
Public Hearing Committee Minutes
The Corporation of Norfolk County
July 22, 2025
11:00 a.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 with Regrets: A. Martin, A Duthie

Staff Present: B. Cridland, General Manager of Community Development,
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, W. Tigert, County Clerk, S. Page,
General Manager of Emergency and Social Services, B. Nolan,
Administrator, Norview Lodge, D. Lamber, Director of
Engineering, F. Serra, Planner, K. Wharton, Planner, J. Mueller,
Planner, B. Wynnyckyj, Director of Planning

1. Call to Order

William Tigert, County Clerk, opened the meeting and noted that both the Mayor and the Deputy Mayor were absent. According to the procedural bylaw, the committee waited 15 minutes.

Resolution No. PH-044

Moved By: Councillor Van Paassen

Seconded By: Councillor Vandendriessche

To appoint Councillor Veri as chair of the Public Hearing Committee.

Carried.

Chair Veri called the meeting to order at 11:16am

2. Disclosure of Pecuniary Interest

No disclosures of pecuniary interests.

3. Approval of Agenda/Changes to the Agenda

Resolution No. PH-045

Moved By: Councillor Vandendriessche

Seconded By: Councillor Masschaele

That the agenda be approved as presented.

Carried.

4. Public Meeting/Public Hearings

4.1 ZNPL2025199 - 4929 Highway 59 - CDS-25-015

Kendall Wharton, Planner, presented the report with the aid of slide deck.

Lauren Mueller, resident, addressed the committee and expressed concerns with the proposed development and responded to questions.

Samantha Jones, resident, addressed the committee and expressed concerns with the proposed development and responded to questions.

Jeff Purdy, property owner, addressed the committee and responded to questions.

Andrew Grice, General Manager of Public Works, responded to questions.

Resolution No. PH-046

Moved By: Councillor Van Paassen

Seconded By: Councillor Columbus

That staff Report CD-25-062 for development application ZNPL2025103 be received for information; and

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

That a staff report be brought back to council.

Carried.

4.2 10 Highway 59 - OPNPL2025127/ZNPL2025034, CDS-25-005

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

David Hines, resident, addressed the committee and expressed concerns with the proposed development.

John Vallee addressed the committee about the proposed development.

Resolution No. PH-047

Moved By: Councillor Van Paassen

Seconded By: Councillor Vandendriessche

That staff report CDS-25-005 for development applications OPNPL2025127 and ZNPL2025034 be received for information; and

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

Carried.

4.2.1 Deputation - Eldon Darbyson, Vallee Consulting

Scott Puillandre, Vallee Consulting presented with the aid of slide deck and responded to questions.

Gabriel Gasbarni, applicant, addressed the committee and responded to questions

Resolution No. PH-048

Moved By: Councillor Masschaele

Seconded By: Councillor Columbus

That the deputation be received as information.

Carried.

4.2.2 Deputation - Mark Spence

Mark Spence, property owner, addressed the committee and responded to questions from the committee.

Resolution No. PH-049

Moved By: Councillor Brunton

Seconded By: Councillor Van Paassen

That the deputation be received as information.

Carried.

4.3 28TPL2025222 - ZNPL2025219 - Gardens of Delhi - CDS-25-010

Bohdan Wynnyckyj, Director of Planning addressed the committee.

Fabian Serra, Planner presented the report with the aid of a slide deck and responded to questions.

John Vallee, Vallee Consulting responded to questions.

Darnell Lambert, Director of Engineering, responded to questions.

John Vallee, Vallee Consulting, addressed the committee about the development and responded to questions.

Resolution No. PH-050

Moved By: Councillor Columbus

Seconded By: Councillor Vandendriessche

That staff Report CD-25-010 for development application(s) 28TPL2025222 & ZNPL2025219 be received for information; and

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

Carried.

4.4 ZNPL2025134 - 310 10th Concession PHC - CDS-25-021

Kendall Wharton, Planner presented the report with the aid of slide deck.

Resolution No. PH-051

Moved By: Councillor Vandendriessche

Seconded By: Councillor Columbus

That staff Report CD-021 for development application ZNPL2025134 be received for information; and

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

Carried.

4.4.1 Deputation - Scott Puillandre, Vallee Consulting

Scott Puillandre, Vallee Consulting presented with the aid of slide deck and responded to questions.

Resolution No. PH-052

Moved By: Councillor Masschaele

Seconded By: Councillor Brunton

That the deputation be received as information.

Carried.

5. Adjournment

Resolution No. PH-053

Moved By: Councillor Brunton

Seconded By: Councillor Masschaele

That the meeting be adjourned at 12:47 p.m.

Carried.

Chair: A. Veri

Clerk: W. Tigert