



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator	Glenn Wellings
Karen Landry	Al Tschanz
Rob Stovel	Doreen Tschanz
Rob Schiedel	Kelli Todd Wallace
Dianne O'Krafka	Matt Robson
Lawrence and Patricia Flaming	Kevin Crozier
Tyler and Sharon Butzke	Ben Spiegel
Kerry Hillis	Nipun Madan

1. - 5. COMMITTEE OF ADJUSTMENT

- See August 11, 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 Dennis O'Connor
- That the minutes of the Tuesday June 9th, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE ALTERATION

- None

10. ZONING BY-LAW AMENDMENTS

- None

11. LAND DIVISION

11(a) Severance Application B56/15 (D10/LAN) – Loretta Landry, Concession Gore, Part Lot 10, municipally known as 0 Sideroad 10 S.

Proposed severance is 120m frontage x 120 m = 1.44 hectares, existing agricultural and bush for proposed rural residential use.

Retained parcel is 27.4 hectares with 554 m frontage, existing and proposed agricultural land and bush.

- Kelly Patzer stated the proposed and retained parcels meet the requirements of the Township Zoning By-law

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

- Placement of parcel could be better situated to reduce impact to the agricultural farmed lands
- Severance exceeds 0.4ha (1ac) minimum lot size & no reason given for larger requested lot size

CARRIED

11(b) Severance Application B66/15 (D10/DRS) – DRS Developments Ltd., Concession 7, Part Lot 31, municipally known as 66 Queen Street.

Proposed severance 87 m frontage x 55 m = 0.48 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 37.4 hectares with 603m frontage, existing and proposed agricultural use with existing house.

- Kelly Patzer stated the proposed and retained parcels meet the requirements of the Township Zoning By-law.
- Rob Stovel noted he is the agent for the application.
- Rob Stovel stated one plus acre of farmland is proposed to be severed in an areas where there are Class 4-6 soils within the Secondary Agricultural OP designation; there is an existing knoll and there are no MDS conflicts; a drilled well and tertiary septic are proposed
- Rob Stovel indicated that the MTO commented to keep the severance in the general area of the existing development to maintain a setback from the proposed Highway by-pass.
- Rob Stovel stated the parcel is setback from any natural environment features and Conservation Halton is reviewing the application.
- Moved by Ken Roth, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington Land Division Committee:
- No Comments

CARRIED

11(c) Severance Application B67/15 (D10/SAN) – Donald & Fern Sanderson, Concession 10, Part Lot 10, municipally known as 978 Watson R S

Proposed severance is 46m fr x 91m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 46m fr x 91 m = 0.4 hectares, existing and proposed rural residential use with existing dwelling and garage.

- Kelly Patzer stated the proposed and retained parcels meet the requirements of the Township Zoning By-law
- Moved by Dennis O'Connor, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:
- No Comments

CARRIED

11(d) Severance Application B71/15 (D10/KRA) – Ned & Lily Krayishnik, Concession 1, Part Lot 7, municipally known as 6643 Concession 2

Proposed lot line adjustment is 8.7 hectares with no frontage, existing residential and agricultural use with dwelling, barn and 2 sheds to be added to abutting agricultural parcel – Norman Doud Estate

Retained parcel is 2.35 hectares with 30 metre frontage, existing and proposed rural residential use with existing dwelling.

- Karen Landry stated the Township will be requesting the County apply the following conditions to the application:
 - THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition; and
 - That the dwelling referred to in the consent application as the “former Krayishnik residence” be demolished or that the applicant/owner apply for and obtain a rezoning to permit a second dwelling for farm help on the merged lands (6637 Concession 2); and
 - That the County shall confirm whether an Official Plan Amendment is required to permit a second dwelling for farm help on the merged lands (6637 Concession 2); and
 - That should an Official Plan Amendment be required, that the applicant/owner apply for and obtain an Official Plan Amendment to permit a second dwelling for farm help on the merged lands (6637 Concession 2); and
 - That the applicant/owner apply for and obtain a building permit and complete the works required under the building permit for the dwelling referred to in the consent application as the “former Krayishnik residence” to the satisfaction of the Township’s Chief Building Official, including a sewage system that meets the requirements of the Ontario Building Code; and
 - That the applicant/owner apply for and obtain a building permit and complete the works required under the building permit for the change in use of the accessory building to a barn, referred to in the consent application as a “barn”, to the satisfaction of the Township’s Chief Building Official; and
 - That the County confirm that and requirements under MDSI or MDSII, as the case may be, have been achieved.
- Glenn Wellings, agent representing the owner and proposed purchaser, noted there is an illegal second residence on the property that is to be removed, or in this case conveyed to a neighbouring property with a horse boarding operations who would require a rezoning to permit a second residence for farm help
- Glenn Wellings stated Ms. Tschanz owns a farm property and the second dwelling for farm help will enhance the horse operation on the property.
- Ken Roth noted MDS requirements are to be identified due to the barn on the parcel to be severed
- John Sepulis noted concern that the second dwelling is currently a duplex and noted it should be one dwelling.
- Moved by Ken Roth, Seconded by Dennis O’Connor that the following comments be forwarded to the County of Wellington Land Division Committee:
 - County staff are to confirm that the application meets MDS requirements
 - Township staff are to identify any minor variance requirement
 - The Committee supports Township comments

CARRIED

12. OTHER MATTERS

- Kelly Patzer arranged ID badge photos

13. CLOSED MEETING - no matters

14. FUTURE MEETINGS

- Tuesday September 8, 7:00 p.m.

15. ADJOURNMENT

- Moved by Dianne Paron and Seconded by Dennis O'Conner.
- That the Planning & Development Advisory Committee adjourns at 8:13 p.m.

CARRIED