

The Corporation of the Town of Plympton-Wyoming
Public Meeting – Proposed Official Plan Amendment Application
3707 & 3719 Queen Street – BPS Ventures Ltd.

Date: Monday, October 24, 2011
Time: 7:30 p.m.
Location: Plympton-Wyoming Council Chambers
546 Niagara St., Wyoming, Ont.

Re: Proposed Official Plan Amendment Application
3707 & 3719 Queen Street – BPS Ventures Ltd.

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 Ron Schenk, Seconded by Netty McEwen that the Public Meeting for the proposed Official Plan Amendment for 3707 and 3719 Queen Street 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” firstly on lands described as Part Lot 8, Concession 10 (known municipally as 3707 Queen Street), and secondly on a portion of lands described as NW1/4 Lot 8, Concession 10 (known municipally as 3719 Queen Street). The amendments would allow the creation of residential building lots fronting Queen Street opposite from the Beverly Glen subdivision.

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 19th, 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 email correspondence had been received in response to public notice, from Chuck & Cathy Toohey, owners of 7025 Santa Monica Blvd., which was read in its entirety (expressed opposition to the application), and also from the St. Clair Region Conservation Authority, confirming no concerns regarding the said application.

Verbal Submissions made at Public Meeting

Following the information presented by Mr. Nywening and Ms. Burns, and clarification made regarding the location of various existing buildings and solar panels on the said parcels of land, comments from those present at the meeting included the following:

Councillor Ron Schenk

- queried the feasibility of shelving this application process until all other current ongoing issues had been resolved with the said properties

Jean Monteith

- confirmed that the application has been designed to intentionally complement the existing road network in place in the municipality, making direct reference to Santa Monica Boulevard
- the intention of the application is to ultimately create less than a total of ten residential lots
- the application is not taking any land out of farm production, that being active, productive, agricultural lands
- this application represents a small, concise portion of land, moving development forward in an orderly manner
- made reference to recent OMB decision given; noted that the said lands will be for residential development at some point, in spite of Provincial Policy Statement references
- services exist, the request is minor in the scheme of things, is an extension of the existing lakeshore residential area
- does have an impact on remaining lands – would be an over-all improvement in the appearance of the area
- if the application is approved, barns cannot exist; in response to Councillor McEwen's inquiry, if farmland remains, no house is allowed
- Councillor Ben Dekker confirmed – this application process is not a trading point
- possible effects of MDS setbacks with said development taking place also discussed

Donna Scott

- made reference to piles of manure existing on the said sites until six weeks ago – was an agricultural use at that time; also made reference to solar panel located on the lands
- expressed concern that the municipality is saturated with building lots, and that the municipality's concern should be with preservation of agriculture

Roy Scott

- advised that the said lands have always been used as agricultural lands; watched 2 – 3 hectares being cleared of trees, and assumed that the land was being “reclaimed” to farm

David Kowalewsky, 3676 Windcliff Lane

- supports the application; foresees wind farms and solar farms having detrimental effects on residential properties, and feels that this development will increase offsets of wind energy projects

Councillor Ron Schenk

- re-expressed his concern about the timing with Council addressing the application in light of other ongoing issues with the said property; expressed his concern that legal expertise was not available at this meeting for Council's reference

No additional comments or inquiries from others in attendance were presented at this time.

Rights of Appeal

Mr. Nywening explained in detail the appeal process in place after Council has addressed 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 Ben Dekker, Seconded by Muriel Wright that the Public Meeting be adjourned.* ***Motion Carried.***

The meeting was adjourned at 8:20 p.m.

Clerk

Mayor