



# THE CORPORATION OF TOWNSHIP OF BECKWITH PLANNING COMMITTEE MINUTES MEETING # 01 – 10

The Beckwith Township Planning Committee held its regular meeting on Monday, January 25<sup>th</sup>, 2010 at 7:00 p.m. in the Council Chamber, Municipal Building, Black's Corners.

## **PRESENT**

COMMITTEE: Councillor Brian Dowdall, Chair  
Reeve Richard Kidd  
Deputy-Reeve Sharon Mousseau  
Councillor Ross Trimble  
Councillor Faye Campbell

STAFF: Rob Wittkie, Planning Administrator/Deputy-Clerk  
Cynthia Moyle, CAO/Clerk

ABSENT: Councillor Faye Campbell

ALSO PRESENT: Adam O'Connor, McIntosh Perry Consulting Engineers Ltd.  
Tim Chadder, JL Richards & Associates Ltd.,  
Tim Wilkie, John Vangaal, Stantec Consulting Ltd.  
Peter Finlayson, Alex Testa, David Hiles, Jim Wood, Tim & Susan Dyer,  
Barry Hughes, Wilson MacDonald Doreen MacDonald

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Councillor Brian Dowdall called the meeting to order at 7:00 p.m.

### 1. **OPENING OF MEETING**

#### 1.1 Additions/Deletions to the Agenda

The following two (2) items has been added to the agenda:

- 7.4 Balmoral Drive
- 7.5 In Camera Session

001-10 Moved by: Sharon Mousseau  
Seconded by: Richard Kidd

**BE IT RESOLVED THAT**, the agenda be adopted as amended.

**CARRIED**

#### 1.2 Approval of Minutes

002-10 Moved by: Richard Kidd  
Seconded by: Sharon Mousseau

**BE IT RESOLVED THAT**, the minutes of the Planning Committee meetings held December 21, 2009; be accepted as printed and circulated.

**CARRIED**

1.3 Declaration of Pecuniary Interest

2. **DELEGATIONS**

- 2.1 Off Site Storm Water Drainage (Country Lane Estates & Sunset Woods)  
Adam O'Connor, McIntosh & Perry Consulting Engineers Ltd.  
Tim Chadder, JL Richards & Associates Ltd.  
Tim Wilkie, John Vangaal, Stantec Consulting Ltd.

Deferred to later in the agenda

003-10 Moved by: Sharon Mousseau  
Seconded by: Richard Kidd

**BE IT RESOLVED THAT**, the Planning Committee adjourn its regular session and convene the Public Meeting, file number ZA15/09, ZA16/09, ZA01/10 and SP19/09, at 7:02 p.m.

**CARRIED**

- 2.2 Zoning Amendment (Finlayson)  
Site Plan Application  
ZA15/09, SP19/09 – 1412 Ashton Station Rd.  
Part of Lot 27, Concession 11

Present: Peter Finlayson

The Chair called the meeting to order and details were provided to those in attendance as to the manner in which presentations are required to be given. The Chair asked anyone wishing further notice of the decision please sign the participation log prior to leaving the meeting.

The Chair asked for those in attendance to come forward with questions, comments and statements in either support or opposition to the proposal.

Planning Administrator Rob Wittkie provided an overview of the application to the Planning Committee.

Peter Finlayson spoke in favor of the application and provided the Planning Committee with information regarding his business proposal for the subject lands.

The Planning Committee recommended that Mr. Finlayson amend his site plan to include building size and outdoor storage area.

As there were no questions or comments, the Chair indicated that the Planning Committee would take all comments under advisement and called this part of the public meeting to a close.

- 2.3 Zoning Amendment – Lift holding (Testa)  
ZA16/09 – Part of Lot 12, Concession 8

Present: Alex Testa

The Chair called the meeting to order and details were provided to those in attendance as to the manner in which presentations are required to be given.

The Chair asked anyone wishing further notice of the decision please sign the participation log prior to leaving the meeting.

The Chair asked for those in attendance to come forward with questions, comments and statements in either support or opposition to the proposal.

Planning Administrator Rob Wittkie provided an overview of the application to the Planning Committee.

As there were no questions or comments, the Chair indicated that Council would take all comments under advisement and called this part of the public meeting to a close.

2.4 Zoning Amendment (Streeter)  
ZA01/10 – 1954, 9<sup>th</sup> Line Beckwith  
Part of Lot 12, Concession 9

Present: David Hiles

The Chair called the meeting to order and details were provided to those in attendance as to the manner in which presentations are required to be given. The Chair asked anyone wishing further notice of the decision please sign the participation log prior to leaving the meeting.

The Chair asked for those in attendance to come forward with questions, comments and statements in either support or opposition to the proposal.

