

**TOWNSHIP OF PUSLINCH**  
**PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

Date: Monday, January 25, 2010

Time: 7:30 p.m.

The First Regular 2010 Planning Advisory Committee meeting was held on the above date and called to order at 7:30 p.m. in the Council Chambers.

**ATTENDANCE:** All members of the Committee and the Secretary Colleen Sutton were in attendance.

**OTHERS IN ATTENDANCE:**

1. Dianne Paron
2. Kathy White
3. Sarah Wilhelm
4. Bruce Donaldson
5. Jeff Buisman

**BUSINESS:**

- i) Motion No. 1: MOVED by Don Harris and SECONDED by Wayne Stokley;  
THAT: *Robert Gordon* is hereby appointed Chairman for 2010.  
CARRIED.

Motion No. 2: MOVED by Douglas Smith and SECONDED by Councillor McKay;  
THAT: *Wayne Stokley* is hereby appointed Vice-Chairman for 2010.  
CARRIED.

- ii) Meeting Dates – February 22 Meeting – Don Harris, Brian Cowan, Councillor Fielding will be away (possibly Councillor McKay); March 22 – Wayne Stokley will be away.

**ADOPTION OF THE MINUTES:**

Motion No. 3: MOVED by Brian Cowan and SECONDED by Don Harris;  
THAT: The Minutes of the Tenth Regular 2009 Planning Advisory Committee Meeting dated December 21, 2009 be and are hereby adopted as clarified on Page 3, Delegation 1(b).  
CARRIED.

**BUSINESS ARISING OUT OF THE MINUTES:**

1. Page 3, Delegation 1(b)- clarify that MacKinnon & Associates comment on behalf of the Wellington County Separate School Board.

**DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:**

Nil.

**COMMUNICATIONS:**

1. #P1/2001 – Sloat Construction Ltd. (Fox Run Phase 2)
  - a) Upper Grand District School Board letter dated December 23, 2009 wherein Jackie Hope advises that the UGDSB does not object to this application.
  - b) Sarah Wilhelm e-mail dated December 23, 2009 wherein she provides a copy of the original submission for Fox Run Phase 2 dated January 22, 2001 along with the revised submission of April 27, 2001.
  - c) Township of Puslinch letter dated January 4, 2010 wherein Ms. Clos is apprised of the outcome of her presentation to PAC on December 21, 2009.

- d) McKinnon & Associates fax dated January 5, 2010 wherein Bill MacKinnon advises that the Wellington Catholic District School Board has no concerns related to this application.
  - e) Canada Post letter dated January 7, 2010 wherein Tom Zadorsky provides Canada Post's requirements for centralized mail service for the proposed sub-division.
  - f) Township of Puslinch letter dated January 11, 2010 to County of Wellington advising Mr. Cousins that Puslinch Council will hold a public meeting when it considers it to be the appropriate time.
2. #P5/2009 – Cumpsport Limited Property
- a) Township of Puslinch letter dated December 22, 2009 wherein Mr. Donaldson is advised of the recommendation made to Township Council by PAC at their meeting on December 21, 2009.
  - b) Township of Puslinch Notice of a Public Meeting to be held on Wednesday, February 17, 2010. The purpose and effect of the proposed amendment is to rezone the subject land from "C4-11 – RESORT COMMERCIAL SITE SPECIFIC" and "NE – NATURAL ENVIRONMENT" to an appropriate zone which would permit residential (a single detached dwelling) and agricultural use of the property. The Natural Environment Zone on the property is to remain unchanged. The rezoning is proposed to satisfy a condition of provisional consent of severance application B91/08.
3. #P6/2009 – Mini Lakes Residents Association
- a) County of Wellington letter dated December 22, 2009 wherein Sarah Wilhelm provides her comments regarding the removal of the Holding Zone for 7 sites at Mini Lakes.
  - b) Township of Puslinch Notice of Passing of By-law 6/10. The purpose of this By-law is to remove the current Holding symbol ('h-1') which applies to 7 dwelling sites within the Park.
4. a) Black, Shoemaker, Robinson & Donaldson letter dated January 12, 2010 re: Field B30/10. Mr. Donaldson provides an amended sketch for this severance as per the request of the Puslinch Planning Advisory Committee.
5. a) County of Wellington Land Division Committee notice of appeal re: File B148/09. The County Land Division Committee advises that the City of Guelph has appealed the provisional consent granted for this severance.  
*How does the 'commercially' proposed development on the north side of Maltby Road impact the residents of Puslinch? Sarah Wilhelm has started her preliminary filed on the OMB Appeal for the severance. She has reviewed minutes of meetings held involving Puslinch residents and any impacts on our residences. The City of Guelph would appear to have looked at compatibility issues. Some Council members and Puslinch residents have met with the City of Guelph regarding the Southgate Development and some concessions have been made on both sides.*
6. a) Astrid Clos letter dated December 21, 2009 to County of Wellington re: Application for Draft Plan of Condominium Application (Mini Lakes). Ms. Clos provides information on the proposed Mini Lakes Condominium Conversion request.
7. a) County of Wellington e-mail dated December 22, 2009 re: Neubauer Pit. Mr. Salis provides technical comments from the Ministry of Municipal Affairs and Housing regarding the above noted application.
8. a) County of Wellington notice of Special Meeting of Council re: County Official Plan 5-Year Review. Mr. Wilson provides notice of a special County Council meeting to be held Thursday, February 25, 2010. The purpose of the meeting is to provide information on the 5-Year Official Plan review process and provide an opportunity for public input on the types of changes to the Official Plan that may be needed.  
*Can something be included that covers the Prime Agricultural designated land to stop proposed mineral aggregate extraction? This issue has more to do with OMAFRA standing firm to defend their policies against other ministries.*

