

**The Corporation of the Town of Plympton-Wyoming**  
**Planning & Zoning Meeting**

**Date:** Monday, September 26, 2011  
**Time:** 3:00 p.m.  
**Location:** Plympton-Wyoming Council Chambers  
546 Niagara St., Wyoming, Ont.

**Council Members Present:** Lonny Napper, Mayor  
Don Nelson, Deputy Mayor  
Ben Dekker  
Netty McEwen  
Ron Schenk  
Bob Woolvett  
Muriel Wright

**Staff Members Present:** Kyle Pratt, Chief Administrative Officer (C.A.O.)  
Caroline DeSchutter, Clerk  
Carlie Burns, Planning Assistant  
Will Nywening, Planner, County of Lambton

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**Call to Order**

At 3:00 p.m., Mayor Lonny Napper called the meeting to order, and the Planning/Zoning Agenda was addressed by Council in the following manner.

**Closed Meeting Session – 3:05 p.m.**

**Motion #1** – Moved by Ben Dekker, Seconded by Muriel Wright that Council move into a Closed Meeting Session for the purpose of discussion regarding Personal Matters about an Identifiable Individual.

***Motion Carried.***

**Motion #2 (3:15 p.m.)** - Moved by Bob Woolvett, Seconded by Ben Dekker that the Closed Meeting Session be adjourned.

***Motion Carried.***

Following the Closed Session held, Council returned to the meeting's regular Agenda.

**Delegations**

**3:20 p.m. – Will Bartlett, NorthWest Consulting Civil Engineers**

**Re: Servicing Inspection in HuronCrest Sbudivision**

Mr. Bartlett joined Council, and advised them of possible aggregate quality problems with the curb-and-gutter servicing in the Huroncrest Subdivision, and that he was declining approval of the complete 1800 meters of curb-and-gutter in the said subdivision. He confirmed that he had met with the developer's engineer, Terry Gray, as well as a Golder & Associates representative on site this morning. Mr. Bartlett confirmed that core samples had been taken by the Golder representative for testing purposes. Following his discussion with Council, Mr. Bartlett made his exit from the Council Chambers.

**3:30 p.m. – Kevin Murdock, 494 Plympton St., Wyoming**

**Re: Proposed Development of Plympton Street East**

Reference was made to the information package provided in Council's Agenda relating to the proposal in question. Mr. Murdock outlined his plans in detail, and requested Council's support of such. Following discussion with Mr. Murdock, it was agreed amongst Council that the municipality's current standards for provision of a fully serviced public street remain a requirement, and no provision made at this time to alter from that standard. Following his discussion with Council, Mr. Murdock made his exit from the Council Chambers.

**4:00 p.m. – Public Meeting – Proposed New Development Charges By-law**

Pursuant to public notice posted, and in compliance of legislative requirements, a Public Meeting for presentation of the said by-law was held at this time. Present for the discussion was interested ratepayer Brad Zantingh, and the consultant, Jason Bevan, with Hemson Consulting Ltd. With reference to the "Development Charges Background Study" Report and the draft by-law, copies of which had both been distributed to Council beforehand for review purposes, Mr. Bevan made a presentation, outlining proposed changes in the municipality's new by-law. Following the ensuing discussion held with Council, and due to time limitations, continued review and consideration of the proposed changes was deferred to Council's Regular Council Meeting on Wednesday evening, September 28<sup>th</sup>, 2011.

Following conclusion of meeting with the Delegations, and of the Development Charges Public Meeting session, Council returned to the meeting's regular Agenda.

*Business Arising from Previous Meetings*

- 1) Update on Proposed Property Acquisition – addressed previously in Closed Session
- 2) Correspondence from Concerned Property Owner - Property Standards Issue – addressed previously in Closed Session

*Correspondence – Action Required Items*

- 3) Building Services Invoices

**Motion #3** – *Moved by Ron Schenk, Seconded by Don Nelson that the Accounts as listed in the attached form be approved by the Plympton-Wyoming Council for payment: to County of Lambton, Building Services Department, Inv. #19593, \$645.72, Property Standards Inspections, and Inv. #19592, \$7,411.45, Building Permit Inspections.* **Motion Carried.**