Planning Administrator Rob Wittkie provided an overview of the application to the Planning Committee.

David Hiles acting as agent for Vicki Streeter spoke in favor of the application and provided the Planning Committee with information regarding his business proposal for the subject lands.

As there were no questions or comments, the Chair indicated that the Planning Committee would take all comments under advisement and called this part of the public meeting to a close.

004-10 Moved by: Richard Kidd  
Seconded by: Sharon Mousseau

**BE IT RESOLVED THAT**, the Public Meeting session adjourn and that the Planning Committee return to its regular session at 7:18 p.m.

**CARRIED**

005-10 Moved by: Sharon Mousseau  
Seconded by: Richard Kidd

**BE IT RESOLVED THAT**, Council adjourn its regular session and convene as the Committee of Adjustment, to hear application file numbers, A1/10 at 7:20 p.m.

**CARRIED**

Committee of Adjustment – Chair Sharon Mousseau

Public Meeting – Committee of Adjustment

- 2.5 Minor Variance Application (Streeter)  
A1/10 – 1954, 9th Line Beckwith  
Part of Lot 12, Concession 9

Present: David Hiles

The Chair called the meeting to order and details were provided to those in attendance as to the manner in which presentations are required to be given. The Chair asked anyone wishing further notice of the decision please sign the request for notice of decision prior to leaving the meeting.

The Chair asked for those in attendance to come forward with questions, comments and statements in either support or opposition to the proposal.7

Planning Administrator Rob Wittkie provided an overview of the application to the Planning Committee.

- 006-10 Moved by: Richard Kidd  
Seconded by: Sharon Mousseau

**BE IT RESOLVED THAT**, the Committee of Adjustment authorize that Application A-1/09, for land located at Part of Lot 12, Concession 9, for permission to construct a 70' x 160' riding, be granted; subject to site plan approval.

**CARRIED**

- 007-10 Moved by: Sharon Mousseau  
Seconded by: Richard Kidd

**BE IT RESOLVED THAT**, the Public Meetings adjourn and that the Planning Committee return to its regular session at 7:30 p.m.

**CARRIED**

- 5.1 Zoning Amendment (Finlayson)  
ZA15/09, SP19/09 – 1412 Ashton Station Rd.  
Part of Lot 27, Concession 11

- 008-10 Moved by: Sharon Mousseau  
Seconded by: Ross Trimble

**BE IT RESOLVED THAT**, the Planning Committee recommends to Council to support the application submitted by Peter Finlayson for lands located at Part of Lot 27, Concession 11, being 1412 Ashton Station Rd.

**CARRIED**

- 5.2 Site Plan Application (Finlayson)  
SP19/09 – 1412 Ashton Station Rd.  
Part of Lot 27, Concession 11

009-10 Moved by: Ross Trimble  
Seconded by: Sharon Mousseau

**BE IT RESOLVED THAT**, the Planning Committee recommends to Council to approve the Site Plan for Part of Lot 27, Concession 11, being 1412 Ashton Station Rd. Schedule "A", drawn by Peter Finlayson , dated January, 2010 shall be the approved site plan, subject to amendments recommended by the Planning Committee.

**CARRIED**

5.3 Zoning Amendment – Lift holding (Testa)  
ZA16/09 – Part of Lot 12, Concession 8

010-10 Moved by: Sharon Mousseau  
Seconded by: Ross Trimble

**BE IT RESOLVED THAT**, the Planning Committee recommends to Council to support the application submitted by Alex Testa for lands located at Part of Lot 12, Concession 8.

**CARRIED**

5.4 Zoning Amendment (Streeter)  
ZA01/10 – 1954, 9<sup>th</sup> Line Beckwith  
Part of Lot 12, Concession 9

011-10 Moved by: Ross Trimble  
Seconded by: Sharon Mousseau

**BE IT RESOLVED THAT**, the Planning Committee recommends to Council to support the application submitted by Vicki Streeter for lands located at Part of Lot 12, Concession 9, being 1954, 9<sup>th</sup> Line Beckwith, subject to recommendations of the Planning Committee.

**CARRIED**

2.1 Off Site Storm Water Drainage (Country Lane Estates & Sunset Woods)  
Adam O'Connor, McIntosh & Perry Consulting Engineers Ltd.  
Tim Chadder, JL Richards & Associates Ltd.  
Tim Wilkie, John Vangaal, Stantec Consulting Ltd.

The Planning Committee discussed various options for dealing with off site drainage. Recommendations from Stantec included preparing a template for developer's outlining future drainage requirements. Stantec also suggested a requirement for securities for lot purchasers to ensure that the subdivision grading plans are followed. The Planning Committee directed staff to carry forward the drainage template on the March 1<sup>st</sup>, 2010 agenda.

