

The Corporation of the Town of Plympton-Wyoming
Public Meeting

Date: Wednesday, June 1, 2011
Time: 7:00 p.m.
Location: Plympton-Wyoming Council Chambers
546 Niagara St., Wyoming, Ont.

Re: Proposed Zoning By-law Amendment & Official Plan Amendment
Fleming Road Property (DeSena)

Parties Present:

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

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

Representatives of Applicants – Francis DeSena (Solicitor), Curt Bladon (Engineer)
Sign-in list attached

Motion #1 – *Moved by Ben Dekker, Seconded by Muriel Wright that the Public Meeting 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 for the public's presentation of comments and concerns regarding the proposed subject amendments to the Town's Zoning By-law, being solely a "courtesy" meeting, as the required initial Public Meeting had already been held.

Confirmation of Notification

Carlie Burns, Planning Assistant, confirmed that on May 12, 2011, notice had been mailed to all property owners within 120 meters of the subject area, and mailed out as well to those that had expressed interest in being notified.

Presentation of Planner's Report

With reference to his Report for Council dated May 26th, 2011 regarding the subject request for Zoning By-law and Official Plan amendments, copies of which were on hand for the public, Mr. Nywening presented a verbal summary of the contents of his report. Mr. Nywening also explained to everyone present the separate processes in place for a municipality's consideration of the zoning of properties (for a Zoning By-law Amendment as well as an Official Plan Amendment) and secondly, the actual subdivision agreement terms for eventual development of the same property.

Correspondence Received

Carlie Burns made reference to written/email comments received in response to the Public Notice given, noting that all but one of the submissions made were present at this meeting. She confirmed that copies had been distributed to Council for their reference, and would be addressed during Council's review of all comments made together with those at tonight's meeting.

Verbal Submissions made at Public Meeting

Sandra Moore, 6726 King St.

- explained that she and her husband Bill owned the last house on King Street on the east side, noting that three yards of new homes in the proposed plan would be backing their south lot line, which they were opposed to
- in response, Francis DeSena and Curt Bladon confirmed that the lot design in the proposal could be changed to have the subject lots front on King Street instead, which would create only one side lot line abutting their property

Terry Mason, 6723 King St.

- made inquiry regarding the intended lighting of the designated park area; made reference to a "down" form of lighting sometimes used in public areas
- Will Nywening and Council members confirmed that eventual use of the park area has not been discussed to date; was noted by Will that usually park areas in subdivision plans are for "passive" use; he also noted that a ball diamond would require a 100 x 100 m. size, and that the entire area of the intended park was 100 x 120 meters

Jim Dale, 6730 King St.

- made reference to past Public Meetings held for the development of Phase I in the Fleming Road subdivision, at which time the road extension to King Street had been eliminated, and a water easement provided in the original road location
- expressed concern that extension to King Street was still being provided in the second phase, as he and others had understood that it had been agreed by Council not to ever allow King Street to be extended
- Will Nywening confirmed that such was not the case, that Phase I had presented concerns with the closeness of the road intersections; he also made reference to staff's preference for less direct traffic routes, discouragement towards cul-de-sacs, facilitation of snow removal and garbage pickup, and looping of municipal services

Brad Kelch, King St.

- expressed his opinion that the arguments presented for the extension of King St. were “feeble arguments at best”; expressed his opinion that this had already been dealt with, and keeps resurfacing; conveyed his willingness to gather a petition if necessary to object to the King St. extension

Brenda Dale, 6730 King St.

- expressed concern regarding property devaluation to the King St. lots with the new, smaller lots moving in next door, having a higher concentration of population

- suggested that a new sign be posted at the north end of King St., “dead-end”, to replace the former “No Exit” sign

- made reference to the flooding concerns and water issues existing on King St., which remained unresolved

- asked that Council “leave us alone, and leave King Street as a dead-end street”

- suggested that Council simply not approve Phase II, say no, and let this go to the O.M.B.

Jim Berkers, 3681 Egremont Road.

- expressed reservation about the feasibility of servicing of the new development, as he’s been advised in the past that “there’s no sewer capacity” in this area, referring to earlier inquiries he had made about a residential lot severance of his property on Egremont Road

- was advised by Councillor Ben Dekker to formally submit an application, and have his circumstances addressed formally

- Mr. Berkers also expressed about not being advised of previous meetings affecting his property; Councillor Netty McEwen confirmed that all notices were sent out by staff pursuant to the Planning Act requirements; she did note that possibly Mr. Berkers’ mother had been advised previously, she being the owner at that time

Francis DeSena, Solicitor

- explained his wishes to address the water issues/flooding concerns being expressed

- clarified that each lot in the new plan has a backyard catchbasin, and will flow to the retention area being designed; the new subdivision will have a self-contained system; as well, the new Colborne Street Drain will ease runoff onto the King Street area

- he added that there was no storm management system included in the Maple Street subdivision plans, and that progress and evolution of MOE requirements now dictates storm water management

Mike Haney, King St.

- expressed frustration with the King St. extension and the effects of expanded subdivision development on the established King St. neighbourhood

- in response, Councillor Ben Dekker did acknowledge Council’s empathy, and explained the process that Council has to take in its review and consideration of new developments, and how to best address all of the needs of all residents to the best of Council’s ability

Councillor Netty McEwen

- made reference to the street extension being provided in the Maples Street plan in the most recent new phase, into King Street

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- suggested that Council contemplate recognition of the adequacy of this to ensure emergency accesses, thus eliminating the need for the southerly extension of King Street

Brad Kelch, 6758 King St.

- in summary, stated that fair points have been presented by both sides
- does not feel that the street extension would have an impact, that the extra costs incurred by a municipality for cul-de-sacs is minimal, and negligible

Ross Tius

- made reference to his intended development someday of neighbouring lands
- complimented Council on how well they have done in addressing all relevant issues, how transparent they are with discussions, made note of King Street's "tortured past", adding that it does need resolution
- did comment that Council will never be able to appease everyone, and added that the servicing of this new plan will enhance the water concerns on King Street, not add to them

Rights of Appeal

Mr. Nywening explained in detail the appeal process in place after Council had made their decision regarding the subject by-law amendment. He also referenced the process for the approval of the Official Plan Amendment as well.

Close of Meeting

Mayor Napper thanked everyone for attending the meeting and expressing their concerns, adding that Council is at times faced with challenging decisions to make. He confirmed that notice would be given when a final decision had been made.

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

The meeting was adjourned at 8:10 p.m.

Clerk

Mayor