



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Andrea Clarke
Lorelie Ratz
Greg Karges
Councilor Wayne Stokley

1. - 5. COMMITTEE OF ADJUSTMENT

- See October 13, 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 Dianne Paron
- That the minutes of the Tuesday September 8th, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE ALTERATION

- None

10. ZONING BY-LAW AMENDMENTS

- None

10(a) Zoning By-law Amendment Application

11. LAND DIVISION

11(a) Severance Application B82/15 (D10/CAR) – Leonard Carl & Carol Cook, Concession 10, Part Lot 10, municipally known as 4284 Sideroad 10 S.

Proposed severance is 60.96m frontage x 133.32 m = 0.81 hectares, vacant land for proposed rural residential use

Retained parcel is 37 hectares with 901.6 m frontage, existing and proposed residential, agricultural and reforestation with existing house, barn, and kennel buildings.

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

- Township staff is to ensure that the Dog By-law is abided by (re: kennel separation distances and minimum lot sizes for a kennel)
- The previous severance date was not identified

CARRIED

11(b) Severance Application B88/15 (D10/ONT) – 1340464 Ontario Ltd., Concession 3, Part Lots 3-5, municipally known as 4576 Wellington Rd 32.

Proposed severance is 3 hectares with 127m frontage, existing and proposed agricultural and rural residential use with existing dwelling, garage, drive shed, barn and grain tower

Retained parcel is 37 hectares with 270m frontage, existing and proposed agricultural use with existing barn.

- Sarah Wilhelm noted landowners can sever a surplus farm dwelling under the PPS when a property is located in Prime Agricultural Designation. Then the balance of the property (retained agricultural portion) is to be rezoned to not permit a house.
- MDS would apply to the turkey barns. MDS does not apply to the barn on the property being severed

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

- Review/confirm the placement of the lot line between the barns on the retained land
- Note that there is not a requirement to rezone the barn "to not house animals".
- The requirement of a barn not to house animals is not enforceable
- Clarification is required on the letter "existing dwelling is to be no larger than the area of residence" – concern about restricting dwelling size
- South limit of severance should be realigned to follow the cultivated field on the south (west sideyard) lot line.
- Concern was noted with a 850m² barn on a rural residential property

CARRIED

11(c) Severance Application B91/15 (D10/LEL) – LEL Farms Ltd, Concession 4, Part Lot 6, municipally known as 4665 Wellington Rd 32

Proposed severance is 149m fr x 123m = 1.8 hectares, existing agricultural and bush for proposed rural residential use.

Retained parcel is 39 hectares with 954m frontage, existing and proposed residential, agricultural & Bush with existing dwelling, drive shed and three turkey barns.

- Sarah Wilhem noted the forested area is designated Greenlands in the County of Wellington Official Plan

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

- The lots size is excessive and the lot line could be reconfigured so the dwelling would be located in the forested area, consistent with the adjacent property to the west
- Failing that the severance cannot be within the forest/bush area the severance should be denied to protect the agricultural lands

CARRIED

12. OTHER MATTERS

- D13/HAG (Hagens – 7667 Maltby Rd E) OMB appeal was October 5th, 2015. Sarah Wilhelm appeared as a witness. The Board member will be issuing a written decision within 4-6 weeks.

13. CLOSED MEETING - no matters**14. FUTURE MEETINGS**

- Tuesday November 10 @ 7:00 p.m. – Amended to November 3, 2015

15. ADJOURNMENT

- Moved by Ken Roth and Seconded by Dennis O’Conner.
- That the Planning & Development Advisory Committee adjourns at 8:38 p.m.

CARRIED