



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

1. - 5. COMMITTEE OF ADJUSTMENT

- See September 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 Dianne Paron
- That the minutes of the Tuesday August 11th, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE ALTERATION

- None

10. ZONING BY-LAW AMENDMENTS

10(a) Zoning By-law Amendment Application D14/FRO (Frosch)

Concession Gore, Part Lot 1, municipally known as 6505 Concession 1.
To rezone an existing barn to not house animals. County of Wellington Severance Application B32/15 severs a parcel which results in the existing barn on the retained parcel not meeting MDS 1 requirements.

Moved by Dianne Paron, Seconded by Dennis O'Connor that the following comments are made regarding application D14/FRO:

- Rezoning the barn will unnecessarily encumber the future agricultural use of the property
- Difficult to enforce the rezoning
- A barn is meant to be full to maintain its structure
- Any rezoning should be done as to not restrict any future agricultural operations or structures on the property

CARRIED

11. LAND DIVISION

11(a) Severance Application B72/15 (D10/PLA) – Jill Plaxton, Concession 9, Part Lot 16, municipally known as 7683 Maltby Road E.

Proposed severance is 76.2m fr x 76.2m = 0.58 hectare vacant lands for proposed rural residential use.

Retained parcel is 16.75 hectares with 325 m frontage, existing and proposed rural residential and agricultural use with existing dwelling, garage, barn, tack house & tennis court.

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

- MDS form not attached
- 29(a) has been checked that a rezoning has been done on this property. Note that there is not site-specific by-law on the lands

CARRIED

11(b) Severance Application B75/15 (D10/NOO) – Todd Noonan and Debbie McIntosh, Concession 1 , Part Lot 6, municipally known as 6620 Concession 1.

Proposed severance 66.54 m frontage x 60.96 m = 4050 square metres, vacant land for proposed rural residential use.

Retained parcel is 41.26 hectares with 313.53m frontage, existing and proposed rural residential and horse boarding with existing 2 barns, farm house and additional house.

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

- Site-specific by-law A-43 would need to be amended so the severed parcel would not be permitted to have two dwellings
- Minimum required lot area would also need to be amended on the severed and retained parcels

CARRIED

11(c) Severance Application B77/15 (D10/OOS) – Michael Oosterveld and Jennifer MacDonald, Part Lot 2, Plan 131 municipally known as 131 Cooks Mill Rd.

Proposed severance is 44m fr x 95m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 1.1 hectares with 47m frontage on Cook's Mill Road and 11 metre frontage on Wellington Road 41, existing and proposed rural residential use 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:

- No Comments

CARRIED

11(d) Severance Application B78/15 (D10/PIL) – Douglas Pilkey, Concession 10, Part Lot 10, municipally known as 16 Hume Road

Proposed severance is 85m fr x 132m = 1.1 hectares, existing and proposed rural residential use with existing dwelling and garage.

Retained parcel is 11 hectares with 189 m frontage on Wellington Road 41 and 230m frontage on Hume road, existing and proposed agricultural and bushland.

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(e) Severance Application B79/15 (D10/MCA) Estate of Barbara McAllister, Concession 1, Part Lot 26, municipally known as 4195 Sideroad 25 South

Proposed lot line adjustment is 1.8 hectares with 46m frontage, vacant land to be added to abutting rural residential lot

Retained parcel is 37 hectares with 329 m frontage, existing and proposed agricultural and residential 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

11(f) Severance Application B80/15 (D10/YZE) – William Yzerman, Concession Gore, Part Lot 16, municipally known as 6895 Concession 1.

Proposed severance is 1.4 hectares with 77m frontage, existing agricultural and bush for proposed rural residential use.

Retained parcel is 35.3 hectares with 390m frontage, existing and proposed agricultural and residential use with existing dwelling, drive shed, coverall, bank barn and horse barn.

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

- Ensure that there is an adequate building envelope for residence and well and septic system on the lot to be severed

CARRIED

11(g) Severance Application B81/15 (D10/YZE) William Yzerman, Concession Gore, Part Lot 16, municipally known as 6895 Concession 1.

Proposed lot line adjustment is 0.7 hectares with 21 metre frontage, vacant land to be added to rural residential lot.

Retained parcel is 35.3 hectares with 390m frontage, existing and proposed agricultural and residential use with existing dwelling, drive shed, coverall, bank barn and horse barn.

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

- Well and septic locations are to be identified on "parcel 10"

CARRIED

12. OTHER MATTERS

- Second Unit Policy is under review at the County of Wellington. Timing is to be determined

13. CLOSED MEETING - no matters

14. FUTURE MEETINGS

- Tuesday October 11, 2015 @ 7:00 p.m.

15. ADJOURNMENT

- Moved by Robin Wayne and Seconded by Dennis O'Conner.
- That the Planning & Development Advisory Committee adjourns at 7:54 p.m.

CARRIED