
Public Hearing Committee Minutes
The Corporation of Norfolk County
September 3, 2025
3:00 p.m.
Council Chambers
Norfolk County Administration Building
50 Colborne St. S., Simcoe ON

Members Present: D. Brunton, M. Columbus, A. Duthie, K. Huffman,
T. Masschaele, L. Vandendriessche, C. Van Paassen, A. Veri,

Members Absent: A. Martin

Staff Present: B. Cridland, General Manager of Community Development
Division, 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, B. Nolan, Administrator,
Norview Lodge, W. Tigert, Clerk, J. Mueller, Planner, A. Cull,
Manager of Planning Services, F. Enzlin, Director of Building
and Bylaw Services, D. Lambert, Director of Engineering

1. Call to Order

Chair Duthie called the meeting to order

2. Disclosure of Pecuniary Interest

Councillor Duthie declared a conflict with agenda item 4.5 – 295 Queensway W Zoning Bylaw Amendment, CDS-25-025, as the applicant has advertised, on the radio station previously and his employer may have a financial benefit.

3. Approval of Agenda/Changes to the Agenda

Resolution No. PH-054

Moved By: Councillor Columbus

Seconded By: Councillor Brunton

That the agenda be approved as presented

Carried.

4. Public Meeting/Public Hearings

4.1 9 Scott Dr. Zoning Bylaw Amendment - CDS-25-032

Josh Mueller, Planner presented the report with the aid of a slide deck and responded to questions from the committee.

Bea Cracknel, resident, addressed the committee and expressed concerns regarding the proposed development.

Bonnie Calzonetti, resident, addressed the committee and expressed concerns regarding the proposed development.

Shawn McKenzie, resident, addressed the committee and expressed concerns regarding the proposed development.

Dennis Travele, resident addressed the committee regarding the proposed development.

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

Alisha Cull, Manager of Planning Services, responded to questions from the committee.

4.1.1 Candice Micucci, Antech Design and Engineering Group

Candice Micucci, Antech Design and Engineering Group presented with the aid of a slide deck and responded to questions from committee.

Resolution No. PH-055

Moved By: Councillor Huffman

Seconded By: Councillor Veri

That the deputation be received as information.

Carried.

4.1.2 Deputation: Marnie Vanderlann

Marnie Vanderlann, resident, presented with the aid of slide deck and expressed concerns regarding the proposed development.

Committee recessed at 3:26 p.m.

Committee reconvened at 3:35 p.m.

4.1.3 Deputation: Mary-Jane Scruton

Mary Jane Scruton, resident, presented with the aid of a slide deck and expressed concerns regarding the proposed development.

4.1.4 Deputation re: Albert Land

Albert Land, resident, presented with the aid of slide deck and expressed concerns regarding the proposed development.

4.1.5 Deputation re: Thelma Payne

Thelma Payne, resident, addressed the committee and expressed concerns regarding the proposed development.

4.1.6 Deputation re: Ann L'Ecuyer Musselman

Ann Musselman, resident, addressed the committee and expressed concerns regarding the proposed development.

4.1.7 Communications

9 Scott Drive Port Dover Petition

Resolution No. PH-056

Moved By: Councillor Brunton

Seconded By: Councillor Veri

That the 9 Scott Drive Port Dover Petition be received as information.

Carried.

Resolution No. PH-057

Moved By: Councillor Vandendriessche

Seconded By: Councillor Columbus

To receive all public comments made today regarding staff report CDS-25-032 as information.

Carried.

Resolution No. PH-058

Moved By: Councillor Huffman

Seconded By: Councillor Van Paassen

That staff Report CDS-25-032 for development application ZNPL2025225 be received for information; and

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

Carried.

Committee recessed at 4:25 p.m.

Committee reconvened at 4:30 p.m.

4.2 711 Main Street Port Dover Zoning Bylaw Amendment - CDS-25-028

Josh Mueller, Planner, presented the report with the aid of a slide deck.