### 3. **BUSINESS ARISING FROM PREVIOUS MINUTES**

3.1 Status of Rhoda Drive Development Agreement

The Planning Committee directed staff to include completion of the remaining works as a condition of approval for the proposed subdivision as presented by Tracy Zander and Arnold Smith at the December 21, 2009 Planning Committee meeting.

3.2 Security reduction for Hayshore Estates

012-10 Moved by: Richard Kidd  
Seconded by: Sharon Mousseau

**BE IT RESOLVED THAT**, the Planning Committee recommends to Council to accept Lots 3, 5, 11, 18, 35 for the remaining securities for the Hay shore Subdivision Development, Phase 1.

**CARRIED**

3.3 Zoning Amendment (Campbell)  
ZA07/09, Part of Lot 22, 23, Concession 11

013-10 Moved by: Richard Kidd  
Seconded by: Sharon Mousseau

**BE IT RESOLVED THAT**, the Planning Committee recommends to Council to support the application submitted by Julie Stewart McAdoo for lands located at Part of Lot 22, 23, Concession 3.

**DEFERRED**

4. **REPORTS**

4.1 Subdivision Updates

The Planning Committee reviewed the monthly report and accepted the report as information.

4.2 Official Plan Review

The Planning Committee discussed the recent open house and next steps in the process with Tim Chadder of JL Richards.

5. **BUSINESS**

6. **CORRESPONDENCE**

6.1 Revised Planning Act regulations to comply with recommendations of the Propane Safety Review Panel – Ministry of Municipal Affairs & Housing

6.1 Appointment for Hearing Pollock Site Plan – Ontario Municipal Board

014-10 Moved by: Sharon Mousseau  
Seconded by: Ross Trimble

**BE IT RESOLVED THAT**, the Planning Committee accepts the correspondence listing to the meeting of January 25<sup>th</sup>, 2010.

**CARRIED**

7. **NEW BUSINESS**

7.1 Site Plan Amendment (Woods)  
SP01/10 – Part of Lot 14, Concession 11

Present: Jim Wood

015-10 Moved by: Ross Trimble  
Seconded by: Sharon Mousseau

**BE IT RESOLVED THAT**, the Planning Committee recommends to Council to approve the amended Site Plan for Part of Lot 14, Concession 11, Rd. Schedule "B", drawn by Christine Erdos Design , dated December, 2009 shall be the approved amended site plan.

**CARRIED**

7.2 Parkland Dedication for Sunset Woods Subdivision

016-10 Moved by: Sharon  
Seconded by: Sharon Mousseau

**BE IT RESOLVED THAT**, the Planning Committee on the recommendation of the Recreation Committee recommends to Council to accept 5% cash in lieu as part of parkland dedication for the Sunset Woods Subdivision development, County File No. 09-T-09002.

**CARRIED**

7.3 Parkland Dedication for Cams Ridge Subdivision

Susan Dyer and Barry Hughes raised concerns with the Planning Committee over the decision to take cash in lieu rather than parkland for the Cams Ridge Subdivision.

017-10 Moved by: Ross Trimble  
Seconded by: Sharon Mousseau

**BE IT RESOLVED THAT**, the Planning Committee on the recommendation of the Recreation Committee recommends to Council to accept 5% cash in lieu as part of parkland dedication for the Cams Subdivision development, County File No. 09-T-09005.

**CARRIED**

7.4 Balmoral Drive

The Planning Committee provided direction to staff.

7.5 In Camera Session

018-10 Moved by: Sharon Mousseau  
Seconded by: Ross Trimble

**BE IT RESOLVED THAT**, the Planning Committee moves "in camera" at 8:54 to address a matter pertaining to:

personal matters about an identifiable individual, including municipal or local board employees;

labour relations or employee negotiations;

litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

**AND THAT** the CAO/Clerk, Planning Administrator/Deputy Clerk and Tim Chadder, JL Richards **REMAIN IN THE ROOM.**

**CARRIED**

019-10      Moved by:            Richard Kidd  
                  Seconded by:        Sharon Mousseau

**BE IT RESOLVED THAT**, Planning return to its regular session at 9:39 p.m.

**CARRIED**

8.      **MEETING ANNOUNCEMENTS**

8.1      Date of next meeting: Monday March 1<sup>st</sup>, 2010 @ 7:00 p.m.

9.      **ADJOURNMENT**

020-10      Moved by:            Ross Trimble  
                  Seconded by:        Sharon Mousseau

**BE IT RESOLVED THAT**, the meeting adjourn at 9:39 p.m.

**CARRIED**

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**Brian Dowdall,**  
**Chair**

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**Rob Wittkie,**  
**Planning Administrator**