- 4) Draft Proposal for Development – 494 Plympton St.  
- Scheduled Delegation @ 3:30 p.m. - Kevin Murdock , Property Owner – addressed previously
- 5) Development Charges – Public Meeting @ 4:00 p.m.  
- Development Charges Draft By-law 77 of 2011 and Development Charges Background Study  
- addressed previously during Public Meeting session

- 6) Zoning By-law & Official Plan Amendment Applications - Reports by Will Nywening, County Planner  
With reference to the applications submitted, the following motions were approved by Council:

**Motion #4** – *Moved by Ben Dekker, Seconded by Muriel Wright that the Zoning Amendment*

*Application submitted by Don Carter be deemed complete and forwarded to the County to prepare the necessary by-laws.* **Motion Carried.**

**Motion #5** – *Moved by Ben Dekker, Seconded by Bob Woolvett that the Official Plan Amendment application submitted by BPS Ventures be deemed complete and forwarded to the County to prepare the necessary by-laws, and that a Public Meeting date be set for 7:30 p.m. on October 24, 2011.* **Motion Carried.**

**Motion #6** – *Moved by Ron Schenk, Seconded by Netty McEwen that the Official Plan Amendment application submitted by Alberta Berkers be deemed complete and forwarded to the County to prepare the necessary by-laws, and that a Public Meeting date be set for 7:00 p.m. on October 24, 2011.* **Motion Carried.**

**Motion #7** – *Moved by Muriel Wright, Seconded by Bob Woolvett that the Zoning and Official Plan Amendment applications submitted by 2168721 Ontario Inc. be deemed incomplete, and the Applicant requested to submit a residential needs justification study to facilitate Council's reconsideration of the application made.* **Motion Carried.**

**Motion #8** – *Moved by Netty McEwen, Seconded by Don Nelson that the Official Plan Amendment application submitted by JN Ventures Inc. be deemed to be incomplete, and the Applicant requested to complete a residential needs justification study, and to fund a sewer capacity study for the Lamrecton Pumping Station and Forcemain, all to facilitate Council's reconsideration of the application made.* **Motion Carried.**

**Correspondence – Information Items**

- 8) **Email Regarding Wind Turbines** – “Wind Turbines Spinning but Sending No Power to Grid”  
- was noted that email had been forwarded to Council, and copies available upon request
- 9) **Committee of Adjustment Decisions** – August 30, 2011 Meeting
- 10) **Committee of Adjustment Notices** – September 27, 2011 Meeting
- 11) **Notice of Severance Applications from Township of Enniskillen** - B-003/11 and B-004/1  
- staff was directed to forward comments to the Township, encouraging that the Provincial Policy Statement provisions be addressed during the review of the said applications

**Public Meeting – 7:00 p.m. – Application for Rezoning, Allan Developments (Bluepoint) Inc.**

At this time, Council proceeded with the Public Meeting, as advertised, to consider an application for rezoning of 4744 Lakeshore Road, as submitted by the owners, Allan Developments (Bluepoint) Inc. Minutes of this Public Meeting are recorded separately from the Regular Meeting minutes. Upon adjournment of the Public Meeting at 8:35 p.m., Council returned briefly to the regular Planning/Zoning Meeting Agenda.

Having been referenced during the Public Meeting discussion, Will Nywening's report dated September 22, 2011 regarding “Draft Plan of Condominium, 4744 Lakeshore Road”, requesting Council's input for the Land Division Committee, was deferred to further consideration at Council's Regular Council Meeting on Wednesday, September 28<sup>th</sup>, 2011.

**Motion #9** – Moved by Bob Woolvett, Seconded by Ben Dekker that all items on the Planning/Zoning Agenda for the September 26, 2011 Regular Planning/Zoning Meeting, not otherwise addressed by Council resolution, be noted as received by the Plympton-Wyoming Council **Motion Carried.**

**Meeting Adjournment**

**Motion #10** – Moved by Muriel Wright, Seconded by Ben Dekker that the Planning/Zoning Meeting be adjourned. **Motion Carried.**

The Planning/Zoning Meeting was adjourned at 8:50 p.m.

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Clerk

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Mayor