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**Public Hearing Committee Minutes  
The Corporation of Norfolk County**

**April 8, 2026  
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,  
L. Vandendriessche, C. Van Paassen, A. Veri

Members Absent: A. Martin (Leave of Absence), T. Masschaele

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 of Corporate Services,  
L. Castles, Committee Coordinator, A. McMillan, General  
Manager, Emergency and Social Services W. Tigert, County  
Clerk, F. Serra, Planner, J. Mueller, Planner, A. Wallace, Planner,  
A. Cull, Acting Director of Planning and Realty Services

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**1. Call to Order**

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

**2. Disclosure of Pecuniary Interest**

There were no disclosures of pecuniary interest.

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

**Resolution No. PH26-016**

**Moved By:** Councillor Vandendriessche

**Seconded By:** Councillor Columbus

That the agenda be amended to include:

- Registered speaker Ruchika Angrish, The Angrish Group Re: Agenda Item 4.3 Blue Grass Estates Phase 4.

Having achieved a 2/3 vote that motion was

**Carried.**

**Resolution No. PH26-017**

**Moved By:** Councillor Huffman

**Seconded By:** Councillor Brunton

That the agenda be approved as amended.

**Carried.**

**4. Public Meeting/Public Hearings**

**4.1 ZNPL2026013 188 Charlotteville West Quarter Line Road - CDS-26-050**

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

No members of the public spoke to this item.

**Resolution No. PH26-018**

**Moved By:** Councillor Huffman

**Seconded By:** Councillor Vandendriessche

That staff Report CDS-26-050 for development application ZNPL2026013 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.**

#### **4.2 ZNPL2025357 - Delhi Railway Development, Delhi - CDS-26-051**

Andrew Wallace, Planner, presented with the aid of a slide deck and responded to questions.

##### **4.2.1 Scott Puillandre, Vallee Consulting**

Re: Delhi Railway Development

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

**Resolution No. PH26-019**

**Moved By:** Councillor Duthie

**Seconded By:** Councillor Columbus

That the deputation be received as information.

**Carried.**

Jim Farkas, resident, addressed the committee and expressed concerns regarding the proposed development.

**Resolution No. PH26-020**

**Moved By:** Councillor Columbus

**Seconded By:** Councillor Van Paassen

That staff Report CD-26-051 for development application ZNPL2025357 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.**

#### **4.3 OPNPL2025365 ZNPL2025364 - Blue Grass Estates Phase 4 - CDS-26-033**

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

##### **4.3.1 Ruchika Angrish, The Angrish Group**

Re: Blue Grass Estates Phase 4

Ruchika Angrish, The Angrish Group presented with the aid of a slide deck and responded to questions.

Bob Phillips, J.H. Cohoon Engineering LTD., responded to questions.

Joe Jeles, Owner, responded to questions.

**Resolution No. PH26-021**

**Moved By:** Councillor Huffman

**Seconded By:** Councillor Vandendriessche

That the deputation be received as information.

**Carried.**

Will Wall, resident, addressed the committee and expressed concerns regarding the proposed development.

Craig McIntyre, resident, addressed the committee and expressed concerns regarding the proposed development.

Bill Cridland, General Manager of Community and Development Services, responded to questions.

**Resolution No. PH26-022**

**Moved By:** Councillor Columbus

**Seconded By:** Councillor Huffman

That staff Report CDS-26-033 for development applications OPNPL2025365 & ZNPL2025364 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. PH26-023**

**Moved By:** Councillor Huffman

**Seconded By:** Councillor Duthie

That the meeting be adjourned at 3:49 p.m.

**Carried.**

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Chair: A. Veri

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Deputy Clerk: T. Rodrigues