

September 17th, 2015

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Willow Valley Holdings  
8475 English Church Rd. E., Glanbrook

Appearances were: Steve Schiedel, owner. Interested parties were: nil

Those members present for the hearing of this application were: M. Dudzic (Chairman), W. Pearce, M. Smith, L. Gaddy, P. Mallard.

A summary comment from the Planning and Economic Development Division together with comments from other departments and agencies were entered into the record.

Letters were entered into the record from: nil

- S. Schiedel
- read from a prepared statement and submitted it for the record
- L. Gaddy  
(Committee member)
- staff's comments do not explain the background information only talking about a severance
- W. Pearce  
(Committee member)
- does not know about the creative tradeoffs, but has staff reviewed this prior to this application
- M. Fiorino  
(Staff)
- property was subject to a pre-consultation review in 2014 which outlined all concerns and policies
- S. Schiedel
- lesser of the two evils thought it would be more beneficial to live off of English Church Road rather than Upper James
  - thought that this Committee could deal with these types of decisions
  - what would the ramifications be to Committee to deal with the application; thought that realistically it would be more appropriate if the lots were off of English Church Road rather than Upper James
- W. Pearce  
(Committee member)
- Committee can deal with the applications but proper process needs to be followed; Official Plan and rezoning needs to be done first
  - Committee is bound by policies
  - minor variance can be reviewed but severance difficult to

innesse if it does not comply with any policies

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P. Mallard  
(Committee member)

- creative approach, but reality is no grey area with the PPS or City's Official Plan
- policies do not allow for lot creation at all
- can go seek approvals from Council

L. Gaddy  
(Committee member)

- maintaining the character of the neighbourhood
- plenty of space to accommodate septic systems
- infill situation and cleaning up the area
- everything is being done to eliminate access from Upper James
- looked at other properties on English Church Road and they are smaller than what is being proposed
- did speak with the Councillor of the Ward and she was not opposed but could not support the application

Following discussion it was moved by Mr. Pearce and seconded by Mr. Mallard that the application be **TABLED** Sine Die.

**CARRIED.**