**COMMITTEE OF ADJUSTMENT REPORT:**

1. A16/09: HARRISON, 7644 Maltby Road East
  - a) Notice of Decision. The Committee granted permission for relief of 6.5 metres in height for the accessory building subject to the following conditions:
    - i) That the variance applies only to permit development of the side substantially in accordance with the building elevations prepared by The May Design Group dated November 25/09 and the building placement shown on the site plan prepared by The May Design Group dated November 25/09.
    - ii) The accessory building to be used for personal storage only and not to be used for the operation of a home occupation.
  
2. A1/10: 2081900 ONTARIO INC. (VICTORIA PARK GOLF CLUB), 7660 Maltby Rd. E.
  - a) Notice of Application. The applicant is requesting permission to demolish the existing dwelling and replace it with a new dwelling in approximately the same footprint. Relief being requested is to replace a deteriorating dwelling with a new dwelling.
  - b) Notice of Decision. The Committee granted permission for relief to replace a deteriorating dwelling with a new dwelling subject to the following condition:
    - i) That the variance applies only to permit a replacement dwelling substantially in conformity with the building footprint reflected on the site plan prepared by Covell Design dated November 19, 2009 (as attached).
  
3. A2/2010: McKILLOP, Richard & MACKEY, Tina; 30 Seifert Court
  - a) Notice of Application. The applicants are requesting relief from the side yard minimum provision to allow the one side yard to have only 1.6 metres. Total relief being requested is .4 metres side yard.

**COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Applications:**

1. B30/10: CRAWLEY CATTLE COMPANY, Part Lot 17, Concession 4
 

Proposal: Proposal is to sever an irregular shaped lot 1.46 hectares with 30 m frontage, (Part 1 on sketch), existing and proposed rural residential use with existing house, two garages and a barn. Retained irregular shaped parcel is 27.69 hectares with 380.4 m frontage (Part 2 on sketch), existing and proposed agricultural use. Existing portion of barn to be demolished.

Decision: The Committee was in favour of this application subject to the applicant receiving a minor variance on the reduced frontage on the retained parcel, demolition of the barn straddling the lot line and questioned why the strange configuration and suggested a more rectangular shape.
  
2. B31/10: CRAWLEY, Part Lot 16, Concession 4
 

Proposal: Proposed lot line adjustment 80 m x 128.6 m = 1.027 hectares, no frontage, (Part 1 on sketch), existing and proposed agricultural use, to be added to abutting agricultural parcel – John & Joan Crawley (Part 3 on sketch). Retained irregular shaped parcel is 9.917 hectares with 484.628 m frontage, (Part 2 on sketch), existing and proposed agricultural use with existing house and three agricultural buildings.

