

**Corporation of the Township of Guelph/Eramosa**

**Public Meeting under the Planning Act**

**MINUTES**

Monday, June 2, 2014

7:00 p.m.

Guelph/Eramosa Township Municipal Building

Present: Mayor Chris White and Councillors Corey Woods, Doug Breen, John Scott, and David Wolk.

Present from Staff: CAO Kim Wingrove, Director of Parks and Recreation Robin Milne, Director of Finance Linda Cheyne, Director of Public Works Saidur Rahman, Fire Chief John Osborne, Clerk/Director of Legislative Services Meaghen Reid, and Acting Deputy Clerk Jordan Dolson.

1. The Mayor called the meeting to order at 7:05 p.m.
2. Zoning By-law Amendment Application (ZBA 02/14) - 101 Cobblestone Place, Rockwood (Jadeski)

Applicant: Mr. Carl Jadeski and Mrs. Margaret Jadeski

Present: Brian Beatty, Carl Jadeski, Margaret Jadeski, Geoffrey Richards, and David Burton

The Mayor announced that this is a Public Meeting under the Planning Act to hear comments from the public and agencies and to give consideration to Zoning By-law Amendment Application 02/14.

The Clerk requested all persons in attendance clearly print their full name, address and postal code on the attendance sheet located at the sign-in table. The Clerk 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 and that addresses listed on this sheet will be used to circulate future notices about this matter to attendees.

The Clerk advised that the Notice of Public Meeting was mailed to residents within 120m of the subject property and published in the Wellington Advertiser on May 2, 2014. The Clerk noted that the notice was also published on the Township website on May 1, 2014.

The Mayor asked the Township Planner to review the planning report.

Mr. Bernie Hermsen, MHBC Planning Limited, Township Planner, outlined the location of the subject property at 101 Cobblestone Place. Mr. Hermsen

explained that a zoning by-law amendment application has been submitted to rezone the rear portion of the property from Village Residential Low Density (R1), subject to a Holding Zone (H) to Village Residential Low Density (R1), subject to Special Provision SP 21.73. Mr. Hermesen noted that the zoning by-law amendment is a requirement of satisfying an approval condition for the severance application being submitted through the County's Land Division Committee.

The Mayor advised that the applicant or their agent would now be given the opportunity to speak and to give an explanation of the proposal.

Mr. Brian Beatty, agent for the applicant, noted that there is 15 m from the top of the bank to the rear of the property.

The Mayor inquired if there were any persons present who wished to make an oral or written submission in support of the application.

The applicant noted their support for the application.

The Mayor then inquired if there were any persons present who wished to make oral or written submissions or ask questions objecting to the application.

Mr. David Burton, resident, noted that if he had known the lot behind him was for sale, he would have likely purchased it. Mr. Burton noted his concerns regarding the future use of the rear property, including the possibility of building a shed or storing equipment and tractors. He expressed concern about a fence being built by the property owner.

Mr. Hermesen noted that a GRCA permit would be required to build a shed or structure, which may be difficult since this is a regulation area.

Councillor Woods noted that a property owner can build a fence on their own property.

Councillor Breen noted that the building of a structure is not what Council is dealing with at this particular meeting.

The Mayor inquired if Council had any further questions regarding the application.

No one spoke.

3. The Mayor advised that the Public Meeting is now concluded at 7:18 p.m.

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Chris White, Mayor

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Meaghen Reid, Clerk