Delores Koslowsky, resident, addressed the committee and expressed concerns regarding the proposed development.

Peter Zeigler, resident, addressed the committee and expressed concerns regarding the proposed development.

Carol Lesihmann, resident, addressed the committee and expressed concerns regarding the proposed development.

Lee Copeman, resident, addressed the committee and expressed concerns regarding the proposed development.

Helene Rochelle, business owner, addressed the committee and expressed support regarding the proposed development.

Brett Drinkwater, resident, addressed the committee and expressed concerns regarding the proposed development.

Donelda Ferraccioli, resident, addressed the committee and expressed concerns regarding the proposed development.

Ev Deming, Norfolk County resident, addressed the committee and expressed concerns regarding the proposed development.

Mary Jane Scruton, resident, addressed the committee and expressed concerns regarding the proposed development.

4.2.1 Eldon Darbyson, Vallee Consulting

Eldon Darbyson, Vallee Consulting presented with the aid of slide deck and responded to questions from the committee.

4.2.2 Rick Rozak

Re: 711 Main Street Port Dover

Rick Rozak, resident, addressed the committee and expressed concerns regarding the proposed development.

Resolution No. PH-059

Moved By: Councillor Veri

Seconded By: Councillor Huffman

To receive all public comments made today regarding staff report CDS-25-028 as information.

Carried.

Resolution No. PH-060

Moved By: Councillor Brunton

Seconded By: Councillor Columbus

That staff Report CDS-25-028 for development application ZNPL2025173 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.

Committee recessed at 5:17 p.m.

Councillor Brunton left the meeting at 5:20 p.m.

Committee reconvened at 5:25 p.m.

4.3 711 Schafer Road Zoning Bylaw Amendment - CDS-25-029

Josh Mueller, Planner, presented the report with the aid of a slide deck.

4.3.1 Eldon Darbyson, Vallee Consulting

Eldon Darbyson, Vallee Consulting presented with the aid of slide deck and responded to questions from the committee.

Resolution No. PH-062

Moved By: Councillor Vandendriessche

Seconded By: Councillor Columbus

That the deputation be received as information.

Carried.

Resolution No. PH-061

Moved By: Councillor Columbus

Seconded By: Councillor Huffman

That staff Report CDS-25-029 for development application ZNPL2025074 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.

4.4 2148 Highway 3 Zoning By-law Amendment - CDS-25-033

Alisha Cull, Manager of Planning Services, presented the report with the aid of slide deck.

Resolution No. PH-063

Moved By: Councillor Vandendriessche

Seconded By: Councillor Veri

That staff Report CDS-25-033 for development application ZNPL2025234 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.

Resolution No. PH-064

Moved By: Councillor Van Paassen

Seconded By: Councillor Vandendriessche

That Councillor Veri assume the role of chair for the remainder of the meeting.

Carried.

Councillor Duthie passed the chair to Councillor Veri for this item and did not partake in any discussions or vote for the below item.

4.5 295 Queensway W. Zoning By-law Amendment - CDS-25-02

Alisha Cull, Manager of Planning Services, presented the report with the aid of slide deck and responded to questions from committee.

Resolution No. PH-065

Moved By: Councillor Van Paassen

Seconded By: Councillor Huffman

That staff Report CDS-25-025 for development applications OPNPL2025228 and ZNPL2025226 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.

4.5.1 Eldon Darbyson, Vallee Consulting

Eldon Darbyson, Vallee Consulting presented with the aid of slide deck and responded to questions from the committee and responded to questions from the committee.

Alisha Cull, Manager of Planning Services, responded to questions.

Resolution No. PH-067

Moved By: Councillor Van Paassen

Seconded By: Councillor Vandendriessche

That the deputation be received for information.

Carried.

5. Adjournment

Resolution No. PH-068

Moved By: Councillor Huffman

Seconded By: Councillor Vandendriessche

That the meeting be adjourned at 5:47 p.m.

Carried.

Chair

Clerk