Decision: The Committee was in favour of this lot line adjustment subject to the properties merging on title.

**COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Decisions:**

1. B148/09: HAVLIK-PATTEN, Part Lot 16, Concession 7
 

Decision: Provisional consent was **granted** subject to the fulfillment of ten conditions of approval.
  
2. B149/09: VOGELMANN, Part Lot 15, Gore Concession
 

Decision: Provisional consent was **granted** subject to the fulfillment of seven conditions of approval.

3. B150/09: BAKER, Part Lot 5, Concession 2  
Decision: Provisional consent was **granted** subject to the fulfillment of eight conditions of approval.
4. B151/09: TYAS/VANDER WEELE, Part Lot 21, Concession 9  
Decision: Provisional consent was **granted** subject to the fulfillment of seven conditions of approval.

### **DELEGATIONS:**

1. Zoning By-law Amendment Application P5/2009  
 Cumsport Limited, Part Lot 11, Concession 5  
Bruce Donaldson 8:00 p.m.
  - a) Notice of complete application and initial review of this application to take place on Monday, December 21, 2009. The purpose and effect of the proposed amendment is to rezone the subject land from ‘C4-11 – RESORT COMMERCIAL SITE SPECIFIC’ and ‘NE – NATURAL ENVIRONMENT’ to an appropriate zone which would permit a residential (a single detached dwelling) and agricultural use of the property. The Natural Environment Zone on the property is to remain unchanged. The rezoning is proposed to satisfy a condition of provisional consent of severance application B91/08.
  - b) MacKinnon & Associates letter dated December 4, 2009 wherein Marianne Tkalec advises that the Board has no objection to this amendment.
  - c) County of Wellington letter dated December 11, 2009 wherein Sarah Wilhelm advises that the County has no concerns regarding rezoning this property to an ‘AGRICULTURAL’ zone.
  - d) Grand River Conservation Authority plan review report dated December 15, 2009 wherein Liz Yerex advises that the Authority has no objection to the rezoning of the subject property to permit a residential and agricultural use on a portion of the site. It is the Authority’s understanding that the Natural Environment Zone on this property will remain unchanged.

Bruce Donaldson attended the meeting to present this application on behalf of Mr. Charles Cummings. The golf course per se did not extend down to where the severance is proposed but was included in the previous rezoning of the property for the golf course. Mr. Cummings has now applied for a severance and wishes to use it for residential/Christmas tree farming. One of the conditions of the severance was to rezoning to Agricultural and Natural Environment.

Comments and questions from the Committee were as follows:

- The applicant is aware of the gravel extraction across the road. Yes and there will be an agreement registered on title as noted in Condition #10 of the severance.
- The Christmas tree farm can remain as a use on the property when it is zoned Agricultural.
- The agreement (Condition #10) should include the proposed extraction kitty-corner to the proposed lot not just the active application.

Motion #2: MOVED by Don Harris and SECONDED by Douglas Smith;  
 THAT: the Puslinch Planning Advisory Committee does hereby recommend that Zoning By-law Amendment Application #P5/2009 as filed by Bruce Donaldson on behalf of Cumsport Limited with respect to property located at Part Lot 11&12, Concession 5, 4748 Pioneer Trail, requesting rezoning a portion of the subject property from “C4-11-RESORT COMMERCIAL SITE SPECIFIC” and “NE-NATURAL ENVIRONMENT” to an appropriate zone which would permit a residential (a single detached dwelling) and agricultural use of the property (as a condition of Severance Application #B91/08); the Natural Environment Zone on the property is to remain unchanged, be forwarded to Township of Puslinch Council for further consideration.  
 CARRIED.

