

Corporation of the Township of Guelph/Eramosa

Public Meeting

MINUTES

Monday, January 15, 2018

7:05 p.m.

Guelph/Eramosa Township Municipal Building

Present: Mayor Chris White and Councillors Louise Marshall, Mark Bouwmeester, Corey Woods and David Wolk.

Present from Staff: CAO Ian Roger, Director of Finance Linda Cheyne, Director of Public Works Harry Niemi, Director of Parks and Recreation Robin Milne, Chief Building Official Dan Sharina, Township Planner Dan Currie, Township Planner Rachel Martin, Clerk/Director of Legislative Services Meaghen Reid and Deputy Clerk Amanda Knight

1. The Mayor called the meeting to order at 7:05 p.m.
2. Planning Department Report 18/02 re: Zoning By-law Amendment Application 19/17 – David and Luella Gorgi, 7119 Schaefer Road

Present: Nick Wetzel, Gary Stewardt, Shayne Monaghan, Robin Johnson, Ian Zimmerman, Colin MacDonald, David Starr, David and Luella Gorgi

3. The Mayor announced that this is a Public Meeting to hear comments from the public and agencies and to give consideration to the Zoning By-law Amendment 19/17.
4. The Clerk requested that all persons in attendance for the public meeting to please clearly print their full name, address and postal code on the attendance sheet located on the table beside the entrance to Council Chambers. She noted that all names listed on the attendance sheet and the names of those who speak on this item will appear within the meeting minutes. She indicated that addresses listed on this sheet will be used to circulate future notices about this matter to attendees.

The Clerk advised that notice of this public meeting was mailed to property owners within a 120 metre radius of the subject property and published in the Wellington Advertiser on December 8, 2017. She also noted that the Notice of Public Meeting was posted to the Township website on December 8, 2017.

5. The Mayor called upon Mr. Dan Currie, MHBC Planning, Township Planner, to review the planning report.

Mr. Dan Currie, MHBC Planning, Township Planner, provided a PowerPoint presentation on the Zoning By-law Amendment Application. Mr. Currie provided the location of the subject lands and discussed the proposed changes. Mr. Currie explained to Council the different options within the Township's Zoning By-law to address two dwelling units on one property, indicating that the Temporary Use-By-law best meets the needs of the applicant. Mr. Currie provided an overview of the Wellington County Official Plan and the Township's Zoning By-law, indicating that the Township could also enter into a Development Agreement.

6. The Mayor announced that the applicant or his or her agent will now be given the opportunity to speak and to give an explanation of the proposal.

Mr. Starr, on behalf of Mr. McDonald, agents on behalf of the applicant indicated that he had nothing further to add.

7. The Mayor requested to hear from those in support of the amendment.

No one spoke.

8. The Mayor requested to hear from those opposed to the amendment.

Nick Wetzel, resident, requested clarification on wording of "ancillary building" shown on the submitted sketch and asked if this would indicate the potential for a third residence. Mr. Currie explained that the building will be used only as residential and should be referred to as a second residence.

Gary Stewart, resident, inquired about the length of time permitted for the two dwelling units through the Development Agreement. Mr. Currie explained that the Development agreement could be approved by By-law for up to three years.

Mr. Wetzel requested confirmation regarding which building would be removed from the property. Mr. Currie confirmed that it is the intent for the farmhouse to eventually be demolished.

9. The Mayor asked if there were questions from members of Council.

Councillor Woods expressed his opposition for this application.

Councillor Wolk expressed his reservations and indicated that he is looking forward to the supplementary planning report.

10. The Mayor concluded the meeting at 7:25 p.m. He advised that Council will consider all the matters placed before it prior to reaching a decision.

Chris White, Mayor

Amanda Knight, Acting Clerk