

Public Hearing Committee Minutes
The Corporation of Norfolk County

July 3, 2025
3:00 p.m.
Council Chambers
Norfolk County Administration Building
50 Colborne St. S., Simcoe ON

Members Present: A. Martin, D. Brunton, A. Duthie, T. Masschaele,
L. Vandendriessche, C. Van Paassen, A. Veri,

Members Absent with M. Columbus, K. Huffman
Regrets:

Staff Present: B. Cridland, General Manager of Community and Development
Services, A. Grice, General Manager of Public Works,
A. Meneses, Chief Administrative Officer, T. Rodrigues, Deputy
Clerk, H. VanDyk, General Manager, Corporate Services,
C. Saunders, Committee Coordinator, S. Page, General
Manager of Emergency and Social Services, B. Wynnyckyj,
Director of Planning, S. Ben Miled, Planner, K. Lambrecht,
Realty Services Specialist, F. Enzlin, Director of Building and
Bylaw Services, J. Millson, Manager Bylaw Services

1. Call to Order

Chair Martin called the meeting to order at 3:01 p.m.

2. Disclosure of Pecuniary Interest

No discourses or pecuniary interest.

3. **Approval of Agenda/Changes to the Agenda**

Resolution No. PH-036

Moved By: Councillor Duthie

Seconded By: Councillor Masschaele

That the agenda be amended to include the addition of two deputations from;

- Vallee Consulting Re: Item 4.1- ZNPL2025156 – 676 Gibraltar Street – CD-25-067 and
- Miles Dobias Re: Item 4.2 – Proposed Closure and Conveyance of part 1 on Plan 37R-7352 adjacent to Old Church Street, Lynedoch – CS-25-077

Having achieved a 2/3 vote that motion was

Carried.

Resolution No. PH-037

Moved By: Councillor Duthie

Seconded By: Councillor Vandendriessche

That the agenda be approved as amended.

Carried.

4. **Public Meeting/Public Hearings**

4.1 ZNPL2025156 - 676 Gibraltar Street - CD-25-067

Soumaya Ben Miled, Planner presented her report with the aid of a slide deck.

No members of the public spoke on this item.

Resolution No. PH-038

Moved By: Councillor Van Paassen

Seconded By: Councillor Duthie

That staff Report CD-067 for development application ZNPL2025156 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Carried.

Councillor Veri joined the meeting at 3:05 p.m.

4.1.1 Deputation - Vallee Consulting

Re: Gibraltar Street Property

Scott Puillandre from Vallee Consulting presented with the aid of a slide deck.

Resolution No. PH-039

Moved By: Councillor Brunton

Seconded By: Councillor Vandendriessche

That the deputation be received as information.

Carried.

4.2 Proposed Closure and Conveyance of Part 1 on Plan 37R-7352 adjacent to Old Church Street, Lynedoch - CS-25-077

Karen Lambrecht, Realty Services Specialist, presented the report.

Jim Milson, Manager of Bylaw Services, responded to questions from the committee.

Fritz Enzlin, Director of Building and Bylaw Services, responded to questions from the committee.

4.2.1 Deputation - Randy Vanden Berghe

Re: 16 Old Church Street Property

Randy Vanden Berge, property owner, addressed the committee and expressed his concern with the proposed closure and conveyance and answered questions from the committee.

4.2.2 Deputation - Donald Scott

Re: Part Lot 4 Concession 11, Charlotteville

Donald Scott, property owner, addressed the committee and expressed his concern with the proposed closure and conveyance of this property.

4.2.3 Deputation - Martin Earl

Re: Old Church Street Property

Martin Earl, property owner, addressed the committee and expressed his concern with the proposed closure and conveyance of this property and responded to questions.

4.2.4 Deputation - Miles Dobias

Re: Old Church Street Property

Miles Dobias, applicant and property owner addressed the committee about the proposed closure and conveyance of land and answered questions from the committee.

Resolution No. PH-040

Moved By: Councillor Duthie

Seconded By: Councillor Masschaele

That the deputations be received as information.

Carried.

Resolution No. PH-041

Moved By: Councillor Duthie

Seconded By: Councillor Van Paassen

The purpose of this report is to provide Council with information to consider the proposal to declare Part 1 on Plan 37R-7352, being a portion of Old Church Street, Lynedoch, surplus to municipal needs, to authorize the closure of that Part, and approve the conveyance of same to the abutting property owners.

This report is presented as part of the requirement under Policy EBS-22: Permanent Road Allowances, Lanes and Alleys Closure. A subsequent report will be brought forward containing a recommendation.

Carried.

4.3 ZNPL2025149 - Butternut Drive Subdivision Phase II - CD-25-081

Soumaya Ben Miled, Planner, presented the report.

Darnell Lambert, Director of Engineering responded to questions from committee.

Raphel Romeral, Applicant, responded to questions from the committee.

Ashley Sud, Applicant responded to questions from the committee.

Lee McCarthy, property owner addressed the committee with concerns with the development.

Kristina McCarthy, property owner, addressed the committee with concerns about the development

Resolution No. PH-042

Moved By: Councillor Brunton

Seconded By: Councillor Masschaele

That staff Report CD-081 for development application ZNPL2025149 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Carried.

5. Adjournment

Resolution No. PH-043

Moved By: Councillor Masschaele

Seconded By: Councillor Duthie

That the meeting be adjourned at 4:27 p.m.

Carried.

Chair: A. Martin

Clerk: T. Rodrigues