2. Zoning By-law Amendment Application P1/2001  
 Slood Construction, Fox Run Phase 2  
Astrid Clos 8:30 p.m.

- a) Notice of Revised Application and further review to take place Monday, December 21, 2009. The purpose and effect of the proposed amendment is to rezone the subject land from "A-AGRICULTURAL" and "NE-NATURAL ENVIRONMENT" to an appropriate zone(s) that would permit a proposed residential condominium.
- b) Astrid Clos letter dated November 3, 2009 to County of Wellington wherein she provides a new Vacant Land Draft Plan of Condominium.
- c) County of Wellington letter dated November 13, 2009 wherein Gary Cousins advises Astrid Clos that the Draft Plan of Condominium application is not complete. The property needs to be posted and he provides the sign specifications and confirmation form.
- d) Hungerford, Guthrie & Berry fax dated December 14, 2009 wherein Hugh Guthrie respectfully requests to be added to the agenda for the PAC meeting where the above noted application is to be heard.
- e) Mr. & Mrs. Cloutis letter dated December 15, 2009 wherein their opposition to this proposal is expressed. Mr. & Mrs. Cloutis provide a detailed report with their grounds for objection to this proposal.
- f) County of Wellington letter dated December 16, 2009 wherein Sarah Wilhelm advises that the County is waiting for comments on the Draft Plan of Condominium circulation and that the County will be in a position to provide more detailed comments after their review of agency and public comments.
- g) Peggy Geall e-mail dated December 21, 2009 wherein her objection to this proposal is provided.

Astrid Clos, John Sloom, Jessica Sloom, Sandy Anderson and Elaine Gosnell attended this meeting to provide some background information and to answer any questions the Committee might have. The original application in 2001 was for a Plan of Subdivision (Lawrence Slater). The property is now owned by Sloom Construction and the application has been revised to a Vacant Land Condominium application. The Township held a public meeting in July 2001. The Terms of Reference for the EIS was circulated to Ministry Natural Resources and Grand River Conservation Authority.

The revised application to VLC includes common elements, 7 metre wide private roads and all the lots are outside the wetlands. The wetland buffers will remain within the NE zone. Existing storm water management pond is not included in the VLC. The pond takes run-off from Fox Run Phase I and should be dedicated to the Township.

There are 15 lots proposed. Approximately 4000sq.m-5800 sq.m. in size which are comparable to Phase I. Total area is 16.7 ha which means approximately 43% of the land will remain in the NE zone. The sub-division application will remain active pending the progress on the VLC. If the VLC is approved, then the sub-division application will be withdrawn. No agency comments have been received to date so this is a preliminary presentation.

The Committee provided the following comments and questions to the proponent:

- The main difference between the two applications – the road is narrower and all the lots are entirely outside the wetlands.
- We need to wait for agency comments and have Ms. Clos return to PAC when we have more information.
- It is important that the public has a chance to see the changes to the proposal. Ms. Clos anticipated that another public meeting would be held in the future.
- Zoning requirements will be covered under the 2001 PPS but the VLC under the 2005 PPS – the applicant will try to co-ordinate both as closely to 2005 PPS as possible.
- There are additional challenges when it comes to the storm water management and wetland buffers.
- There will be individual services (septic and well) as lots are large enough.
- A new public meeting needs to be held.
- The existing storm water management pond will remain as is. The application is trying to adhere to the requirements of the Mill Creek Watershed Study and maintain general run-off to common elements but there are three servicing blocks.
- A site visit would be beneficial.
- Each lot will have its own well. Peer review comments are required especially from our hydrogeologist. Understands that the presentation was preliminary and more comments will be received in the future.

- Can we get a copy of the previous application to compare the configuration? A site visit needs to be arranged.
- Mr. Guthrie questioned whether the proposed Lot 2 as a 'lot' in the previous application. Will check this out when we compare the previous application.

**UNFINISHED BUSINESS:**

Nil.

**REPORTS:**

Nil.

**NEW BUSINESS:**

1. Best Wishes for a Safe and Healthy Holiday Season and New Year were expressed to and by all Committee members. Councillor Bulmer advised that Councillor Fielding would be replacing him on the Planning Advisory Committee in 2010.

**ADJORNMENT:**

Motion #3: MOVED by Douglas Smith and SECONDED by David Wiggins;  
THAT: The Puslinch Planning Advisory Committee does hereby adjourn at  
9:00 p.m.  
CARRIED.

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Chairman

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Secretary