

TOWNSHIP OF PUSLINCH
PLANNING ADVISORY COMMITTEE MEETING

MINUTES

Date: Monday, August 23rd, 2010

Time: 7:30 p.m.

The Sixth 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. Dennis Lever

ADOPTION OF THE MINUTES:

Motion No. 1: MOVED by Brian Cowan and SECONDED by Don Harris;

THAT: The Minutes of the Fifth Regular 2010 Planning Advisory Committee Meeting dated June 28th, 2010 be and are hereby adopted as corrected on page 3 and Page 4.

CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

1. Access Inquiry – Highway #6
 - a) E-mail from Colleen Sutton dated July 6, 2010 to Ian Smyth of MTO requesting some clarification as to the MTO's policy for entrances onto Highway 6 (from Maddaugh Road to Highway 401)
 - b) General Information from MTO Website regarding entrances to all provincial Highways.
2. Corrections to be made on Page 3 and Page 4 as follows: Page 3, Delegation (v) – '*Aldo Salis advises that the County has no concerns with this application*'; Page 4, Unfinished Business – '*We should re-examine the rest*'.

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

Nil.

COMMUNICATIONS:

1. #P4/2009 – Neubauer Pit
 - a) Harrington McAvan Ltd. letter dated July 7, 2010 wherein Glenn Harrington confirms his agreement to attend a second public meeting and to have their technical consultants available to answer questions at that meeting.
 - b) Hans Groh e-mail dated July 23, 2010 wherein he advises that he has no further issues or matters of concerns on this application.
 - c) Ministry of Natural Resources letter dated July 8, 2010 wherein Donald Kirk, MNR, responds to Bev Wozniak's concerns regarding clarifying aspects of the Galt Moraine Area of Natural and Scientific Interest confirmation that was completed earlier this year.
 - d) Mill Creek Sub-watershed Community Liaison Team letter dated July 6, 2010 wherein comments and concerns are raised and forwarded to Ian Hagman of Ministry of Natural Resources and Melanie Horton of St. Marys Cement Inc.
 - e) Harden Environmental Services letter dated July 12, 2010 wherein Stan Denhoed provides a list of outstanding issues and his recommendations with regard to proposed monitoring network; fate of fine-grained material; cumulative thermal impact and cumulative effect of below-water-table extraction.

Committee members commented that Mr. Denhoed's comments seemed to be more emphatic than we had heard from him before. Glenn Harrington will have to address the issues raised by Mr. Denhoed at the next public meeting.

- f) Glenn Harrington e-mail dated July 14, 2010 wherein he advises that St. Marys has talked with Ann Van Dinther and Richard McMillan regarding their concerns.
 - g) GWS Ecological & Forestry Services letter dated July 15, 2010 wherein Greg Scheifele raises a number of concerns regarding the operations and rehabilitation plans for this application.
 - h) Grand River Conservation Authority letter dated August 5, 2010 wherein Liz Yerex provides comments following their review of the information presented by Stantec Consulting regarding the kettle wetlands.
 - i) County of Wellington/Township of Puslinch Notice of Public Meeting to be held on Monday, September 13, 2010 at 7:30 p.m. at the Puslinch Community Centre.
2. #P1/2001 – Fox Run Estates
 - a) Sarah Wilhelm e-mail dated May 20, 2010 wherein she provides the most recent version of the draft Official Plan amendment for Fox Run Estates Phase 2.
 - b) Gamsby & Mannerow letter dated June 15, 2010 wherein Hans Groh offers comments regarding the existing stormwater management facility.
 - c) Barb & Steve Redmond's notes from his presentation at the public meeting wherein he offers his comments and concerns.
3. Mini Lakes Vacant Land Condominium
 - a) Astrid J. Clos Planning Consultants letter dated May 26, 2010 wherein she provides comments to Sarah Wilhelm regarding the proposed Vacant Land Condominium.
 - b) County of Wellington letter dated July 12, 2010 wherein Sarah Wilhelm provides comments and advises that she will attend the public meeting to observe the applicant's presentation and to consider comments provided by the public.
 - c) Mini Lakes Administration Office e-mail dated August 11, 2010 wherein the public is advised of a celebration of the 20th Birthday of Mini Lakes Residents Association.
 - d) County of Wellington/Township of Puslinch Notice of Public Meeting to be held on Wednesday, September 8, 2010 at the Puslinch Community Centre.
4. #P2/2010 – Geddes/Keleher
 - a) Township of Puslinch letter dated June 29, 2010 wherein Bruce Donaldson is advised of the recommendation made by PAC to Council regarding this application.
 - b) Township of Puslinch Notice of Public Meeting to be held on Wednesday, September 15, 2010 at 7:00 p.m. in the Council Chambers.
5. #P6/2008 – Noonan/McIntosh
 - a) County of Wellington letter dated July 20, 2010 wherein Sarah Wilhelm advises that the County has no further concerns with this application and attached a draft amending by-law.
 - b) Township of Puslinch Notice of Passing of Zoning By-law #37/10. The purpose of this zone change is to permit an accessory dwelling unit for farm help to be established within the existing farm house, in addition to a single detached dwelling. A new single detached dwelling is proposed in the vicinity of Puslinch Lake. This amending by-law is not intended to facilitate future lot creation along the lake. As a result, special provisions of the A-43 zone require a minimum lot area of 41.6 ha to restrict this agricultural property to its current size and that the single detached dwelling and farm help house to share the same driveway entrance. The NE-14 Zone provisions allow for a single detached dwelling to be established within the allowance to the slope hazard.
6. #P2/2010 – Landry
 - a) Betty Ferguson letter received August 4, 2010 wherein her concerns regarding this application are expressed.
7. Proposed Morriston Draft Plan Application
 - a) Emails from Rob Stovel and Aldo Salis regarding a proposed Morriston Draft Plan Application on the Bouck property in Morriston.
8. OMB Decisions
 - a) Written decision on B148/09 – Havlik/Patten. Having regard to all relevant policy and planning documents and the evidence of both planners, the Board finds that the severance requested is appropriate and constitutes good land use planning. Therefore the City's

