

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – Application – 2701 Hyde Park Road (Z-9152)

- Casey Kulcycki, Zelinka Priamo Ltd., representing the land owners in this case. I just want to start by saying thanks to Melanie for her work on this file. We are in agreement with the staff recommendation and the proposal in front of you is simply implementing the special policy areas that were approved by the Ontario Municipal Board way back in the mid to late 90's. Thank you.
- Councillor Cassidy: Thank you. Any technical questions? Councillor Turner.
- Councillor Turner: Thank you Madam Chair. I didn't quite get from the report as I was reading through it how two residential properties came to pass on one agricultural property. Typically there is one and then they might build a second and then they are required to demolish the first residence but in this case it seems like there has historically been two residential properties.
- Michael Tomazincic, Manager, Current Planning: Madam Chair it is an excellent question and one we don't have the answer to. I believe this exceeds or predates the annexation to the City so it is something that the City inherited prior to annexation.
- Councillor Cassidy: Any other technical questions? Councillor Hopkins.
- Councillor Hopkins: Yeah, thank you Madam Chair and through you to staff, just I understand that agricultural land is discouraged to be cut up into small parcels and I know that is what we are contemplating right now. Do we know why we are doing this? I'm just trying to understand from the report that we are trying to accommodate private services, do we know a little bit more about what private services may be?
- Michael Tomazincic, Manager, Current Planning: I will just start off that answer just talking about the severance. Typically the Councillor is correct, we don't sever agricultural lands and that is an Official Plan policy and Provincial policy. The only exception is when there is a surplus farm dwelling and the Provincial policies and Official Plan policies are pretty explicit that that is contemplated within the policy framework.
- Councillor Cassidy: Ok. I'm going to go to the Gallery. Would you like to speak sir?
- Robert Hewitt: I live in the area. I also lived in the annexed area so I am familiar with what happened during the zoning project and all that stuff so there was a lot of unique situations that need to be addressed differently in that situation because they already existed beforehand. I just wanted to say I am fully in support of this, it makes perfect sense. I just have one question as pertaining to the special provision itself. Where it says the purpose and effect of the recommended action, does the purpose and effect further clarify what the special provision is providing for? Thank you.
- Councillor Cassidy: Thank you. Any other members of the public who would like to speak to this item? I'm going to ask one more time. Anybody else want to talk about this? Any questions? I'm not seeing any so I'll look for a motion to close the PPM.