



## Corporation of the County of Wellington

### Land Division Committee

#### Minutes

October 14, 2021

9:00 am

Council Chambers

Proof of COVID Vaccination required to attend the meeting.

Present:

- Warden Kelly Linton
- Councillor Allan Alls (Chair)
- Councillor Gregg Davidson
- Councillor Mary Lloyd
- Councillor Don McKay

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#### 1. Call to Order

At 9:00 a.m., the Chair called the meeting to order.

#### 2. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

#### 3. Approval of Minutes of Land Division Proceedings

Moved by: Councilor Lloyd

Seconded by: Councilor McKay

THAT the minutes of September 9, 2021 be approved as amended.

**Carried**

#### 4. Considerations of Applications

##### 4.1 Applications Recommended to be Expedited

Moved by: Councilor Davidson

Seconded by: Councilor McKay

4.1.1 B58-21 - Darlene Van Eyl - Minto

4.1.2 B60-21 - James McBride - Centre Wellington

4.1.3 B63-21 - Hans and Else Nielsen - Erin

4.1.4 B65-21 - Harold Kleingeld - Centre Wellington

4.1.5 B66-21 - Vernon and Sharon Gingrich - Mapleton

4.1.6 B70-21 - 2506661 Ontario Ltd. - Wellington North

**Carried**

#### 4.2 Applications to be Considered

4.2.1 B64-21 - Cole Robinson - Minto

**Appearing Before the Committee:** Jeff Metzger, applicant; Joanna Salsberg – P&D Staff

**Public Hearing Notes:** Land Division Committee considered aerial views and pictures of the site and written reports;

J. Salsberg- application before the Committee regarding Maitland Valley Conservation concerns for emergency access - MVCA recommended deferral - provides a sample condition for committee's consideration to cover concerns of MVCA – other comments are in support of application J. Metzger - project has been ongoing for 5-6 years, these applications are next phase; property part of urban boundary expansion A. Alls – confused by MVCA concerns J. Salsberg – access concerns due to past flooding, need ability to access without flooding G. Davidson – flooding often? J. Salsberg – haven't been able to connect with MVCA on this, 2016 flooding event is concern D. McKay – is MVCA ok with access? J. Metzger – spoke with MVCA years ago, their requirement is you need proof of egress, have to maintain elevations – everything already set up for compliance for each lot – everything will be addressed – concern is fringe flood because of old train bed D. McKay – are you agreeable to condition? J. Metzger – conservation would still need to sign off for building permit, their concerns should be covered M. Lloyd – comment – have seen things happen where lots created to avoid site plan, wonder if we need a condition for draining? A. Alls – won't get building permit without it K. Linton – see no issues

(5-0)

#### 5. Closed Session

#### 6. Adjournment

At 9:24 a.m., the Chair adjourned the meeting until Thursday November 18, 2021.

