

TOWNSHIP OF PUSLINCH
PLANNING ADVISORY COMMITTEE MEETING

MINUTES

Date: Monday, November 22nd, 2010

Time: 7:30 p.m.

The Ninth 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 (except Doug Smith) and the Secretary Colleen Sutton were in attendance.

OTHERS IN ATTENDANCE:

1. Helen Purdy
2. Dennis Lever
3. Aldo Salis
4. Councillor Visser
5. Ken Roth
6. Kathy White
7. Bruce Donaldson
8. Brian Beatty
9. Ray Robinson

ADOPTION OF THE MINUTES:

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

THAT: The Minutes of the Eighth Regular 2010 Planning Advisory Committee Meeting dated November 1st, 2010 be and are hereby adopted as presented.

CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

Nil.

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

Nil.

COMMUNICATIONS:

1. #P1/2010 – Slood/Fox Run
 - a) Grand River Conservation Authority letter dated November 15, 2010 wherein Liz Yerex advises that the revised EIS submitted by NRS addresses all their previous concerns.
 - b) Natural Resource Solutions Inc. revised EIS dated November 1, 2010.
It was noted that there is a significant number of trees to be removed. Will a permit be required? Check with John Benham.
2. St. Mary's Cement
 - a) Ministry of Natural Resources letter dated October 29, 2010 wherein Jason McLay advises that the partial surrender of the licence for the Nigro Pit has been approved. The surrendered area was found to be exceptionally rehabilitated and no longer has any obligations under the Aggregate Resources Act.
Brian Cowan noted "exceptionally rehabilitated" and questions the use of this word. Ask the new Council for clarification from MNR explaining their standards for exceptional.
3. #P3/2000 – Will
 - a) Township of Puslinch Notice of Public Meeting to be held on Monday, November 22, 2010. The purpose and effect of the proposed amendment is to rezone part of the subject property from Agricultural Site Specific (A-30) to AGRICULTURAL (A) to remove a provision allowing for a second residence for farm help. The Natural Environment Zone

on the balance of the property is to remain unchanged. The rezoning is proposed to satisfy a condition of provisional consent for severance application B76/10.

By-law 53/10 was passed this evening

4. Geddes – Draft Plan of Condominium File 23CD-020001

- a) County of Wellington letter November 15, 2010 wherein Gary Cousins advises that they have received a letter requesting withdrawal of the above noted draft plan of condominium. The County has accepted this letter of withdrawal and confirms that File No. 23C D-02001 is closed.

COMMITTEE OF ADJUSTMENT REPORT:

Nil.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Applications:

1. B1/11: Soares, Part Lot 6, Concession 3
 Proposal: Proposal is to sever an irregular shaped lot, 0.5 hectares with 82 m frontage, vacant land for proposed rural residential use.
 Retained irregular shaped lot is 0.4 hectares with 65 m frontage, existing and proposed rural residential use with existing dwelling.
 Decision: Committee was in favour of this application as it would appear to comply with the current severance policies. *Prime agricultural designation could be an issue. MDS is the function of the type of animal, the capacity of the barn, the size of the property and the manure storage. The original parcel was created in August 1999. Don't know what the OP designation was then - Colleen to look that up. Aggregate is to the rear of this property.*
2. B4/11: McPherson, Part Lot 30, Concession 10
 Proposal: Proposal is to sever an irregular shaped lot, 1.8 hectares with 98.3 frontage, vacant land for proposed rural residential use.
 Retained irregular shaped parcel is 37.5 hectares with 1145 m frontage, vacant land with bush and fields for proposed rural residential use.
 Decision: Committee was in favour of this application subject to rezoning to identify a building envelope. *There was a question surrounding the Green Belt area. Conservation Halton did not flag this property regarding any Green Belt concerns. Colleen to see when Parcel 4 and Parcel 10 were created.*

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Decisions:

Nil.

DELEGATION:

1. Zoning By-law Amendment Application P4/2010

George Part Lot 25, Concession 8

Bruce Donaldson 8:00 p.m.

- a) Notice of Complete Application and Initial Review . The purpose and effect of the proposed amendment is to rezone a portion of the subject land to an appropriate zone category which would permit the development of employment (industrial) lands.
- b) Nestle Waters letter dated November 9, 2010 wherein John Challinor advises that Nestle Waters Canada has no objection to this application.
- c) E-mails to and from Bruce Donaldson asking if the Traffic Report will be ready for our meeting.
- d) County of Wellington letter dated November 17, 2010 wherein Also Salis provides his initial comments.
- e) Grand River Conservation Authority plan review report dated November 17, 2010 wherein Liz Yerex advises that the technical staff have not completed their review of information at this time and therefore are not able to provide comment prior to the meeting on November 22, 2010.

Bruce Donaldson attended the meeting to provide information to the Committee with regard to this application. The property is on the north-west corner of McLean and Brock Roads. GRCA is

not prepared to make comment as their review has not been completed. Industrial (h) zoning is being requested on a portion of the property. All access would be from McLean Road. Development concept included in traffic report shows a possibility of up to 4 lots. The applicant is now sure how this property is to be marketed so they are requesting an Industrial Zone with a 'holding' zone until a purchaser is found. County of Wellington letter points out requirements to be confirmed before the holding zone is removed. Traffic report was delivered to the Committee this evening. The same Company completed the traffic reports for both Trans X and Go Transit. Recommendations on Page 21 explain why they are suggesting a westbound left turn lane and shared through/right lane.

Comments and questions from the Committee were as follows:

- Cut and fill application needs to go to Grand River Conservation Authority for the areas that have Natural Environment zone
- Pleased to see something being done with this Industrial land
- The house on the corner was purchased by the George's and will be included in the rezoning.
- Dry industrial use is important
- A kettle depression on site – will it be in the middle of the development
- Major concern was water movement
- Storm water management will be at the rear of the lot and can be put in the flood plain area
- Lots on McLean Road may have shared storm water management
- Access to Lot 2 is off McLean Road
- How much land would be lost if Grand River Conservation Authority didn't grant the cut and fill? Bruce Donaldson thought a couple of acres would be lost. The land is very flat.
- Stan Denhoed has a copy of the application but has not commented yet. He will probably request monitoring.
- Does the Township have any information regarding the success/failure of using a 'holding' zone?
- The least amount of floor plain that is disrupted the better.
- Presently 40-45 acres of this property is being farmed. The 'L' shape configuration is the most that the applicant can rezone.

Mr. Donaldson was advised that our Committee needs to see comments from our consultants before we can proceed the next step. We look forward to Mr. Donaldson returning in the near future.

UNFINISHED BUSINESS:

Nil.

REPORTS:

Nil.

NEW BUSINESS:

1. December meeting will be held on Monday, December 20, 2010 if a meeting is required.

ADJOURNMENT:

Motion #2: MOVED by Wayne Stokley and SECONDED by Councilor Fielding;
 THAT: The Puslinch Planning Advisory Committee does hereby adjourn at
 8:31 p.m.
 CARRIED

Chairman

Secretary