

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

Date of Meeting; January 21st, 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; Eric Monkman, Robyn and Ron Eagle, Cindy Hanna, Carolyn Dey and Larry Feenstra

1. Call to Order:

Call to order by Chairman John Ireland at 7:02pm.

2. Agenda:

A motion was put forward by Rod Fournier and seconded by Kim Weedmark to approve the agenda as presented. Carried.

3. Declaration of Pecuniary Interest:

There was no declaration of pecuniary interest, except that the Chairman indicated his involvement with one of the neighbouring properties of one the consent applications before the Committee this evening.

4. Review of Previous Minutes;

Moved by Ian Kirk and seconded by Rod Fournier to approve the minutes of the meeting of October 15th, 2018 as presented. Carried.

5. Old Business;

There was no old business before the Committee.

6. New Business/Delegations;

- a) Robyn and Ron Eagle appeared to discuss their plans to develop a property behind their residence at 912 St. Lawrence Street. The legal description is Block 10, Lots 1, 2, 3, 8, 9,10 on Plan 6. The property is made up of six 80ft x 120ft lots under one title. They presented very preliminary drawings of a proposed demolished and then re-assembled barn approximately 36ft x 102ft and modified into commercial type uses. It would be located on the un-maintained Alice Street road allowance. It is proposed to be ready in 2020 for occupancy. They have spoken with some neighbours in advance of the project. The property is proposed to be serviced by its own septic and well. The Village's Official Plan appears to require municipal water and sewer. Randy Wilkinson stated that the opening of road allowances and their being brought up to municipal standards must be approved by Council. The Village's Zoning Bylaw will be required to be site specifically

amended. The Committee indicated support in principle and Randy Wilkinson cautioned the Committee and the delegation that ultimately, any amendment to the Village's Official Plan must be approved by the United Counties' Planner.

- b) Carolyn Dey and Larry Feenstra appeared before the Committee to discuss a draft consent application at the west side of their property at 330 Broadway Street West. The Committee indicated that the application and plans must be amended to indicate a minimum ½ acre lot with at least 100ft of road frontage. They informed the Committee that they would return with an amended application and site plan in the near future.
- c) Cindy Hanna appeared before the Committee to discuss a draft consent application. The proposed lot is located at Part Lot 25, Concession 2 on the north side of Ireland Road. The new 2.5 acre residential lot would be severed from an existing 48 acre lot. There was some discussion about an existing wayside pit near the lot, but the pit is not indicated in the Village's Official Plan. The Committee discussed the MDS requirements for the existing livestock facility of the Chairman's property across the road from this new lot. The Committee recommended that the Chairman's barn should be measured for area because there may be a potential for significantly more livestock in the future. It was noted that there is no existing manure pit on those farm lands. The MDS calculation indicated a maximum of 48 beef cattle. The Committee was satisfied with the draft application as presented. The Committee suggested that the applicant formally apply to the Consent Granting Authority and discuss with them the various MDS scenarios.
- d) The Committee reviewed a formal application for consent B-129-18, Arthur Wilson on Part Lot 13, Concession A. Moved by Rod Fournier and seconded by Stewart Hamill that the Committee recommend approval of the application. Carried.
- e) The Committee reviewed formal application for consent B-130-18, Arthur Wilson on Part Lot 16, Concession A. Moved by Kim Weedmark and seconded by Rod Fournier that the Committee recommend approval of the application. Carried. The Committee directed Secretary Randy Wilkinson to contact the Consent Granting Authority to confirm that the mapping was the same as what had been reviewed by the Committee in a previous meeting and if so, the Secretary would email the mapping to each Committee member.

7. Correspondence /Information Items;

- a) The correspondence from Wind Concerns Ontario was reviewed.
- b) Provincial Cannabis correspondence updates was reviewed.
- c) Correspondence from the Rideau Valley Conservation Authority pertaining to consent applications B-80-18 and B-81-18 for Lesley Marten was reviewed.

8. Ongoing Business;

The next Committee Official Plan draft review dates were discussed by the Committee likely for early March.

9. Round Table Discussions;

The Committee discussed recommending to the new Council that the terms of the existing Committee members be extended to allow for completion of the new Official Plan and Zoning Bylaw. Moved by Kim Weedmark and seconded by Rod Fournier to recommend that Council extend the term of the existing Committee. Carried.

10. Date of Next Meeting;

The date of the next regular meeting by the Planning Advisory Committee shall be at the call of the Secretary.

11. Adjournment;

A motion was put forward by Stewart Hamill to adjourn the meeting at 9:20pm