

The Corporation of the Town of Plympton-Wyoming
Public Meeting – Proposed Official Plan Amendment Application
3681 Egremont Road – A. Berkers

Date: Monday, October 24, 2011
Time: 7:00 p.m.
Location: Plympton-Wyoming Council Chambers
546 Niagara St., Wyoming, Ont.

Re: Proposed Official Plan Amendment Application
3681 Egremont Road – A. Berkers

Parties Present:

Members of Council Lonny Napper, Mayor
Don Nelson, Deputy Mayor (*absent from meeting*)
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
Signed Attendance Sheet attached to minutes

Call to Order

Motion #1 – *Moved by Ben Dekker, Seconded by Bob Woolvett that the Public Meeting for the proposed Official Plan Amendment for 3681 Egremont Road 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 that would change the Official Plan designation from “Restricted Agriculture Area” to “Lakeshore Residential Area” on a portion of lands described as Part Lot 7, Concession 9, and known municipally as 3681 Egremont Road. The amendment would apply to the Egremont Road frontage, and is requested to allow the severance of the existing house and possibly additional residential building lots in the future.

Confirmation of Notification

Carlie Burns, Planning Assistant, confirmed that on October 3rd, 2011, notice had been mailed to all property owners within 120 meters of the subject area of proposed development, 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 October 20th, 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.

Correspondence Received

Carlie Burns confirmed that correspondence had been received from the County of Lambton Public Works, regarding highway entrances, and from the St. Clair Region Conservation Authority, addressing the potential for flooding in the rear of the acreage.

Verbal Submissions made at Public Meeting

Following the information presented by Mr. Nywening and Ms. Burns, comments from those present at the meeting included the following:

Tom Berkers

- in response to inquiries raised by Council members, described the various existing buildings on the property, and the intention to include all of the said buildings in the severed lot portion

Jim Berkers

- in response to inquiries raised by Council members, confirmed that the intent was to continue to use an existing 40 x 80 shed for accessory uses to residential; confirmed that sanitary sewer services exist fronting the property; did confirm that property currently not connected
- requested Council to allow flexibility with frontage, as the 200-foot agricultural frontage was an awkward one for farming purposes; the proposed depth of 315' is deep, as the house is set back deep, and the accessory buildings are all included in the proposed severance

Tom Berkers

- brother Jim has rented the existing house for the past 17 years; would like to facilitate his ownership of the property; feels that the family is making a reasonable request – houses exist in the vicinity, and no unusual precedent is being established

No additional comments or inquiries from others in attendance were presented at this time. Councillor McEwen expressed her support of the severance, conditional upon the recommendations as outlined by Mr. Nywening in his report.

Rights of Appeal

Mr. Nywening explained in detail the appeal process in place after Council had made their decision regarding the subject Official Plan amendment.

Close of Meeting

Mayor Napper thanked all parties for attending the meeting, and confirmed that Council would be addressing this in a timely manner at a subsequent Council Meeting.

Motion #2 – *Moved by Ron Schenk, Seconded by Netty McEwen that the Public Meeting be adjourned.* **Motion Carried.**

The meeting was adjourned at 7:25 p.m.

Clerk

Mayor