

PLANNING ADVISORY COMMITTEE MEETING MINUTES
Village of Merrickville-Wolford Council Chambers
317 Brock Street West

Date of Meeting; March 18th, 2019 at 7:00pm

Present; (Committee Members) Chairman John Ireland, Tim Molloy, Stewart Hamill, Kim Weedmark, Rod Fournier, Ian Kirk
Secretary to Committee, Randy Wilkinson (Staff),
Regrets; None

Members of the Public; Doug Robertson CAO, Cindy Hanna, Bill Holzman, Ken Shelley, Carolyn Dey and Larry Feenstra

1. Call to Order:

Call to order by Chairman John Ireland at 7:01pm.

2. Agenda:

It was noted that the agenda as presented, required that the date be corrected to indicate March 18th, 2019 under the Additions and Deletions section. The revised agenda will be provided at the Committee's next regular meeting. A motion was put forward by Rod Fournier and seconded by Ian Kirk to approve the agenda, as amended. Carried.

3. Declaration of Pecuniary Interest:

There was no declaration of pecuniary interest.

4. Review of Previous Minutes;

The previous minutes of the meetings of both November 8th, 2018 and January 21st, 2019 were reviewed by the Committee. Moved by Stewart Hamill and seconded by Kim Weedmark to approve the minutes of the meetings of November 8th, 2018 and January 21st, 2019, as presented. Carried.

5. Old Business;

There was no old business before the Committee.

6. New Business/Delegations;

- a) Carolyn Dey and Larry Feenstra appeared before the Committee and discussed their revised draft application and site plan. The Committee noted that the application should proceed to the Consent Granting Authority.
- b) Cindy Hanna appeared before the Committee in respect to Consent Application B-3-19 and there was some discussion as to the proposed lot configuration. Cindy indicated that the nearby farm would house approximately 30 cattle. Randy Wilkinson inquired as to how the Minimum Distance Separations would be met to which Cindy stated that the Consent Granting Authority has all the necessary calculations.

- c) Doug Robertson CAO, appeared before the Committee to briefly discuss the proposed Park View subdivision on Herbert Street and how the Village could be positively affected by this development.
- d) Bill Holzman and Ken Shelley appeared before the Committee to present an information booklet with a preliminary concept plan and to discuss the proposed Herbert Street development by Park View Homes. The Village' Official Plan allows for residential uses. An Official Plan amendment should not be required. A Zoning Bylaw amendment may be required to change the density to R-2 to allow for freehold town houses in blocks of about 6 units each for a total of approximately 75 units. Each dwelling would be 2 storeys and approximately 1500-1700 sq ft in area. There may be a requirement to ask Council to stop up and close certain portions of road allowances. The developer has approached various neighbours including those on the west end of Alice Street and the owners of the Eagle View proposed site. There were questions as to why the Village would require a 16m road allowance and Randy Wilkinson was directed to consult with the Village Planner. There was some concern expressed that the development should be in character with the heritage aspect of Merrickville and not appear to resemble a suburb of Ottawa. The developer would like to have shovels in the ground in about 12-18 months.
The committee is supportive of this proposal in principle and will offer assistance where possible.

7. Correspondence /Information Items;

- a) The letter dated December 12th, 2018 from the County Planner's comments on the first draft of the new Official Plan was reviewed by the Committee.
- b) The correspondence dated January 25th, 2019 from Bill Holzman to the Rideau Valley Conservation Authority was reviewed by the Committee. The Committee directed Randy Wilkinson to inform the Conservation Authority that no shrubbery or plantings will be permitted upon the un-maintained Wellington Street road allowance.
- c) Correspondence from Minister Clark of the Ministry of Municipal Affairs and Housing regarding that ministry's suggestion to "pump the brakes" on major municipal planning documents was reviewed by the Committee.
Note; A motion was put forward by Kim Weedmark and seconded by Rod Fournier that the Committee recommends that Council continue with the implementation of the new Official Plan. Carried. Randy Wilkinson will bring this recommendation to the next Council meeting.
- d) There were four Notices of Decision from the Consent Granting Authority that were reviewed by the Committee.

8. Round Table;

9. Date of Next Meeting;

The date of the next regular Planning Advisory Committee meeting shall be April 15th, 2019 at 7:00pm

10. Adjournment;

A motion for adjournment was put forward by Stewart Hamill at 9:15pm.