appeal is denied and provisional consent to the amended application is granted. This is the order of the Board.

- b) Written decision on By-law 52/09 – Milburn Car Sales. The Board Orders that the appeal against Zoning By-law 52/09 is dismissed and this By-law is now in force. So Orders the Board.

This Board decision was good news for the Milburns and for the Township.

9. a) GRCA memo regarding new planning, permit and inquiry fees effective August 1, 2010. A schedule of the new fees were attached.
10. a) Ministry of Natural letter dated July 21, 2010 re Surrender of Licence (Reid's Heritage Homes). The surrender of the licence shall be dated December 31, 2009.

COMMITTEE OF ADJUSTMENT REPORT:

1. A8/2010 – T.J. & Janice Hunter
7625 Leslie Road West _____
- a) Notice of Public Hearing dated July 15, 2010. The site specific section of the by-law allows for a 'Maximum Floor Area' of 480 metres square. Applicants would like to build a two storey addition at the front of the building that will increase the 'Total Floor Area' to 778 metres square (first floor of addition would be 186 metres square and second floor of addition would be 152 metres square). Total relief being requested is an increase in allowable 'Maximum Floor Area' from 480 square metres to 778 square metres.
- b) Notice of Decision dated August 11, 2010. The request for relief to increase the allowable 'maximum Floor Area' from 280 square metres to 778 square metres is hereby approved.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Applications:

Nil.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE DECISIONS:

1. B87/10: CROFTHOLM FARMS, Part Lot 8, Concession 2
Decision: Provisional consent is granted subject to the fulfillment of 10 conditions of approval.
2. B88/10: MAPCHERSON, Part Lot 38, Gore Concession
Decision: Provisional consent is granted subject to the fulfillment of eight conditions of approval.
3. B89/10: BELL, Part Lot 24, Gore Concession
Decision: Provisional consent is granted subject to the fulfillment of seven conditions of approval.
4. B95/10: KADVANJ, part Lots 38&39, Gore Concession
Decision: Provisional consent is granted subject to the fulfillment of nine conditions of approval.
- i) Letter of objection from Joe Jazvac wherein he feels that granting this severance will establish a precedent.
- ii) Ministry of Transportation letter dated July 7, 2010 wherein they advise that they have no objection to this severance.

DELEGATION:

Nil.

UNFINISHED BUSINESS:

- a) City of Guelph letter dated June 25, 2010 thanking the Township for our comments on the Natural Heritage Section of their Draft Plan Update.

REPORTS:

Nil.

NEW BUSINESS:

Nil.

ADJOURNMENT:

Motion #2: MOVED by Wayne Stokley and SECONDED by Councillor Fielding;
THAT : The Puslinch Planning Advisory Committee does hereby adjourn at
7:59 p.m.
CARRIED.

Chairman

Secretary