

The Corporation of the Town of Plympton-Wyoming
Public Meeting – Proposed Official Plan/Zoning By-law Amendment

Date: Monday, August 29, 2011
Time: 7:00 p.m.
Location: Plympton-Wyoming Council Chambers
546 Niagara St., Wyoming, Ont.

Re: Proposed Official Plan and Zoning By-law Amendment
578 Broadway Street – Plans for Dental Clinic

Parties Present:

Members of Council Lonny Napper, Mayor
Don Nelson, Deputy Mayor
Ben Dekker, Councillor
Netty McEwen, Councillor
Ron Schenk, Councillor
Bob Woolvett, Councillor
Muriel Wright, Councillor

Staff Members Kyle Pratt, Chief Administrative Officer
Caroline DeSchutter, Clerk
Carlie Burns, Planning Assistant
Will Nywening, County Planner, Planning & Development Services

Affected/Interested Property Owners

Dr. Len Slipacoff
Jack Dupee
Don Hendrick
Dick & Carolyn Buchanan
Al Webster

Call to Order

Motion #1 – Moved by Muriel Wright, Seconded by Ben Dekker that the Public Meeting for the proposed Official Plan/Zoning By-law Amendment application for 578 Broadway Street in Wyoming be opened. ***Motion Carried.***

Purpose of Meeting

Mayor Lonny Napper called the Public Meeting to order, welcomed everyone present, and introduced staff members in attendance at the meeting. He explained that the purpose of this meeting was to consider a proposed Official Plan Amendment and a Zoning By-law Amendment that would provide for the construction of a dental clinic at 578 Broadway Street in Wyoming.

Confirmation of Notification

Carlie Burns, Planning Assistant, confirmed that on August 8th, 2011, notice had been mailed to all property owners within 120 meters of the subject area, and that notice had been posted on the website and on-site as well.

Presentation of Planner's Report

With reference to his Report for Council dated August 25, 2011 regarding the subject application, copies of which were on hand for the public, Mr. Nywening presented a verbal summary of the contents of his report. In response to Mayor Napper's inquiry, Mr. Nywening confirmed that 543 Plympton Street, the residential-use property directly south of the subject site, would continue to have the existing Commercial zoning in place, that this would not be altered in this process. In response to Councillor McEwen's inquiry, Mr. Nywening and Carlie Burns confirmed that no correspondence had been received from C.N. in response to the notice received.

Correspondence Received

Carlie Burns made reference to one letter that had been received from the St. Clair Region Conservation Authority, which stated that the Authority has no regulations or controls affecting the proposed amendment. She indicated that as well the letter made reference to the Province's new Source Protection Plans eventually coming into effect in the region.

Verbal Submissions made at Public Meeting

Following Mr. Nywening's presentation, no inquiries were presented by members of Council.

Comments from those present at the meeting included the following:

Dr. Len Slipacoff

- his plan is to build a medical/dental professional building, approximately 5500 – 6000 sq. ft. in area, with a second level, elevator access
- has three sons who are all dentists, one of which will be assuming this practice eventually
- as time unfolds, he will determine if other professionals are interested in locating in his building; would like to commence construction as soon as possible

Dick Buchanan

- in response to his inquiry, Dr. Slipacoff assured Mr. Buchanan that he would provide to him details regarding the Site Plan Agreement contents; Mr. Buchanan explained that his residential property on Plympton Street directly abutted the subject site, and that he was interested in buffering to garbage containment in particular.

No additional comments were presented by members of Council or the public in attendance at this time.

Rights of Appeal

Mr. Nywening explained in detail the appeal process in place after Council had made their decision regarding the subject by-law amendments, as well as the process for completion of a Site Plan Agreement with the applicant.

Council's Consideration of By-law

The draft by-laws were reviewed, and the decision made to consider their approval at this meeting. The following motions were approved by Council:

Motion #2 – *Moved by Ben Dekker, Seconded by Bob Woolvett that By-law Number 66 of 2011, being a by-law to amend the Town of Plympton-Wyoming's Official Plan, being Amendment Number 29 to that Official Plan, be taken as read a first, second and third time, finally approved, and the Mayor and Clerk/Deputy Clerk authorized to sign the said by-law accordingly.*

Motion Carried.

Motion #3 – *Moved by Netty McEwen, Seconded by Don Nelson that By-law Number 67 of 2011, being a by-law to amend By-law Number 97 of 2003 (Zoning By-law), be taken as read a first, second and third time, finally approved, and the Mayor and Clerk/Deputy Clerk authorized to sign the said by-law accordingly.*

Motion Carried.

Close of Meeting

Mayor Napper thanked all parties for attending the meeting.

Motion #4 – *Moved by Ben Dekker, Seconded by Muriel Wright that the Public Meeting be adjourned.*

Motion Carried.

The meeting was adjourned at 7:30 p.m.

Clerk

Mayor