

CARRIED

9. LAND DIVISION

9(a) Severance Application B28/15 (D10/FAT) – Kenneth Fatt. Property described as Part Lot 11, Concession 11, municipally known as 4735 Concession 11

Proposed severance is 46.2m x 131.37m = 0.607 hectares, existing vacant land for proposed rural residential use.

Retained parcel is 1.9 hectares with 49.4m frontage, existing and proposed rural residential use with existing house and 2 outbuildings

- Moved by Dianne Paron, Seconded by Ken Roth that the following comments be forwarded to County of Wellington Land Division Committee:
- No Comments

CARRIED

9(b) Severance Application B31/15 (D10/MCA) –Roy McAllister, Property described as Part Lot 26, Concession 1, municipally known as 7176 Concession 1 Road

Proposed severance is 75 m frontage x 75 m = 0.56 hectares, vacant land for proposed rural residential use.

Retained parcel is 39 hectares with 328 m frontage on Concession 1 Road and 619 m frontage on Sideroad 25, existing and proposed residential and agricultural use with existing dwelling and barn.

- 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

9(c) Severance Application B32/15 (D10/FRO) – Glenn & Yvonne Frosch, Property described as Part Lots 1, 2, 3, Concession Gore, municipally known as 6525 Concession 1 Road

Proposed severance is 94m frontage x 67 metres = 0.71 hectares, existing and proposed rural residential use with existing house.

Retained parcel is 72.6 hectares with 627 m frontage, existing and proposed agricultural and residential use with existing dwelling, shed and barn

- Ken Roth noted that severing a parcel off the property restricts the use of the barn for livestock due to MDS requirements and that will limit the use of the agricultural operations on the property
- Moved by Dianne Paron, Seconded by Ken Roth that the following comments be forwarded to the County of Wellington land Division Committee:
- Severing the property may restrict the use of any agricultural operation on the retained lands as the existing barn will not be able to be used for livestock
- Ensure there are adequate locations for a well and septic bed on the property.

CARRIED

9(d) Severance Application B35/15 (D10/WEN) – Richard & Elizabeth Wentzell, Property described as Part Lot 20, Concession 2, municipally known as 7007 Wellington Rd 34

Proposed severance is 1.4 hectares with 102 m frontage on Wellington Rd 34 and 125 m frontage on Sideroad 20 N, vacant land for proposed rural residential use.

Retained parcel is 2.1 hectares with 62 m frontage, existing and proposed rural residential use with existing dwelling, shed and storage building.

- Robin Wayne noted that a barn is labeled on the property as not structurally sound for livestock, therefore the barn should be removed as it would not be suitable for any type of occupancy.
- Moved by Robin Wayne, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington land Division Committee:
- Request a condition to remove the existing barn to the satisfaction of the Chief Building Official prior to final severance approval

CARRIED

10. SITE ALTERATION APPLICATIONS - none

11. OTHER MATTERS

- PDAC requests County of Wellington staff to advise on timing of secondary unit policy review and secondary dwellings for farm help
- Kelly Patzer informed the PDAC of the Community Improvement Plan, related stakeholder and open house meetings and requested members to complete the CIP survey
- Reminded Committee members of any required training that is to be completed

12. CLOSED MEETING

- No matters

12. FUTURE MEETINGS

- June 9, 2015, 7:00 p.m.

13. AJOURNMENT

- Moved by Ken Roth and Seconded by Robin Wayne.
- The meeting adjourned at 7:54 p.m.

CARRIED